

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.66	Acres-Rear Land 1-10	2,500.00	4,150	100%		4,150
Total Acres 2.66					Land Total	45,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
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				
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	127,730
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	93,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1960	192	C 100	1,469	Avg.	69%	100%	100%	1,014
1,092 SFLA						Outbuilding Total			1,014

Acpt Land 45,400 **Accepted Bldg** 94,300 **Total** 139,700

WISCASSET

Valuation Report

09/27/2023

Name: NEW ENGLAND CLEAN ENERGY CONNECT

Page 2

Account: 2732 Card: 1 of 1

Map/Lot:

AVANGRID-001

Location:

CWIP

Neighborhood RURAL WEST

Zoning/Use RURAL

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	34,858,700	Accepted Bldg	0	Total	34,858,700
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WISCASSET

Valuation Report

09/27/2023

Name: CENTRAL MAINE POWER CO.

Page 3

Map/Lot:

CMP-001

Account: 2131 Card: 1 of 1

Location:

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	19,236,300	Accepted Bldg	0	Total	19,236,300
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WISCASSET
Name: CENTRAL MAINE POWER CO.

Valuation Report

09/27/2023

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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	5,166,300	Accepted Bldg	0	Total	5,166,300
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WISCASSET
Name: CENTRAL MAINE POWER CO.

Valuation Report

09/27/2023

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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	17,200,600	Accepted Bldg	0	Total	17,200,600
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WISCASSET
Name: MAINE ELECTRIC POWER COMPANY

Valuation Report

09/27/2023

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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	4,102,700	Accepted Bldg	0	Total	4,102,700
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WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/27/2023

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

Account: 2706 Card: 1 of 1

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

09/27/2023

Name: POWELL, KATRINA

Page 8

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	62,000

Accpt Land	62,000	Accepted Bldg	0	Total	62,000
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WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	152,500	100%		152,500	
Total Acres 61.00				Land Total		152,500	
Land		129,300	Accepted Bldg		0	Total	129,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20						Land Total 50,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	110,686
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,236
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,594
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Minimal			Insulation	-1,917
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	TYPICAL	TYPICAL	Below Average	Typical	109,321			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		57%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	312	C 100	24,476	Avq-	57%	100%	100%	13,951
Frame Shed	1860	429	D 100	2,822	Poor	25%	100%	100%	706
Frame Shed	1860	400	D 100	2,631	Poor	25%	100%	100%	658
Frame Garage	1860	273	D 100	10,310	Avq-	57%	100%	100%	5,877
Frame Shed	2001	90	D 100	592	Fair	69%	100%	100%	408
1,392 SFLA						Outbuilding Total		21,600	
Acpt Land		50,000		Accepted Bldg		83,900		Total	133,900

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

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	4,500.00	4,500	100%		4,500
2.80	Acres-Rear Land 1-10	2,500.00	7,000	100%		7,000
Total Acres 3.80						Land Total 56,500

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	1,008 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	170,457 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				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	None			Attic	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	178,267
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	164,006

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2019	320	C 110	27,614	Avg.	92%	100%	100%	25,405
BSMT	2019	320	C 110	5,386	Avg.	92%	100%	100%	4,955
1,832 SFLA	Outbuilding Total								30,360

Acpt Land 56,500 **Accepted Bldg** 194,400 **Total** 250,900

Valuation Report

Map/Lot:

R01-002-B

Location:

28 RUMERILL ROAD

Account: 2278 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72					Land Total	51,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1970	64	D 100	421	Avq-	65%	100%	100%	274
Frame Shed	2007	64	D 100	421	Fair	72%	100%	100%	303
12' Mobile Home	1970	12X60	D 100	64,485	Fair	30%	50%	100%	9,673
720 SFLA						Outbuilding Total			10,250

Acpt Land 51,300 **Accepted Bldg** 10,300 **Total** 61,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00			Land Total			49,500

Dwelling Description

Replacement Cost New

Double Wide Exterior	One Story ALUM/VINYL	1,512 Sqft Masonry Trim	Grade D 100 None	Base Trim	108,641
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-17,311
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	91,330
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	84,024

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2021	64	C 100	490	Avq.	92%	100%	100%	451
1,512 SFLA						Outbuilding Total			451

Acpt Land 49,500 **Accepted Bldg** 84,500 **Total** 134,000

WISCASSET
 Name: COLBY, DAMIEN

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Acpt Land	49,800	Accepted Bldg	0	Total	49,800
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	59,500

Accpt Land	59,500	Accepted Bldg	0	Total	59,500
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
12.00	R 20+-Rear 20+	625.00	7,500	100%		7,500
Total Acres 33.00					Land Total	94,500

Acpt Land	94,500	Accepted Bldg	0	Total	94,500
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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.

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, 134,529.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 83%, 100%, 100%, 111,659.

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 51,300 Accepted Bldg 214,300 Total 265,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70						53,750

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,040 Sqft	Grade D 100	Base	74,726
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	-11,907
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Inadeq.	64,895
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				86%	99%	100%
55,252						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1991	27	C 100	531	Avq-	75%	100%	100%	398
Wood Deck	1991	80	C 100	1,208	Avq-	75%	100%	100%	906
Frame Garage	1991	576	C 100	20,616	Avq.	84%	100%	100%	17,317
Wood Deck	2006	24	C 100	494	Avq-	82%	100%	100%	405
Frame Shed	2019	150	D 100	986	Avq-	82%	100%	100%	809
1,040 SFLA									19,835

Acpt Land 53,800 **Accepted Bldg** 75,100 **Total** 128,900

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

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.10	Acres-Rear Land 1-10	2,500.00	15,250	100%		15,250
					Land Total	64,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
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	3,103
Attic	None			Attic	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	180,985
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	146,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	288	B 95	8,278	Avq.	81%	100%	100%	6,705
Wood Deck	2006	160	B 95	2,434	Avq.	81%	100%	100%	1,972
Frame Shed	1980	100	D 100	658	Poor	43%	100%	100%	283
Frame Shed	1980	64	D 100	421	Poor	43%	100%	100%	181
1.75 ST GARAGE..	2006	840	C 100	73,342	Avq.	92%	100%	100%	67,475
Canopy	2006	252	C 100	3,265	Avq.	92%	100%	100%	3,004
Canopy	2006	351	C 100	4,509	Avq.	92%	100%	100%	4,148
Outbuilding Total									83,768

Acpt Land 64,800 **Accepted Bldg** 230,400 **Total** 295,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.14	Acres-Rear Land 1-10	2,500.00	350	100%		350
Total Acres 1.14					Land Total	49,850

Dwelling Description

Replacement Cost New

Log	Two Story	768 Sqft	Grade C 105	Base	165,291
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	7,455
Attic	None			Attic	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	172,746
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	145,107	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1986	144	C 100	1,101	Avq.	82%	100%	100%	903
Wood Deck	1998	120	C 100	1,718	Avq.	88%	100%	100%	1,512
Frame Shed	2009	60	D 100	395	Avq.	92%	100%	100%	363
1S AD/GAR.....	2013	672	C 105	59,384	Avq.	92%	100%	100%	54,633
Encl Frame Porch	2013	100	C 105	4,759	Avq.	92%	100%	100%	4,378
Patio	2013	390	C 100	3,918	Avq.	92%	100%	100%	3,605
2 STORY GARAGE	2020	840	C 100	47,838	Avq.	92%	100%	100%	44,011
ONE STORY FRAME	2021	200	C 100	15,690	Avq.	92%	50%	100%	7,218
1,736 SFLA	Outbuilding Total								116,623

Acpt Land 49,900 **Accepted Bldg** 261,700 **Total** 311,600

Name: DORAY, DAVID M JR

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

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	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	0	390	D 100	2,566	Avq-	57%	100%	100%	1,463
10' Mobile Home	1973	10X48	D 100	48,627	Fair	30%	50%	100%	7,294
480 SFLA						Outbuilding Total			8,757

Acpt Land 49,500 **Accepted Bldg** 8,800 **Total** 58,300

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, 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 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

57,000

Accepted Bldg

251,900 Total

308,900

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50					Land Total	60,750

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	89,461 0 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,441
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	-1,720
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Fair	Typical	84,300
Functional Obsolescence						Value(Rcnld)
None						35,406

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year								
1 Story/BASEMENT	1930	405	D 100	32,256	Fair	42%	100%	100%	13,548
Unfinished Attic	1930	405	D 100	1,899	Fair	42%	100%	100%	798
Frame Shed	1930	48	D 100	316	Poor	25%	100%	100%	79
Frame Shed	1930	240	D 100	1,579	Fair	42%	100%	100%	663
Open Frame Porch	2001	25	D 100	791	Avq.	89%	100%	100%	704
Frame Shed	2020	384	C 100	2,938	Avq.	92%	100%	100%	2,703
1,532 SFLA									18,495

Accept Land	60,800	Accepted Bldg	53,900	Total	114,700
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Account: 1988 Card: 1 of 1

Location: 322 WILLOW LANE

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.90	Acres-Rear Land 1-10	2,500.00	7,250	100%		7,250
Total Acres 3.90						Land Total 56,750

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 100	Base	82,533
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	-9,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,514
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	69,434					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)					
None		None		91%	100% 100%	63,185					
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Canopy	2006	20	D 100	301	Avq.	92%	100%	100%	277		
Frame Shed	2006	96	D 100	632	Avq.	92%	100%	100%	581		
Frame Shed	2007	64	C 100	490	Avq-	82%	100%	100%	402		
ONE STORY FRAME	2007	192	C 100	15,062	Avq.	91%	100%	100%	13,706		
TWO STORY FRAME	2013	448	C 100	57,282	Avq.	91%	100%	100%	52,127		
1,808 SFLA											
Acpt Land						56,800	Accepted Bldg		130,300	Total	187,100
Outbuilding Total									67,093		

WISCASSET
 Name: DUNNING, SAMANTHA A
 DUNNING, BRITTNEY
 Account: 6 Card: 1 of 1

Valuation Report

09/27/2023
 Page 25
 R01-007-G
 298 WILLOW LANE

Map/Lot:
 Location:

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

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	4,500.00	4,500	100%		4,500
3.80	Acres-Rear Land 1-10	2,500.00	9,500	100%		9,500
Total Acres 4.80						59,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	844 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	165,477 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				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	None			Attic	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	173,287
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	159,424
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Open Frame Porch	2020	96	C 110	2,988 Avg.	92% 100% 100%	2,749
1,688 SFLA						2,749

Acpt Land	59,000	Accepted Bldg	162,200	Total	221,200
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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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1975, Functional Obsolescence None, and Outbuildings/Additions/Improvements.

Acpt Land

79,200

Accepted Bldg

78,400

Total

157,600

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 (One Story, 800 Sqft, Grade D 100), Exterior (NOVELTY, Masonry Trim, None), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles), Foundation (Piers, Basement, None), Fin. Basement Area (None, Basement Gar, None), Heating (100% Floor/Wall, Cooling, 0% None), Rooms (4), Bedrooms (2, Add Fixtures, 0), Baths (1, Half Baths, 0), Attic (None), FirePlaces (0), Insulation (Minimal), Unfin. Living Area (NONE).

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include: 1960, 0 TYPICAL, TYPICAL, Below Average, Typical, 59,696, None, None, 64%, 100%, 100%, 38,205, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld, Frame Shed, 1960, 80, D 100, 526, Avq-, 61%, 100%, 100%, 321, Frame Shed, 1960, 320, D 100, 2,105, Avq-, 61%, 100%, 100%, 1,284, Frame Shed, 1960, 32, D 100, 211, Fair, 46%, 100%, 100%, 97, 800 SFLA, Outbuilding Total, 1,702, Acpt Land, 0 Accepted Bldg, 39,900 Total, 39,900

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

09/27/2023

Name: SOPER,JOHN & CORDEIRO, MARGARET

Page 29

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	79,200	78,400	157,600	79,200	78,400	157,600
2	0	39,900	39,900	0	39,900	39,900
3	0	23,100	23,100	0	23,100	23,100
TOTAL	79,200	141,400	220,600	79,200	141,400	220,600

WISCASSET
 Name: GATES, BENJAMIN J
 GATES, AMBER L

Valuation Report

09/27/2023

Page 30

Account: 63 Card: 1 of 1

Map/Lot: R01-008-B
 Location: 390 WILLOW LANE

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

Sale Data
 Sale Date: 06/24/2022
 Sale Price: 412,500
 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): Land Schedule 103

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	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92						Land Total 51,800

Dwelling Description

Replacement Cost New

Log	One Story	1,038 Sqft	Grade B 95	Base	145,277
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	54,732
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	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	211,635
Functional Obsolescence						Value(Rcnld)
None						175,657

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.75 Story/BSMT	1985	332	B 95	46,386	Avq.	81%	100%	100%	37,573
Frame Shed	1985	256	B 100	2,252	Avq.	81%	100%	100%	1,824
MH BASEMENT.....	1985	160	D 100	1,032	Avq.	81%	100%	100%	836
Frame Garage	1985	493	C 100	18,254	Avq.	81%	100%	100%	14,786
1 Story/BASEMENT	1985	272	B 100	28,969	Avq.	81%	100%	100%	23,465
Wood Deck	2006	44	C 100	749	Avq.	92%	100%	100%	689
AV POLE SHED....	1985	160	D 100	866	Avq.	81%	100%	100%	701
1,891 SFLA									Outbuilding Total 79,874

Acpt Land 51,800 **Accepted Bldg** 255,500 **Total** 307,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25			Land Total			50,125

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,012 Sqft	Grade D 100	Base		72,715
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		-11,586
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		3,664
Attic	None			Attic		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	64,793			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Value(Rcnld)						59,610			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	36	C 100	646	Avg.	92%	100%	100%	594
1,012 SFLA									594
Outbuilding Total									594

Acpt Land 50,100 **Accepted Bldg** 60,200 **Total** 110,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
35.00	Acres-Softwood	311.00	10,885	100%		10,885
46.00	Acres-Mixed Wood	387.00	17,802	100%		17,802
35.00	Acres-Hardwood	251.00	8,785	100%		8,785
Total Acres 129.00						Land Total 114,472

Dwelling Description				Replacement Cost New		
Conventional	Two Story	882 Sqft	Grade B 105	Base		189,827
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		5,383
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,144
Attic	Full Finished			Attic		16,701
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			217,055
2009	0	TYPICAL	TYPICAL	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		92%	85%	100%	169,737			

Outbuildings/Additions/Improvements										Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2003	480	D 100	5,425	Fair	70%	100%	100%		3,798
Wood Deck	2009	168	C 100	2,330	Avq.	92%	100%	100%		2,144
1 Story/BASEMENT	2009	378	C 105	36,758	Avq.	92%	80%	100%		27,054
Res. Greenhouse	2009	504	C 105	23,449	Avq.	92%	70%	100%		15,101
Frame Shed	2009	30	C 105	241	Avq.	92%	100%	100%		222
Open Frame Porch	2009	85	C 105	2,560	Avq.	92%	100%	100%		2,355
Wood Deck	2017	50	D 100	710	Avq.	92%	100%	100%		653
2,142 SFLA									Outbuilding Total	51,327

Acpt Land 114,500 Accepted Bldg 221,100 Total 335,600

WISCASSET

Valuation Report

09/27/2023

Name: BURCHSTEAD, AMY J/T

Page 33

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	75.00	450	100%		450
Total Acres 6.00				Land Total		450

Acpt Land 500 **Accepted Bldg** 0 **Total** 500

WISCASSET

Valuation Report

09/27/2023

Name: BURCHSTEAD, AMY J/T

Page 34

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	114,500	221,100	335,600	114,500	221,100	335,600
2	500	0	500	500	0	500
TOTAL	115,000	221,100	336,100	115,000	221,100	336,100

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 12/30/2011
Topography	Level	Sale Price 0
Utilities	Septic SystemDrilled Well	Sale Type Land Only
Street	Gravel	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description				Replacement Cost New	
Modern/Contemp.	Two Story	896 Sqft	Grade B 100	Base	187,330
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	-7,316
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	184,913				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	97%	100%	100%	179,366					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	2013	192	B 100	9,529	Avq+	97%	100%	100%	9,243	
Wood Deck	2013	50	C 100	825	Avq.	92%	100%	100%	759	
Wood Deck	2013	240	C 100	3,248	Avq.	92%	100%	100%	2,988	
1,792 SFLA									Outbuilding Total	12,990
Accpt Land		50,800		Accepted Bldg		192,400		Total		243,200

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: Description, Details, Details, Details, Details, 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 1960, 0, TYPICAL, TYPICAL, Below Average, Typical, 112,884.

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.

Acpt Land 55,300 Accepted Bldg 110,800 Total 166,100

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, Percent Good, Value Rcnld. Rows include Frame Shed, 16' Mobile Home, Wood Deck, and 1,216 SFLA.

Acpt Land 46,500 Accepted Bldg 29,600 Total 76,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00						Land Total 83,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	840 Sqft	Grade B 100	Base	163,354
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	18,926
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Minimal			Insulation	-2,572
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Above Average	Typical	191,946
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	143,960	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1982	240	B 100	25,561	Avq+	75%	100%	100%	19,171
1 Story/BASEMENT	1995	425	B 100	45,264	Avq+	75%	100%	100%	33,948
Frame Garage	1973	756	C 100	25,742	Avq.	75%	100%	100%	19,306
Canopy	1973	420	D 100	4,622	Avq.	75%	100%	100%	3,466
Frame Shed	1973	144	D 100	948	Avq.	75%	100%	100%	711
1 ST BARN.....	1973	624	C 100	21,089	Avq.	75%	100%	100%	15,817
1SFr Overhanq	1995	20	B 100	1,804	Avq+	75%	100%	100%	1,353
Open Frame Porch	1982	144	B 100	4,521	Avq+	75%	100%	100%	3,391
Patio	1820	342	B 100	3,976	Avq+	75%	100%	100%	2,982
Frame Shed	1820	240	D 100	1,579	Fair	42%	100%	100%	663
1,945 SFLA									
Outbuilding Total									100,808

Acpt Land 83,300 Accepted Bldg 244,800 Total 328,100

WISCASSET
 Name: AMIRAULT, CARL S

Valuation Report

09/27/2023

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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	1.189	Fair	42%	100%	100%	499
1,945 SFLA									499
Accpt Land						0	Accepted Bldg		500
						500	Total		500

WISCASSET
Name: AMIRAULT, CARL S

Valuation Report

09/27/2023

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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	83,300	244,800	328,100	83,300	244,800	328,100
2	0	500	500	0	500	500
TOTAL	83,300	245,300	328,600	83,300	245,300	328,600

WISCASSET
 Name: DELANO, TALBOT E
 DELANO, LINDA

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00						Land Total 74,500

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	896 Sqft	Grade C 100	Base	136,365
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	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	4,260
Attic	None			Attic	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	140,625
Functional Obsolescence						Value(Rcnld)
None						89,859

Outbuildings/ Additions/ Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1977	604	C 100	7,889	Avq.	77%	100%	100%	6,075	
1.75 ST GARAGE..	1977	768	C 100	67,056	Avq.	77%	100%	100%	51,633	
Frame Garage	1999	512	D 100	16,162	Avq.	88%	100%	100%	14,223	
Frame Shed	2000	512	D 100	3,368	Avq.	89%	100%	100%	2,998	
Frame Shed	2003	64	C 100	490	Avq.	90%	100%	100%	441	
1,344 SFLA									Outbuilding Total 75,370	

Acpt Land 74,500 **Accepted Bldg** 165,200 **Total** 239,700

WISCASSET

Valuation Report

09/27/2023

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	71.996	Fair	45%	50%	100%	16.104	
2,142 SFLA									16.104	
Accpt Land						0	Accepted Bldg		16,100	Total
									16,100	

WISCASSET

Valuation Report

09/27/2023

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	74,500	165,200	239,700	74,500	165,200	239,700
2	0	16,100	16,100	0	16,100	16,100
TOTAL	74,500	181,300	255,800	74,500	181,300	255,800

WISCASSET

Valuation Report

09/27/2023

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	3,670	Avg-	80%	100%	100%	2,936
Frame Shed	2000	40	D 100	264	Avg-	79%	100%	100%	209
Frame Shed	2003	256	D 100	1,685	Avg.	90%	100%	100%	1,516
14' Mobile Home	2000	14X68	D 100	82,737	Avg.	77%	50%	100%	31,716
952 SFLA						Outbuilding Total			36,377
Acpt Land		0	Accepted Bldg		36,400	Total			36,400

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

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.94	Acres-Rear Land 1-10	2,500.00	4,850	100%		4,850
Total Acres 2.94						54,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade C 105	Base	210,460
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	-23,483
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	4,473
Attic	None			Attic	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	191,450			
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	Value Rcnld
Wood Deck	1989	300	C 100	4,012	Avq-	74%	100%	100%	2,969
Wood Deck	1989	128	C 100	1,820	Avq-	74%	100%	100%	1,347
Frame Shed	1989	192	C 100	1,469	Avq.	83%	100%	100%	1,219
Frame Garage	2010	1008	C 100	32,918	Avq.	92%	100%	100%	30,285
1,680 SFLA									35,820

Acpt Land 54,400 **Accepted Bldg** 179,400 **Total** 233,800

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

Valuation Report

09/27/2023

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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	107,861
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	-13,153
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	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1986	0	TYPICAL	TYPICAL	Average	84%	100%	100%	94,708	
Functional Obsolescence		Economic Obsolescence						79,555	
None		None							
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2015	160	D 100	1,052	Avq.	92%	100%	100%	968
988 SFLA									968
Accpt Land						0	Accepted Bldg		80,500
						80,500	Total		80,500

WISCASSET

Valuation Report

09/27/2023

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	54,400	179,400	233,800	54,400	179,400	233,800
2	0	80,500	80,500	0	80,500	80,500
TOTAL	54,400	259,900	314,300	54,400	259,900	314,300

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). Rows include Outbuildings/Additions/Improvements and Total values.

Acpt Land

53,500

Accepted Bldg

214,300 Total

267,800

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, 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 1820, 2001, TYPICAL, TYPICAL, Above Average, Typical, 191,748.

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

Acpt Land 79,500 Accepted Bldg 507,000 Total 586,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00			Land Total			83,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	131,716
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	-4,562
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
1980	0	TYPICAL	TYPICAL	Average	Typical	127,154
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	102,995
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1980	368	C 100	4,880	Avq.	3,855
AB.GR. POOL.....	1980	1	C 100	1,250	Avq.	1,238
1.50 ST GARAGE..	1998	896	C 100	64,874	Avq.	57,089
1,224 SFLA	Outbuilding Total					62,182

Acpt Land 83,300 **Accepted Bldg** 165,200 **Total** 248,500

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, 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

59,900

Accepted Bldg

169,600

Total

229,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

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	151,966 0 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	-8,036
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
1986	0	TYPICAL	TYPICAL	Average	Typical	143,930
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	120,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	352	C 100	4,675	Avg.	82%	100%	100%	3,834
Frame Shed	2000	96	C 100	735	Avg.	89%	100%	100%	654
1,568 SFLA									
Outbuilding Total									4,488

Acpt Land 54,500 **Accepted Bldg** 125,400 **Total** 179,900

WISCASSET
 Name: WHITE, HOLLY M

Valuation Report

09/27/2023

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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	6,966	Fair	61%	100%	100%	4,249
Frame Shed	1986	96	E 100	544	Poor	47%	100%	100%	256
14' Mobile Home	1972	14X60	D 100	74,925	Fair	30%	50%	100%	11,239
2,528 SFLA									
						Outbuilding Total			15,744
Acpt Land			0	Accepted Bldg		15,700	Total		15,700

WISCASSET
Name: WHITE, HOLLY M

Valuation Report

09/27/2023

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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	54,500	125,400	179,900	54,500	125,400	179,900
2	0	15,700	15,700	0	15,700	15,700
TOTAL	54,500	141,100	195,600	54,500	141,100	195,600

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

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00						Land Total 54,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,176 Sqft	Grade D 100	Base	84,498
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	-6,283
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	2002	TYPICAL	TYPICAL	Average	Typical	78,215
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	68,829	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	48	D 100	688	Avq.	88%	100%	100%	605
ONE STORY FRAME	2002	224	D 100	15,112	Avq.	88%	100%	100%	13,299
Open Frame Porch	2002	96	D 100	2,336	Avq.	88%	100%	100%	2,056
Frame Shed	2004	120	D 100	789	Avq.	88%	100%	100%	694
Wood Deck	2004	80	D 100	1,039	Avq.	88%	100%	100%	914
Patio	2004	484	D 100	4,142	Avq.	88%	100%	100%	3,645
Encl Frame Porch	2007	220	C 100	9,430	Avq.	92%	100%	100%	8,676
Barn 1S	2014	768	E 100	18,595	Avq.	92%	100%	100%	17,107
1,400 SFLA									Outbuilding Total 46,996

Acpt Land 54,500 **Accepted Bldg** 115,800 **Total** 170,300

Account: 77 Card: 1 of 1

Location: 227 LOWELLTOWN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10						Land Total: 57,250

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,400 Sqft	Grade C 100	Base	155,959
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	1283 Sqft, Grade C	Basement Gar	None	Fin Bsmt	71,417
Heating	100% Hot Water BB	Cooling	0%	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	231,636
Functional Obsolescence						Value(Rcnld)
None						208,472

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Frame Shed	1970	576	D 100	3,790	Fair	52%	100%	100%	1,971	
Wood Deck	2001	80	C 100	1,208	Avq.	89%	100%	100%	1,075	
1SFr Overhang	2001	24	C 110	2,071	Avq.	89%	100%	100%	1,843	
Open Frame Porch	2001	32	C 110	1,206	Avq.	89%	100%	100%	1,073	
Frame Shed	2001			---- SOUND VALUE ----					1,000	
Frame Shed	2001			---- SOUND VALUE ----					1,000	
Outbuilding Total									7,962	

Acpt Land 57,300 **Accepted Bldg** 216,400 **Total** 273,700

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

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

Sale Data
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 columns: Units, Method - Description, 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). Rows include Deferred Maintenance, Outbuildings/Additions/Improvements, and Summary Totals.

Accpt Land

74,500

Accepted Bldg

46,000

Total

120,500

WISCASSET
 Name: HENDERSHOT, JOSHUA L
 HENDERSHOT, ALEXIS A

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.30	Acres-Rear Land 11-20	1,250.00	1,625	100%		1,625
Total Acres 12.30						76,125

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,120 Sqft	Grade B 100	Base		208,049
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		4,899
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			212,948
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			92%	100%	100%	195,912	

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2008	384	C 100	2,938	Avq.	92%	100%	100%	2,703
1,960 SFLA									2,703
Outbuilding Total									2,703

Acpt Land 76,100 **Accepted Bldg** 198,600 **Total** 274,700

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	52,250

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	135,480 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	4,260
Attic	None			Attic	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	139,740
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	128,561
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	2012	200	C 100	2,738 Avq.	92% 100% 100%	2,519
1,296 SFLA						Outbuilding Total
						2,519

Acpt Land 52,300 **Accepted Bldg** 131,100 **Total** 183,400

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 columns: Units, Method - Description, 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 None, 1942, 2016, TYPICAL, Very Good, Typical, 65,098, etc.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include 1 Story/BASEMENT, 1,210 SFLA, and Outbuilding Total.

Acpt Land 54,000 Accepted Bldg 98,500 Total 152,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
8.47	Acres-Rear Land 1-10	2,500.00	21,175	100%		21,175
Total Acres 9.47						70,675

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,768 Sqft	Grade D 100	Base	127,035
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	-20,241
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,699
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Below Average	Typical	107,759
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						84,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	168	C 100	2,330	Avq.	87%	100%	100%	2,027
Barn 1S	2004	220	D 100	8,391	Avq-	81%	100%	100%	6,797
Frame Garage	2010	768	D 100	22,432	Avq.	92%	100%	100%	20,637
Frame Garage	2020	576	D 100	17,730	Avq.	92%	100%	100%	16,312
1,768 SFLA									
Outbuilding Total									45,773

Acpt Land 70,700 **Accepted Bldg** 129,800 **Total** 200,500

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) Land Schedule 103

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	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						52,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.25 S Barn	2009	720	C 100	27,532	Avq.	92%	100%	100%	25,329
Barn 1S	2021	1320	D 100	34,926	Avq.	92%	100%	100%	32,132
Outbuilding Total									57,461
Accpt Land		52,000	Accepted Bldg		57,500	Total			109,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00			Land Total			52,000

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,456 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	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
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	92,833	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	85,406
Acpt Land		52,000	Accepted Bldg		85,400	Total	137,400

WISCASSET

Valuation Report

09/27/2023

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	1,250.00	3,750	100%		3,750
Total Acres 3.00				Land Total		3,750

Acpt Land	3,800	Accepted Bldg	0	Total	3,800
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WISCASSET
 Name: COLLAMORE, CYNTHIA E

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.14	Acres-Rear Land 1-10	2,500.00	2,850	100%		2,850
Total Acres 2.14					Land Total	52,350

Accpt Land	52,400	Accepted Bldg	0	Total	52,400
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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: 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 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Built 2018, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 174,801, Functional Obsolescence None, Economic Obsolescence None, Phys. % 92%, Func. % 100%, Econ. % 100%, Value(Rcnld) 160,817.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage (2016, 768, D 100, 22,432, Avq., 92%, 100%, 100%, 20,637) and Canopy (2016, 320, D 100, 3,542, Avq., 92%, 100%, 100%, 3,259). Total 23,896.

Acpt Land 98,300 Accepted Bldg 184,700 Total 283,000

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

Sale Data
Sale Date: 10/14/2019
Sale Price: 16,000
Sale Type: Land Only
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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	966 Sqft	Grade C 100	Base	80,709
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	-12,860
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	4,260
Attic	None			Attic	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	72,109
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				92%	100%	100%
						66,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2021	48	C 100	800	Avq.	92%	100%	100%	736	
Frame Shed	2021	100	D 100	658	Avq.	92%	100%	100%	605	
Canopy	2021	80	D 100	949	Avq.	92%	100%	100%	873	
966 SFLA									Outbuilding Total	2,214

Acpt Land	49,500	Accepted Bldg	68,600	Total	118,100
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Account: 2210 Card: 1 of 1

Location: 129 LOWELLTOWN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.42	Acres-Rear Land 1-10	2,500.00	1,050	100%		1,050
Total Acres 1.42						Land Total 50,550

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	88,036
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	-10,224
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	77,812
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	70,031	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2001	1024	C 100	33,374	Avq.	89%	100%	100%	29,703
Frame Shed	2001	99	C 100	758	Avq.	89%	100%	100%	675
Wood Deck	2003	120	D 100	1,478	Avq.	90%	100%	100%	1,330
ONE STORY FRAME	2003	96	C 100	7,531	Avq.	90%	100%	100%	6,778
Patio	2001	100	D 100	984	Avq.	89%	100%	100%	876
Frame Shed	2003	28	D 100	184	Avq.	90%	100%	100%	166
Frame Shed	2003	24	D 100	158	Avq.	90%	100%	100%	142
864 SFLA									39,670

Acpt Land 50,600 Accepted Bldg 109,700 Total 160,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	57,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14' Mobile Home	1970	12X57	D 100	61,960	Fair	30%	50%	100%		9,294
684 SFLA										9,294
Outbuilding Total										9,294

Acpt Land 57,000 **Accepted Bldg** 9,300 **Total** 66,300

WISCASSET
 Name: GONYOU, RONALD

Valuation Report

09/27/2023

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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	63,207	Avg-	40%	50%	100%	12,641
672 SFLA						Outbuilding Total			12,641
Accpt Land			0	Accepted Bldg		12,600	Total		12,600

WISCASSET
 Name: BENN, WAYNE R
 BENN, JODI E

Valuation Report

09/27/2023

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Account: 84 Card: 1 of 1

Map/Lot: R01-018
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.43	Acres-Rear Land 1-10	2,500.00	1,075	100%		1,075
Total Acres 1.43					Land Total	50,575

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 105	Base	176,389
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	4,473
Attic	None			Attic	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	180,862
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	117,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	100	C 100	1,462	Avq.	84%	100%	100%	1,228
AB.GR. POOL.....	1990	1	C 100	1,250	Avq.	99%	100%	100%	1,238
1,820 SFLA						Outbuilding Total			2,466

Acpt Land 50,600 **Accepted Bldg** 120,000 **Total** 170,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	49,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	984 Sqft	Grade C 100	Base	158,944
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	-6,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,406
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	Above Average	Typical	144,425		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		84%	100%	100%		
Value(Rcnld)						121,317		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Shed	2001	96	C 100	735	Avg.	89%	100%	100%
1,722 SFLA							654	
Outbuilding Total						654		

Acpt Land 49,900 **Accepted Bldg** 122,000 **Total** 171,900

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 09/11/2021
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.99	R 20+-Rear 20+	625.00	4,994	50%	Topoqrph	2,497
Total Acres 28.99					Land Total	89,497

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
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	2,442
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)
2000	0	TYPICAL	TYPICAL	Average	89%	100%	100%	115,106
Functional Obsolescence		Economic Obsolescence						
None		None						102,444

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2000	900	D 100	25,665	Avq.	89%	100%	100%	22,842
BSMT ENTRY.....	2000	48	D 100	632	Avq.	89%	100%	100%	562
Open Frame Porch	2008	360	C 100	9,399	Avq.	92%	100%	100%	8,647
Frame Garage	1980	480	D 100	15,380	Poor	43%	100%	100%	6,613
14' Mobile Home	2000	14X70	D 100	84,690	Avq.	77%	50%	100%	32,465
2,548 SFLA									71,129
Outbuilding Total									71,129

Acpt Land	89,500	Accepted Bldg	173,600	Total	263,100
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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

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	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01						Land Total 49,525

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	181,439
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			
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	6,972
FirePlaces	1			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1780	0	TYPICAL	TYPICAL	Good	Typical	188,411				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		80%	100% 100%	150,729				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1780	494	B 95	49,982	Good	80%	100%	100%	39,986	
1.75 ST GARAGE..	1980	961	D 100	72,160	Good	80%	100%	100%	57,728	
BSMT ENTRY.....	1975	42	C 100	642	Good	80%	100%	100%	514	
2,258 SFLA										
Outbuilding Total									98,228	
Acpt Land		49,500		Accepted Bldg		249,000		Total		298,500

WISCASSET
 Name: LUTES, RICHARD A JR

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
1.93	Acres-Rear Land 1-10	2,500.00	4,825	100%		4,825
Total Acres 2.93					Land Total	54,325

Acpt Land 54,300 **Accepted Bldg** 0 **Total** 54,300

WISCASSET
 Name: MITZEL, KIM
 MITZEL, JOHN T

Valuation Report

09/27/2023

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Map/Lot: R01-020C

Account: 87 Card: 1 of 1

Location: 87 LOWELLTOWN ROAD

Neighborhood: RURAL WEST

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

Sale Data
 Sale Date: 03/22/2023
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

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

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	4,500.00	4,500	100%		4,500	
2.08	Acres-Rear Land 1-10	2,500.00	5,200	100%		5,200	
Total Acres 3.08						Land Total	54,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,864 Sqft	Grade C 95	Base	207,129
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	6,745
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,864	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2016	Renovated	Kitchens	Baths	Condition	Layout	Total	
None	0	TYPICAL	TYPICAL	Average	Typical	213,874	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	196,764

Acpt Land 54,700 **Accepted Bldg** 196,800 **Total** 251,500

WISCASSET
 Name: LUTES, HEATHER

Valuation Report

09/27/2023

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Account: 2710 Card: 1 of 1

Map/Lot: R01-020-ON
 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	113.130	Avg-	74%	50%	100%	41.717
SLAB.....	2019	980	C 100	3.062	Avg.	92%	100%	100%	2.817
Wood Deck	2019	120	C 100	1.718	Avg.	92%	100%	100%	1.581
Wood Deck	2002	64	C 100	1.004	Avg-	80%	100%	100%	803
980 SFLA									
						Outbuilding Total			46,918
Acpt Land			0	Accepted Bldg		46,900	Total		46,900

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						52,000

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	84,440 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,709
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	1,615
Attic	Floor & Stairs			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	81,346
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 64%	Func. % 100%	52,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	128	B 95	10,971	Avq+	78%	100%	100%	8,557
Encl Frame Porch	1960	121	B 95	5,888	Avq+	78%	100%	100%	4,593
Frame Garage	1960	576	B 95	22,524	Avq.	69%	100%	100%	15,542
Frame Shed	1980	140	C 100	1,071	Fair	57%	100%	100%	610
Frame Shed	1960	150	C 100	1,148	Poor	30%	100%	100%	344
Frame Shed	1960	168	B 95	1,405	Poor	30%	100%	100%	422
886 SFLA									30,068

Acpt Land	52,000	Accepted Bldg	82,100	Total	134,100
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.80	Acres-Rear Land 1-10	2,500.00	2,000	100%		2,000
Total Acres 1.80					Land Total	51,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	145,977
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	145,977			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	134,299			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	144	C 100	2,024	Avq.	92%	100%	100%	1,862
Encl Frame Porch	2011	84	C 100	3,879	Avq.	92%	100%	100%	3,569
Frame Garage	2011	576	C 100	20,616	Avq.	92%	100%	100%	18,967
Open Frame Porch	2011	30	C 100	1,046	Avq.	92%	100%	100%	962
Open Frame Porch	2014	60	C 100	1,805	Avq.	92%	100%	100%	1,661
1,248 SFLA									
Outbuilding Total									27,021

Acpt Land 51,500 **Accepted Bldg** 161,300 **Total** 212,800

Name: HEWITT, CARL L J/T

HEWITT, CAROLYN J

Map/Lot:

R01-021-003

Account: 2031 Card: 1 of 1

Location:

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
4.43	Acres-Rear Land 11-20	1,250.00	5,538	100%		5,538	
Total Acres 15.43						Land Total	80,038

Dwelling Description

Replacement Cost New

Log	One Story	468 Sqft	Grade B 105	Base	72,396
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	25% Floor/Wall Unit	Cooling	0% None	Heat	-3,511
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,003
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	73,026
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	67,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	2008	152	C 100	1,162	Avq.	92%	100%	100%	1,069	
Open Frame Porch	2008	40	C 100	1,299	Avq.	92%	100%	100%	1,195	
Canopy	2008	128	C 100	1,708	Avq.	92%	100%	100%	1,571	
2S Frame Garage	2008	676	B 95	38,461	Avq.	92%	100%	100%	35,384	
2 Story/BASEMENT	2008	390	B 105	66,882	Avq.	92%	100%	100%	61,531	
ONE STORY FRAME	2008	104	B 105	9,851	Avq.	92%	100%	100%	9,063	
Finished Attic	2008	260	B 105	6,302	Avq.	92%	100%	100%	5,798	
Open Frame Porch	2008	260	B 105	8,292	Avq.	92%	100%	100%	7,629	
Wood Deck	2009	40	C 100	698	Avq.	92%	100%	100%	642	
1,456 SFLA									Outbuilding Total	123,882

Acpt Land

80,000

Accepted Bldg

191,100

Total

271,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	880 Sqft	Grade D 100	Base	104,709
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	-12,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,541
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	86,406
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1968	480	C 100	3,672	Avq-	64%
1,320 SFLA						100%
Outbuilding Total						2,350

Acpt Land 50,800 **Accepted Bldg** 74,900 **Total** 125,700

Name: COLBY, DANIEL P

COLBY, JULI

Map/Lot:

R01-023

Account: 90 Card: 1 of 1

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

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, 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 1965, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Fair, Layout Typical, Total 132,643.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Wood Deck, Frame Garage, and 1,236 SFLA.

Acpt Land 78,300 Accepted Bldg 89,000 Total 167,300

WISCASSET
 Name: COLBY, DANIEL P

Valuation Report

09/27/2023

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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	45,000.00	45,000	90%	Access	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 31.00					Land Total	88,750

Acpt Land 88,800 **Accepted Bldg** 0 **Total** 88,800

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	45,000.00	45,000	50%	Restrictio	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Restrictio	4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	27,500

Land	23,300	Accepted Bldg	0	Total	23,300
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WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	17,500	100%		17,500	
Total Acres 7.00					Land Total	17,500	
Land		14,800	Accepted Bldg	0	Total	14,800	

Neighborhood: RURAL WEST

Zoning/Use: SHORE STREAM PRO RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 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: 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47						50,675

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 105	Base	148,285
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	Dry None	Basement	-17,221
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	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1994	0	TYPICAL	TYPICAL	Average	Typical	135,194			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		87%	100% 100%	117,619			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	240	C 100	3,248	Avq.	86%	100%	100%	2,793
Frame Garage	1994	576	C 100	20,616	Avq.	86%	100%	100%	17,730
Frame Shed	1994	80	D 100	526	Avq.	86%	100%	100%	452
Frame Shed	2005	120	C 100	918	Avq.	91%	100%	100%	835
1,232 SFLA									21,810
Acpt Land				50,700	Accepted Bldg		139,400	Total	190,100

Valuation Report

Map/Lot:

R01-026-C

Account: 95 Card: 1 of 1

Location:

334 BRADFORD ROAD

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1984	576	C 100	20,616	Avq.	81%	100%	100%	16,699
Wood Deck	1984	64	C 100	1,004	Avq.	81%	100%	100%	813
Frame Shed	1999	64	C 100	490	Avq.	88%	100%	100%	431
Frame Shed	2003	50	C 100	382	Avq.	90%	100%	100%	344
Wood Deck	2000	128	C 100	1,820	Avq.	89%	100%	100%	1,620
14' Mobile Home	1984	14X72	D 100	86,643	Avq.	50%	100%	100%	43,322
1,008 SFLA						Outbuilding Total			63,229
Acpt Land		49,500	Accepted Bldg		63,200	Total		112,700	

WISCASSET
 Name: LAVALLEE, KYLE
 RUONA, KAYLA

Valuation Report

09/27/2023

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Map/Lot: R01-027

Account: 96 Card: 1 of 1

Location: 8 MOUNTAIN ROAD

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

Sale Data
 Sale Date: 06/27/2022
 Sale Price: 257,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

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): Land Schedule 103

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	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72						Land Total: 51,300

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	103,082
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	4	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
1986	0	TYPICAL	TYPICAL	Average	Typical	103,082
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value: 86,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1986	180	C 100	2,482	Avq.	82%	100%	100%	2,035
Frame Garage	2003	768	C 100	26,084	Avq.	90%	100%	100%	23,476
Wood Deck	1986	36	C 100	646	Avq.	82%	100%	100%	530
864 SFLA									Outbuilding Total: 26,041

Acpt Land 51,300 **Accepted Bldg** 112,600 **Total** 163,900

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 25 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, 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, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1987, 0 TYPICAL, Average, Typical, 154,404.

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, Outbuilding Total.

Summary row: Acpt Land 49,500 Accepted Bldg 141,400 Total 190,900

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 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1999, 0 TYPICAL, TYPICAL, Above Average, Typical, 160,608.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Garage, 1,056 SFLA, and Outbuilding Total.

Acpt Land 52,300 Accepted Bldg 177,900 Total 230,200

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 (45,000.00) and 1.00 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

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

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1985, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 69,869.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 83%, Func. % 100%, Econ. % 100%, Value(Rcnld) 57,991.

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, 12,954 Avq., 81%), Encl Frame Porch (1985, 16 C 100, 1,104 Avq., 83%), Wood Deck (1985, 128 C 100, 1,820 Avq., 83%), 832 SFLA.

Acpt Land 47,300 Accepted Bldg 70,900 Total 118,200

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	45,000.00	45,000	95%		42,750	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	47,250

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,188 Sqft	Grade D 100	Base	85,361
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	-17,228
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Average	Typical	69,984	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	61,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	24	C 100	494	Avq.	88%	100%	100%	435
Frame Shed	2001	120	C 100	918	Avq.	89%	100%	100%	817
Frame Garage	2007	576	B 100	23,709	Avq.	92%	100%	100%	21,812
1,188 SFLA									
Outbuilding Total									23,064

Acpt Land 47,300 **Accepted Bldg** 84,700 **Total** 132,000

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: 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

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	4,500.00	4,500	100%		4,500
Total Acres 1.00			Land Total			49,500

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	576 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	88,549 0 0 0
Foundation	Concrete Slab	Basement	None	Basement	-7,668
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	4,260
Attic	None			Attic	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	85,141
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	78,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2020	240	C 100	18,828	Avq.	92%	100%	100%	17,322
Open Frame Porch	2020	96	C 100	2,716	Avq.	92%	100%	100%	2,499
Frame Shed	2022	240	C 100	1,836	Avq.	92%	100%	100%	1,689
1,104 SFLA									
Outbuilding Total									21,510

Acpt Land

49,500

Accepted Bldg

99,800

Total

149,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade D 100	Base	110,411
Exterior	T-111	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	3,851
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	114,262			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		68%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	112	D 100	1,389	Avg-	68%	100%	100%	945
1,120 SFLA									945
Outbuilding Total									945

Acpt Land 50,800 **Accepted Bldg** 78,600 **Total** 129,400

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SLAB.....	2005	1064	C 100	3,325	Avq-	81%	100%	100%	2,693
14' Mobile Home	2005	14X76	D 100	90,549	Avq-	81%	50%	100%	36,446
Wood Deck	2008	96	C 100	1,411	Avq.	92%	100%	100%	1,298
Wood Deck	2008	160	C 100	2,228	Avq.	92%	100%	100%	2,050
Frame Shed	2010	144	C 100	1,101	Avq.	92%	100%	100%	1,013
1,064 SFLA	Outbuilding Total								43,500

Acpt Land	49,500	Accepted Bldg	43,500	Total	93,000
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Valuation Report

Map/Lot:
 Location:

R01-029-B
 14 JONES ROAD

Account: 102 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	52,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value	Rcnld
Frame Shed	0										300
----- S O U N D V A L U E -----										300	
Outbuilding Total										300	
Acpt Land		52,100		Accepted Bldg		300		Total		52,400	

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: REVOCABLE TRANSFER ON DEATH DEED 22

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

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	4,500.00	4,500	100%		4,500	
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25	
Total Acres 1.01						Land Total	49,525

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 3/4 Story	744 Sqft	Grade B 95	Base	133,920
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	484 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,433
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	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	172,661			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Overbuilt		None		90%	90%	100%	139,855		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	88	B 95	7,541	Avq+	90%	90%	100%	6,108
ONE STORY FRAME	1985	448	B 95	38,395	Avq+	90%	90%	100%	31,100
Wood Deck	1991	200	B 95	2,990	Avq+	90%	90%	100%	2,422
Patio	1991	186	B 95	2,149	Avq+	90%	90%	100%	1,741
1 & 1/2 STORY FR	1991	616	B 95	66,515	Avq+	90%	90%	100%	53,878
BSMT ENTRY.....	1991	20	B 95	335	Avq+	90%	90%	100%	272
Canopy	1991	20	B 95	382	Avq+	90%	90%	100%	310
Frame Garage	2008	783	C 100	26,511	Avq.	92%	100%	100%	24,390
2,762 SFLA							Outbuilding Total		120,221

Acpt Land

49,500

Accepted Bldg

260,100

Total

309,600

Valuation Report

Map/Lot:
 Location:

R01-029-D
 36 JONES ROAD

Account: 104 Card: 1 of 1

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

Sale Data
 Sale Date 03/29/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

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	4,500.00	4,500	90%		4,050
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	51,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1994	48	B 100	920	Avq.	100%	90%	100%	828
Frame Shed	1994	208	C 100	1,591	Avq.	86%	100%	100%	1,368
14' Mobile Home	1994	14X76	C 100	120,960	Avq.	65%	50%	100%	39,456
1,064 SFLA									
						Outbuilding Total			41,652

Acpt Land 51,600 **Bldg Override** 41,600 **Total** 93,200

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

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	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	52,250

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	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	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	38,297
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	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	159,933			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		92%	90% 100%	132,425			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2006	144	C 100	1,101	Avq.	92%	100%	100%	1,013
Open Frame Porch	2008	320	C 100	8,386	Avq-	82%	70%	100%	4,814
960 SFLA						Outbuilding Total			5,827
Acpt Land		52,300	Accepted Bldg		138,300	Total		190,600	

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
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	-17,952
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	3,664
Attic	None			Attic	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	98,376	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	90,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2009	105	D 100	1,312	Avq.	92%	100%	100%	1,207	
Wood Deck	2009	160	D 100	1,916	Avq-	82%	100%	100%	1,571	
Frame Shed	2000	80	D 100	526	Fair	68%	100%	100%	358	
Frame Shed	2016	280	D 100	1,842	Avq.	92%	100%	100%	1,695	
1,568 SFLA									Outbuilding Total	4,831

Acpt Land	49,500	Accepted Bldg	95,300	Total	144,800
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WISCASSET
 Name: SHEA, HAROLD & ALICE J/T
 SHEA, BRANDON

Valuation Report

09/27/2023

Page 101

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80						54,000

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 95	Base	80,007
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	-9,106
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	70,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		62%	100%	100%
						43,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	130	C 95	5,469	Fair	60%	100%	100%	3,281
Frame Garage	1985	576	C 95	19,586	Fair	60%	100%	100%	11,752
Frame Shed	1985	208	C 100	1,591	Avq.	81%	100%	100%	1,289
720 SFLA									
Outbuilding Total									16,322

Acpt Land 54,000 **Accepted Bldg** 60,300 **Total** 114,300

WISCASSET
 Name: VIELE, KYLE C
 VIELE, ALYZE J

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500	
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750	
Total Acres 3.70					Land Total	56,250	
Acpt Land		56,300	Accepted Bldg		0	Total	56,300

WISCASSET
 Name: GREEN APPLE FARMS V, LLC

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
162.50	R 20+-Rear 20+	625.00	101,563	100%		101,563	
Total Acres 183.50					Land Total	188,563	
Accpt Land		188,600	Accepted Bldg		0	Total	188,600

Name: FRANSSSEN, LUKAS EUGENE

FRANSSSEN, KAYLA LEE

Map/Lot:

R01-030

Account: 105 Card: 1 of 1

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

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/Value, Condition, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 2016, Functional Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land 76,300 Accepted Bldg 169,000 Total 245,300

WISCASSET
 Name: LUTES, RICHARD
 LUTES, NANCY

Valuation Report

09/27/2023

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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	2,500.00	450	100%		450
Total Acres 0.18				Land Total		450
Acpt Land		500	Accepted Bldg		0	Total
						500

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	19,775	100%		19,775
9.59	Acres-Wasteland	75.00	719	100%		719
72.00	Acres-Mixed Wood	387.00	27,864	100%		27,864
22.00	Acres-Softwood	311.00	6,842	100%		6,842
Total Acres 111.50					Land Total	55,200

Acpt Land 55,200 **Accepted Bldg** 0 **Total** 55,200

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	16,125	100%		16,125
28.00	Acres-Mixed Wood	387.00	10,836	100%		10,836
Total Acres 34.45					Land Total	26,961

Acpt Land	27,000	Accepted Bldg	0	Total	27,000
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WISCASSET

Valuation Report

09/27/2023

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 columns: Units, Method - Description, 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, Percent Good (Func, Econ), Value Rcnld. Rows include Wood Deck, Encl Frame Porch, Frame Garage, Wood Deck, 14' Mobile Home, and 924 SFLA. Summary row: Acpt Land 50,000 Accepted Bldg 57,500 Total 107,500.

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 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	Concrete Slab	Basement	None	Basement	-14,838
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	3,664
Attic	None			Attic	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	81,947			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	72,933			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	360	C 100	4,778	Avq.	89%	100%	100%	4,252
Frame Shed	2000	140	C 100	1,071	Avq.	89%	100%	100%	953
Frame Garage	2001	672	C 100	23,350	Avq.	89%	100%	100%	20,782
Frame Shed	2003	448	C 100	3,428	Avq.	90%	100%	100%	3,085
1,296 SFLA									
Outbuilding Total									29,072

Acpt Land 49,800 **Accepted Bldg** 102,000 **Total** 151,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
1.55	Acres-Rear Land 1-10	2,500.00	3,875	100%		3,875
Total Acres 2.55						53,375

Dwelling Description

Replacement Cost New

Other	One Story	1,458 Sqft	Grade D 100	Base	125,713
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	-16,692
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	3,664
Attic	None			Attic	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	112,685				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		92%	100% 100%	103,670				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
Wood Deck	2018	144	C 100	2,024	Avq.	92%	100%	100%		1,862
1,458 SFLA							Outbuilding Total			1,862

Acpt Land 53,400 **Accepted Bldg** 105,500 **Total** 158,900

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 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (45,000.00) and 1.00 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement Cost, Value. Rows include Raised Ranch (109,082), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (26,719), Heating (0), Rooms (0), Bedrooms (0), Baths (0), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1970, 0, TYPICAL, TYPICAL, Average, Typical, 135,801.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck (1,716), Frame Garage (13,213), Frame Shed (0), Frame Shed (676), Wood Deck (1,648), 960 SFLA (17,253).

Summary row: Acpt Land 49,500 Accepted Bldg 121,800 Total 171,300

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.01	Acres-Rear Land 1-10	2,500.00	10,025	100%		10,025
Total Acres 5.01					Land Total	59,525

Accpt Land	59,500	Accepted Bldg	0	Total	59,500
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WISCASSET
 Name: CHANCELLOR, AARON J/T
 WELLMAN, CRYSTAL T

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
9.29	R 20+-Rear 20+	625.00	5,806	100%		5,806
Total Acres 30.29						92,806

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade B 110	Base	149,352
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	-9,700
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
1994	0	TYPICAL	TYPICAL	Good	Typical	139,652
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	132,669

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	478	B 110	7,948	Good	95%	100%	100%	7,551
1 ST BARN.....	2006	128	D 100	6,171	Avq.	92%	100%	100%	5,677
Canopy	2005	84	D 100	992	Fair	71%	100%	100%	704
Frame Garage	2009	384	C 100	15,150	Avq.	92%	100%	100%	13,938
Frame Garage	2009	508	C 100	18,680	Avq.	92%	100%	100%	17,186
FIN APT/1 ST BARN	2012	896	C 100	43,680	Avq.	92%	100%	100%	40,186
ONE STORY FRAME	2015			----- SOUND VALUE -----					4,800
1,152 SFLA				Outbuilding Total					90,042

Acpt Land 92,800 **Accepted Bldg** 222,700 **Total** 315,500

Neighborhood RURAL WEST

Zoning/Use RURAL NW
Topography Above StreetLevel
Utilities Drilled WellSeptic System
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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
4.84	Acres-Rear Land 11-20	1,250.00	6,050	100%		6,050	
Total Acres 15.84						Land Total	80,550

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	448 Sqft	Grade D 70	Base	29,443
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	-4,548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,795
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	
2022	0	TYPICAL	TYPICAL	Average	Typical	23,100	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	21,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2022								1,800
448 SFLA									1,800
Outbuilding Total									1,800

Acpt Land

80,600

Accepted Bldg

23,100

Total

103,700

WISCASSET
 Name: PINKHAM, SARA-LYNN

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.16	Acres-Rear Land 1-10	2,500.00	10,400	100%		10,400
Total Acres 5.16					Land Total	59,900

Accpt Land 59,900 **Accepted Bldg** 0 **Total** 59,900

WISCASSET

Valuation Report

09/27/2023

Name: RUSSELL, RALISHA

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RUSSELL, RANDALE R

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	05/24/2022
Sale Price	37,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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	45,000.00	45,000	60%	Topoqrphry	27,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.86	Acres-Rear Land 1-10	2,500.00	4,650	100%		4,650
Total Acres 2.86					Land Total	36,150

Accpt Land	36,200	Accepted Bldg	0	Total	36,200
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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 SystemDrilled 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

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 10 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: CONLIN, SR ROBERT G

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	65%	Topoqrphry	29,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48			Land Total			34,950

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base	149,931
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-2,883
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Poor	Typical	147,048			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Deferred Maintenance		None		25%	15%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1800	84	C 105	4,072	Poor	25%	15%	100%	
Encl Frame Porch	1800	234	C 105	10,501	Poor	25%	15%	100%	
Frame Shed	1800	416	C 105	3,341	Poor	25%	15%	100%	
1,547 SFLA						Outbuilding Total		672	
Acpt Land		35,000		Accepted Bldg		6,200		Total	41,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.96	Acres-Rear Land 11-20	1,250.00	2,450	100%		2,450
Total Acres 12.96						Land Total 76,950

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 105	Base	132,643
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	-15,096
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	4,473
Attic	None			Attic	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	122,020
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	111,038
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	2004	40	C 100	3,138	Avq.	2,856
1S AD/GAR.....	2005	576	C 100	49,079	Avq.	44,662
AB.GR. POOL.....	2004	1	C 100	1,250	Avq.	1,238
Wood Deck	2005	88	C 100	1,310	Avq.	1,192
1,120 SFLA						Outbuilding Total 49,948

Acpt Land

77,000

Accepted Bldg

161,000

Total

238,000

Neighborhood	RURAL WEST	Sale Data	
Zoning/Use	SHORE STREAM PRO NW	Sale Date	03/14/2016
Topography	Level	Sale Price	15,000
Utilities	NoWater/NoSewer	Sale Type	Land & Buildings
Street	No Street	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	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.42	Acres-Rear Land 1-10	2,500.00	3,550	100%		3,550
Land Total						30,550

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CAMP OR CABIN...	1960	320	D 100	7,836	Avq.	69%	100%	100%	5,407	
Frame Shed	2001	64	D 100	421	Avq-	79%	100%	100%	333	
Outbuilding Total									5,740	
Accpt Land		30,600		Accepted Bldg		5,700		Total		36,300

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	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.00	R 20+-Rear 20+	625.00	11,875	50%	Topography	5,938
Total Acres 40.00			Land Total			70,438

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	616 Sqft	Grade D 90	Base	51,520
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	-8,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,174
Rooms	1	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,297
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	616	Insulation	-846
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	OLD TYPE	None	Below Average	Inadeq.	36,163	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		64%	89%	80%	16,479

Acpt Land 70,400 **Accepted Bldg** 16,500 **Total** 86,900

WISCASSET
 Name: LACHANCE, MICHAEL W

Valuation Report

09/27/2023

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Map/Lot:

R01-037-A

Account: 119 Card: 1 of 1

Location:

298 POOLER PIT ROAD

Neighborhood RURAL WEST

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

Sale Data
 Sale Date 06/29/2022
 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	406.25	42,250	100%		42,250
26.40	Acres-Wasteland	75.00	1,980	100%		1,980
19.00	Acres-FARM MIXWOOD	387.00	7,353	100%		7,353
1.00	Acres-Base Homesite Value	45,000.00	45,000	40%	Access	18,000
1.00	Acres-HS Size Adj	4,500.00	4,500	40%	Access	1,800
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
3.90	PAST -PASTURE 1	406.25	1,584	100%		1,584
Total Acres 158.30					Land Total	82,967

Acpt Land 83,000 **Accepted Bldg** 0 **Total** 83,000

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 Built 2013, 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, Frame Shed, 2,016 SFLA, and Outbuilding Total.

Acpt Land 65,800 Accepted Bldg 222,900 Total 288,700

Account: 124 Card: 1 of 1

Location: 251 POOLER PIT ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	SHORE STREAM PRO	Sale Date 11/23/2015
Topography	Level	Sale Price 8,000
Utilities		Sale Type Land Only
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.75	Acres-Rear Land 1-10	2,500.00	1,875	100%		1,875
Total Acres 1.75			Land Total			51,375

Dwelling Description				Replacement Cost New		
Conventional	One Story	480 Sqft	Grade D 95	Base		42,813
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		-6,613
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,610
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	33,590	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		92%	60%	100%	18,542
Acpt Land		51,400	Accepted Bldg		18,500	Total	69,900

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	SHORE STREAM PRO	Sale Date 11/17/2014
Topography	Rolling	Sale Price 0
Utilities		Sale Type Land Only
Street	Gravel	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575
Total Acres 1.63			Land Total			51,075

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade D 90	Base	131,817
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	-14,002
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-7,501
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,297
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		113,611
2014	0	TYPICAL	TYPICAL	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		92%	60%	100%	62,713
Acpt Land		51,100		Accepted Bldg		62,700	Total
							113,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45					Land Total	50,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade C 105	Base	138,398
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	7	HEARTH			
Bedrooms	3	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
1979	0	TYPICAL	TYPICAL	Average	Typical	144,362
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	116,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	180	C 105	2,606	Avq.	81%	100%	100%	2,111
Frame Shed	1979	140	D 100	921	Avq-	69%	100%	100%	635
Frame Shed	1979	980	D 100	6,448	Avq-	69%	100%	100%	4,449
ONE STORY FRAME	2001	160	C 105	13,180	Avq.	81%	100%	100%	10,676
Wood Deck	2006	60	C 105	1,000	Avq.	81%	100%	100%	810
1,588 SFLA	Outbuilding Total								18,681

Acpt Land	50,600	Accepted Bldg	135,600	Total	186,200
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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, 126,894.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 104,053.

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 49,900 Accepted Bldg 145,500 Total 195,400

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

Sale Data
Sale Date: 10/06/2022
Sale Price: 249,900
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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	85%	Restrictio	38,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00			Land Total			42,750

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	520 Sqft	Grade C 100	Base		79,940
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		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	
1991	0	TYPICAL	TYPICAL	Below Average	Typical	79,940	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	60,754

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	24	C 100	894	Avq-	76%	100%	100%	679
Wood Deck	1999	360	C 100	4,778	Avq.	88%	100%	100%	4,205
ONE STORY FRAME	1985	260	C 100	20,398	Avq-	76%	100%	100%	15,502
ONE STORY FRAME	1990	216	C 100	16,945	Avq-	76%	100%	100%	12,878
Wood Deck	1999	144	C 100	2,024	Avq-	76%	100%	100%	1,538
Frame Shed	2010	216	C 100	1,652	Avq.	92%	100%	100%	1,520
1,256 SFLA									36,322

Acpt Land	42,800	Accepted Bldg	97,100	Total	139,900
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Neighborhood RURAL WEST

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

Sale Data
Sale Date 11/18/2022
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 1.13					Land Total	49,825

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,539 Sqft	Grade D 100	Base	110,581
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	-17,620
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	3,664
Attic	None			Attic	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	96,625			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	86,963			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	244	C 100	3,299	Avq.	92%	100%	100%	3,035
Frame Shed	2005	160	B 100	1,408	Avq.	91%	100%	100%	1,281
2S Frame Garage	2005	676	C 100	35,205	Avq.	91%	50%	100%	16,018
Frame Shed	2021			----- S O U N D V A L U E -----				1,500	
1,539 SFLA									Outbuilding Total 21,834

Acpt Land

49,800

Accepted Bldg

108,800

Total

158,600

Neighborhood: RURAL WEST
 Zoning/Use: NEQ. WATERSHED RU
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Gravel

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 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.86	Acres-Rear Land 1-10	2,500.00	7,150	100%		7,150
Total Acres 3.86					Land Total	56,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X56	D 100	71,019	Poor	20%	50%	100%	7,102
1.50 ST GARAGE..	1987	1720	D 100	103,766	Fair	61%	80%	100%	50,638
Frame Garage	1987	1386	D 100	37,566	Fair	61%	100%	100%	22,915
Wood Deck	1987	48	D 100	688	Poor	20%	100%	100%	138
784 SFLA						Outbuilding Total			80,793

Acpt Land 56,700 **Accepted Bldg** 80,800 **Total** 137,500

WISCASSET
 Name: SIMMONS, ALFRED W III

Valuation Report

09/27/2023

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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	3,500	Avg.	91%	100%	100%	3,185
784 SFLA									3,185
Accpt Land						0	Accepted Bldg		3,200
						3,200	Total		3,200

WISCASSET

Valuation Report

09/27/2023

Name: SIMMONS, ALFRED W III

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Map/Lot:

R01-039

Account: 123

Location:

10 SOULES PIT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	56,700	80,800	137,500	56,700	80,800	137,500
2	0	3,200	3,200	0	3,200	3,200
TOTAL	56,700	84,000	140,700	56,700	84,000	140,700

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 03/12/2014
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60						Land Total 56,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	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	5	HEARTH		HEARTH		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			
1985	0	TYPICAL	TYPICAL	Average	Typical	123,968			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	102,893				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	360	C 100	4,778	Avq.	81%	100%	100%	3,870
1.50 ST GARAGE..	1991	832	C 100	60,541	Avq.	84%	100%	100%	50,854
Frame Shed	2005	80	C 100	612	Avq.	91%	100%	100%	557
Frame Shed	2007	192	C 100	1,469	Avq.	92%	100%	100%	1,351
Frame Shed	2007	288	B 100	2,534	Avq.	92%	100%	100%	2,331
CARPOT.....	2010	648	D 100	8,710	Avq.	92%	50%	100%	4,006
Frame Shed	2020	64	D 100	421	Avq.	92%	100%	100%	387
1,152 SFLA									63,356

Acpt Land	56,000	Accepted Bldg	166,200	Total	222,200
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.69	Acres-Rear Land 1-10	2,500.00	4,225	100%		4,225
Total Acres 2.69					Land Total	53,725

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,539 Sqft	Grade D 100	Base	110,581
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	-17,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	2,114
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	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	98,739
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	89,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	270	D 100	6,124	Avq.	91%	100%	100%	5,573
Wood Deck	2004	140	C 100	1,972	Avq.	91%	100%	100%	1,795
1,539 SFLA									
Outbuilding Total									7,368

Acpt Land 53,700 **Accepted Bldg** 97,200 **Total** 150,900

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.30	Acres-Rear Land 1-10	2,500.00	10,750	100%		10,750
Total Acres 5.30					Land Total	60,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 105	Base	130,257
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	9,001
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	139,258			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	116,977			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1985	256	C 105	7,105	Avq.	84%	100%	100%	5,968
Frame Shed	1985	64	D 100	421	Avq.	81%	100%	100%	341
Wood Deck	2000	256	C 100	3,451	Avq.	89%	100%	100%	3,071
Wood Deck	2002	320	C 100	4,268	Avq.	90%	100%	100%	3,841
Res. Greenhouse	2005	216	D 100	10,016	Fair	71%	100%	100%	7,111
1,344 SFLA						Outbuilding Total		20,332	

Acpt Land

60,300

Accepted Bldg

137,300 **Total**

197,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.52	Acres-Rear Land 1-10	2,500.00	18,800	100%		18,800
Total Acres 8.52						68,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade B 95	Base	112,863
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	4,654
Attic	None			Attic	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	117,517
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	105,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	308	D 100	2,026	Avq.	90%	100%	100%	1,823
Wood Deck	2003	40	C 100	698	Avq.	90%	100%	100%	628
Wood Deck	2003	354	C 100	4,701	Avq.	90%	100%	100%	4,231
Wood Deck	2003	24	C 100	494	Avq.	90%	100%	100%	445
1 Story/BASEMENT	2003	448	B 95	45,328	Avq.	90%	100%	100%	40,795
1,456 SFLA									47,922

Outbuilding Total 47,922

Acpt Land

68,300

Accepted Bldg

153,700

Total

222,000

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

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 Ranch, 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 2013, 0, TYPICAL, TYPICAL, Average, Typical, 197,051.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Frame Garage, Open Frame Porch, Wood Deck, Patio, BSMT ENTRY, Frame Shed, Frame Shed, 1,808 SFLA.

Acpt Land: 55,200 Accepted Bldg: 236,800 Total: 292,000

WISCASSET
 Name: SOULE, CAROLYN A(TRUSTEE)

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
125.86	R 20+-Rear 20+	625.00	78,663	100%		78,663
Total Acres 146.86					Land Total	165,663

Acpt Land	165,700	Accepted Bldg	0	Total	165,700
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WISCASSET

Valuation Report

09/27/2023

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	80,784	Avg.	79%	50%	100%	31,737
Wood Deck	2004	154	C 100	2,151	Avg.	91%	100%	100%	1,957
924 SFLA									
						Outbuilding Total			33,694
Acpt Land			0	Accepted Bldg		33,700	Total		33,700

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 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 1.50 ST GARAGE., 1 & 1/2 STORY FR, 1.50 ST BARN..., Frame Shed, Wood Deck, 1 Story/BASEMENT, Encl Frame Porch, 1,888 SFLA.

Acpt Land

58,200

Accepted Bldg

205,000

Total

263,200

WISCASSET

Valuation Report

09/27/2023

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

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2018	80	C 100	612	Ava.	92%	100%	100%	563
1,888 SFLA									
						Outbuilding Total			563
Accpt Land		0		Accepted Bldg		600		Total	600

WISCASSET

Valuation Report

09/27/2023

Name: JARRETT, STEPHEN M

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JARRETT, PATRICIA L & TIMOTHYL. JARRETT

Map/Lot:

R01-040

Account: 129

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	58,200	205,000	263,200	58,200	205,000	263,200
2	0	600	600	0	600	600
TOTAL	58,200	205,600	263,800	58,200	205,600	263,800

WISCASSET
 Name: JARRETT, STEPHEN

Valuation Report

09/27/2023

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Map/Lot:

R01-040-001

Account: 2033 Card: 1 of 1

Location: 234 LOWELLTOWN ROAD

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	91.526	Ava.	79%	50%	100%	35,957
Wood Deck	207	128	C 100	1,820	Ava.	65%	100%	100%	1,183
Frame Shed	2002	64	C 100	490	Ava.	90%	100%	100%	441
1,078 SFLA									
						Outbuilding Total			37,581
Acpt Land			0	Accepted Bldg		37,600	Total		37,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.56	Acres-Rear Land 1-10	2,500.00	3,900	100%		3,900
Total Acres 2.56					Land Total	53,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2005	14X66	D 100	80,784	Avq-	81%	50%	100%	32,516
1.50 ST BARN....	1995	1980	C 100	92,376	Avq.	86%	100%	100%	79,443
Wood Deck	2005	268	D 105	3,255	Avq-	81%	100%	100%	2,637
924 SFLA						Outbuilding Total			114,596

Acpt Land	53,400	Accepted Bldg	114,600	Total	168,000
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade B 95	Base	139,735
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	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	139,735
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	104,801	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1850	357	B 95	44,072	Avq+	75%	100%	100%	33,054
Open Frame Porch	1850	162	B 95	4,792	Avq+	75%	100%	100%	3,594
Wood Deck	1980	384	B 95	5,554	Avq+	75%	100%	100%	4,166
Frame Garage	1990	1120	C 100	36,108	Avq.	84%	100%	100%	30,331
Frame Garage	1900	400	D 100	13,420	Avq-	57%	100%	100%	7,649
Frame Garage	1983	1120	C 100	36,108	Avq.	80%	100%	100%	28,886
Frame Shed	1960	48	C 100	368	Avq.	69%	100%	100%	254
1,784 SFLA									107,934

Acpt Land	54,500	Accepted Bldg	212,700	Total	267,200
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Name: DOUGLASS, JOCELYN J/T

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 columns: Units, Method - Description, 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 a summary row for 2,232 SFLA.

Acpt Land 63,500 Accepted Bldg 241,100 Total 304,600

Name: MCRAE, PETER R (J/T)

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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 columns: 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.

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

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd. Rows include Wood Deck, 1 Story/BASEMENT, 1.50 ST GARAGE., Frame Shed, Open Frame Porch, 1,892 SFLA.

Acpt Land 79,200 Accepted Bldg 270,000 Total 349,200

Valuation Report

Account: 135 Card: 1 of 1

Location: 248 LOWELLTOWN ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 12/09/2004
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.56	Acres-Rear Land 1-10	2,500.00	6,400	100%		6,400
Total Acres 3.56						Land Total 55,900

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,440 Sqft	Grade C 100	Base		168,435
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		4,478
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	172,913			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	145,247		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	C 100	2,635	Avq.	84%	100%	100%	2,213
2.00 S Barn	2008	560	C 100	31,451	Avq.	92%	100%	100%	28,935
Barn 1S	2008	280	C 100	11,440	Avq.	92%	100%	100%	10,525
1,440 SFLA						Outbuilding Total			41,673
Acpt Land		55,900		Accepted Bldg		186,900		Total	242,800

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

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, 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, 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, Frame Shed, Canopy, Frame Shed, Wood Deck, and 1,827 SFLA.

Acpt Land

54,000

Accepted Bldg

249,400

Total

303,400

WISCASSET
 Name: GOLDEN, SHAWN R
 GOLDEN, TINA M

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.70	Acres-Rear Land 1-10	2,500.00	9,250	100%		9,250
Total Acres 4.70						58,750

Dwelling Description

Replacement Cost New

Double Wide	One Story	960 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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	60,186
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	53,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	56	A 100	575	Avq-	79%	100%	100%	454
Frame Garage	2009	900	C 100	29,842	Avq.	92%	100%	100%	27,455
AB.GR. POOL.....	2009	0	D 105	1,129	Avq.	92%	100%	100%	1,039
960 SFLA									
Outbuilding Total									28,948

Acpt Land 58,800 **Accepted Bldg** 82,500 **Total** 141,300

WISCASSET
 Name: LEAVITT, DONALD M

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.30	R 20+-Rear 20+	625.00	9,563	100%		9,563
Total Acres 36.30					Land Total	96,563

Accpt Land	96,600	Accepted Bldg	0	Total	96,600
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	67,000

Accpt Land	67,000	Accepted Bldg	0	Total	67,000
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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, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

50,800

Accepted Bldg

109,900

Total

160,700

Name: HENRY, KENNETH

HENRY, MICHIKO

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

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(Rcld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

53,600

Accepted Bldg

330,100 Total

383,700

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

Acpt Land 52,700 Accepted Bldg 162,700 Total 215,400

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.

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

54,200

Accepted Bldg

236,600

Total

290,800

WISCASSET
 Name: MORRISON, CHRISTOPHER G

Valuation Report

09/27/2023

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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	406.25	35,913	100%		35,913
Total Acres 88.40				Land Total		35,913

Acpt Land	35,900	Accepted Bldg	0	Total	35,900
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
11.23	R 20+-Rear 20+	625.00	7,019	100%		7,019
Total Acres 32.23						94,019

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade B 100	Base	153,669
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	5,149
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	4,899
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
1988	0	TYPICAL	TYPICAL	Above Average	Typical		163,717
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	91%	100%	100%	148,982		

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	620	B 100	55,935	Avq+	91%	100%	100%	50,901
Open Frame Porch	1988	124	B 100	3,939	Avq+	91%	100%	100%	3,584
1/2S AD/GAR.....	1988	728	B 100	45,755	Avq+	91%	100%	100%	41,637
Wood Deck	2006	407	B 100	6,182	Avq+	91%	100%	100%	5,626
Wood Deck	1988	32	B 100	684	Avq+	91%	100%	100%	622
AB.GR. POOL.....	1988	1	C 100	1,250	Avq.	99%	100%	100%	1,238
1,740 SFLA	Outbuilding Total								103,608

Acpt Land	94,000	Accepted Bldg	252,600	Total	346,600
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Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 04/24/2009
Topography	Level	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 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	45,000.00	45,000	90%	Restrictio	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.40	Acres-Rear Land 1-10	2,500.00	18,500	100%		18,500
Total Acres 8.40						Land Total 63,500

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	1,036 Sqft	Grade B 95	Base		201,105
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		4,654
Attic	None			Attic		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	205,759			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	181,068			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2000	280	B 100	4,321	Avg.	89%	100%	100%	3,846
1,813 SFLA						Outbuilding Total			3,846

Acpt Land	63,500	Accepted Bldg	184,900	Total	248,400
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Valuation Report

Map/Lot:
 Location:

R01-044-B1

48 HALE POND ROAD

Account: 144 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X66	C 100	107,910	Avq.	52%	50%	100%	28,005
Wood Deck	2001	240	C 100	3,248	Avq.	89%	100%	100%	2,891
Frame Shed	1987	48	D 100	316	Avq-	73%	100%	100%	231
924 SFLA						Outbuilding Total			31,127

Acpt Land 51,000 **Accepted Bldg** 31,100 **Total** 82,100

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

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50						Land Total 53,250

Dwelling Description				Replacement Cost New		
Log	Two Story	720 Sqft	Grade B 95	Base		161,233
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		-9,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	100% None	Heat		-7,679
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		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	148,434				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	132,106					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1999	240	D 100	1,579	Avq-	78%	100%	100%	1,232	
Frame Shed	1999	96	D 100	632	Fair	68%	100%	100%	430	
Wood Deck	2003	48	C 100	800	Avq.	90%	100%	100%	720	
Wood Deck	2003	36	D 100	556	Fair	70%	100%	100%	389	
Open Frame Porch	2003	96	C 100	2,716	Avq.	90%	100%	100%	2,444	
1,440 SFLA					Outbuilding Total				5,215	
Acpt Land		53,300		Accepted Bldg		137,300		Total		190,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.70	Acres-Rear Land 1-10	2,500.00	14,250	100%		14,250
Total Acres 6.70					Land Total	63,750

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,008 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	1 CAR	Fin Bsmt		5,126
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,165
Attic	None			Attic		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	200,535			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	184,492		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
FA/1FA/B	2007	165	B 100	21,066	Avq.	92%	100%	100%	19,381
1S AD/GAR.....	2007	960	B 100	90,835	Avq.	92%	100%	100%	83,568
Open Frame Porch	2007	88	C 100	2,514	Avq.	92%	100%	100%	2,313
ONE STORY FRAME	2014	192	B 100	17,322	Avq.	92%	100%	100%	15,936
1,956 SFLA									
							Outbuilding Total	121,198	
Acpt Land		63,800		Accepted Bldg		305,700		Total 369,500	

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 Built 1991, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 154,337.

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) 132,730.

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 Shed, Frame Garage, and Outbuilding Total.

Acpt Land: 50,800 Accepted Bldg: 179,800 Total: 230,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
6.30	R 20+-Rear 20+	625.00	3,938	100%		3,938
Total Acres 27.30			Land Total			90,938

Dwelling Description

Replacement Cost New

Ranch	One Story	1,064 Sqft	Grade C 105	Base	128,064
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	128,064			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	108,854			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1989	64	C 105	1,054	Avq.	85%	100%	100%	896
Frame Shed	1990	256	C 100	1,959	Avq.	84%	100%	100%	1,646
Frame Garage	1999	600	C 100	21,300	Avq.	88%	95%	100%	17,807
1,064 SFLA						Outbuilding Total		20,349	

Acpt Land

90,900

Accepted Bldg

129,200

Total

220,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 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	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
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.	79,048	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		89%	99%	100%	69,649

Acpt Land 49,500 **Accepted Bldg** 69,600 **Total** 119,100

WISCASSET
 Name: STEVENS, ANDREW
 STEVENS, SONYA

Valuation Report

09/27/2023

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Account: 2483 Card: 1 of 1

Map/Lot:
 Location:

R01-044-D2
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Accpt Land 51,300 **Accepted Bldg** 0 **Total** 51,300

WISCASSET
 Name: CYR, PETER F
 CYR, MICHELINE

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750	
Total Acres 18.00						Land Total	83,250

Dwelling Description

Replacement Cost New

Colonial	Two Story	936 Sqft	Grade B 100	Base	211,041
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	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	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	224,355
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
86%						192,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1993	156	B 100	16,615	Avq.	86%	100%	100%	14,289	
Wood Deck	1993	105	B 100	1,755	Avq.	86%	100%	100%	1,509	
1.75 ST GARAGE..	1993	728	B 100	73,099	Avq.	86%	100%	100%	62,865	
Open Frame Porch	1993	54	B 100	1,901	Avq.	86%	100%	100%	1,635	
AB.GR. POOL.....	1993	1	C 100	1,250	Avq.	99%	100%	100%	1,238	
Wood Deck	1999	32	B 100	684	Avq.	88%	100%	100%	602	
Wood Deck	1999	200	C 100	2,738	Avq.	88%	100%	100%	2,409	
FIN APT/1 ST GARAGE	1993	728	C 100	35,490	Avq.	85%	100%	100%	30,166	
2,028 SFLA									Outbuilding Total	114,713

Acpt Land 83,300 **Accepted Bldg** 307,700 **Total** 391,000

Name: GORDON, MATTHEW D J/T

GABRIEL, MARY M

Map/Lot:

R01-044-E01

Account: 2582 Card: 1 of 1

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

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 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).

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, Canopy, Frame Garage, 2,010 SFLA, and Outbuilding Total.

Acpt Land 50,900 Accepted Bldg 226,000 Total 276,900

WISCASSET
Name: GORDON, DENNIS H

Valuation Report

09/27/2023

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Account: 2721 Card: 1 of 1

Map/Lot:
Location:

R01-044E-02
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	2,500.00	25,000	100%		25,000	
7.16	Acres-Rear Land 11-20	1,250.00	8,950	100%		8,950	
Total Acres 17.16					Land Total	33,950	
Acpt Land		34,000	Accepted Bldg		0	Total	34,000

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

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.37	Acres-Rear Land 1-10	2,500.00	3,425	100%		3,425
Total Acres 2.37						Land Total 52,925

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,104 Sqft	Grade D 100	Base	79,325
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	-12,639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,634
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,685
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Below Average	Typical	64,031
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld) 50,584

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	480	C 100	17,884	Avg.	90%	100%	100%	16,096
Wood Deck	2002	144	C 100	2,024	Avg.	90%	100%	100%	1,822
1,104 SFLA									Outbuilding Total 17,918

Acpt Land	52,900	Accepted Bldg	68,500	Total	121,400
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Neighborhood: RURAL WEST

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

Sale Data
Sale Date: 06/26/2013
Sale Price: 48,000
Sale Type: Land & Buildings
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.39	Acres-Rear Land 1-10	2,500.00	3,475	100%		3,475
Total Acres 2.39					Land Total	52,975

Dwelling Description

Replacement Cost New

Ranch	One Story	576 Sqft	Grade C 100	Base	74,112
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	-7,157
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	66,955
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	57,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	180	C 100	2,482	Avq.	86%	100%	100%	2,135
Frame Garage	1993	600	C 100	21,300	Avq.	85%	100%	100%	18,105
576 SFLA						Outbuilding Total			20,240

Acpt Land 53,000 **Accepted Bldg** 77,800 **Total** 130,800

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250	
Total Acres 20.00						Land Total	85,750

Dwelling Description

Replacement Cost New

Ranch	One Story	896 Sqft	Grade B 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	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	120,525
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	110,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	1996	140	E 100	792	Poor	53%	100%	100%	420
896 SFLA									420
Outbuilding Total									420

Acpt Land 85,800 **Accepted Bldg** 111,300 **Total** 197,100

WISCASSET
 Name: WIRICK, WENONAH M J/T
 ANDREI, JOSHUA C

Valuation Report

09/27/2023

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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	45,000.00	45,000	90%	Topoqrphry	40,500	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
6.20	R 20+-Rear 20+	625.00	3,875	100%		3,875	
Total Acres 17.20						Land Total	73,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
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	1120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	62,344
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	193,349
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	170,147
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1990	576	C 100	20,616	Avq-	15,256
Frame Shed	1996	288	D 100	1,895	Avq-	1,459
Frame Shed	1996	64	D 100	421	Avq-	324
1.50 ST BARN....	1999	1232	C 100	59,595	Avq-	23,242
1,120 SFLA	Outbuilding Total					40,281
Acpt Land		73,900	Accepted Bldg		210,400	Total
						284,300

WISCASSET
 Name: LANGLEY, CURRIER

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
8.97	Acres-Rear Land 11-20	1,250.00	11,213	100%		11,213
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 19.97					Land Total	85,713

Acpt Land	85,700	Accepted Bldg	0	Total	85,700
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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, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,620 SFLA.

Acpt Land 49,700 Accepted Bldg 114,400 Total 164,100

WISCASSET
 Name: CROMWELL, MARIAN O

Valuation Report

09/27/2023

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Map/Lot:

R01-044-K

Account: 154 Card: 1 of 1

Location:

HALE POND ROAD

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	45,000.00	45,000	100%		0
0.00	Acres-HS Size Adj	4,500.00	4,500	100%		0
0.00	Acres-Rear Land 1-10	2,500.00	200	100%		0
Total Acres 0.00			Land Total			0

Accpt Land	0	Accepted Bldg	0	Total	0
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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/LO 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description

Replacement Cost New

Colonial	Two & 1/2 Story	1,008 Sqft	Grade B 100	Base	241,480
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	8,165
Attic	None			Attic	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	249,645
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	222,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	140	B 100	4,405	Avq.	88%	100%	100%	3,876
AB.GR. POOL.....	1999	1	C 100	1,250	Avq.	99%	100%	100%	1,238
BSMT ENTRY.....	1999	45	B 100	792	Avq.	88%	100%	100%	697
Wood Deck	1999	120	C 100	1,718	Avq.	88%	100%	100%	1,512
1 Story/BASEMENT	1999	196	B 100	20,875	Avq.	88%	100%	100%	18,370
Wood Deck	2006	440	B 100	6,668	Avq.	89%	100%	100%	5,935
2,716 SFLA									31,628

Acpt Land

51,300

Accepted Bldg

253,800 **Total**

305,100

WISCASSET
 Name: PHELPS, LAURA L J/T
 ORR, IAIN

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
48.03	R 20+-Rear 20+	625.00	30,019	100%		30,019	
Total Acres 69.03						Land Total	117,019

Dwelling Description

Replacement Cost New

Modern/Contemp.	Two Story	2,043 Sqft	Grade B 110	Base	460,638
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	8,982
Attic	None			Attic	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	GOOD	TYPICAL	Average	Typical	469,620
Functional Obsolescence						Value(Rcnld)
None						422,658

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	624	B 110	27,810	Avq.	90%	100%	100%	25,029
Open Frame Porch	2003	133	B 110	4,621	Avq.	90%	100%	100%	4,159
Open Frame Porch	2003	192	B 110	6,510	Avq.	90%	100%	100%	5,859
Frame Shed	2005	64	C 100	490	Avq.	91%	100%	100%	446
4,086 SFLA									
Outbuilding Total									35,493

Acpt Land 117,000 **Accepted Bldg** 458,200 **Total** 575,200

WISCASSET

Valuation Report

09/27/2023

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

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 Adi	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.70	Acres-Rear Land 11-20	1,250.00	13,375	100%		13,375	
Total Acres 21.70						Land Total	87,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Barn 1S	1980	2880	B 100	97.025	Avg.	79%	100%	100%	76.650
Outbuilding Total									76.650
Acpt Land		87,900	Accepted Bldg		76,700	Total			164,600

Valuation Report

Map/Lot:

R01-044-S

Account: 2598 Card: 1 of 1

Location:

101 BROOK ROAD

Neighborhood RURAL WEST

Sale Data	
Sale Date	10/13/2010
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
13.13	PAST -PASTURE 1	406.25	5,334	100%		5,334	
Total Acres 14.13						Land Total	54,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2005	812	C 100	27,336	Avq.	91%	100%	100%	24,876
Outbuilding Total									24,876

Acpt Land	54,800	Accepted Bldg	24,900	Total	79,700
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00					Land Total	75,750

Acpt Land	75,800	Accepted Bldg	0	Total	75,800
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WISCASSET

Valuation Report

09/27/2023

Name: LEGER, STEVEN P

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LEGER, LISA A

Map/Lot:

R01-044-U

Account: 2759 Card: 1 of 1

Location: 129 HALE POND ROAD

Neighborhood RURAL WEST

Zoning/Use NEQ. WATERSHED

Topography Rolling

Utilities

Street Private

Sale Data	
Sale Date	04/29/2022
Sale Price	41,500
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
1.45	Acres-Rear Land 1-10	2,500.00	3,625	100%		3,625
Total Acres 2.45					Land Total	53,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2022	320	C 100	2,448	Avg.	92%	100%	100%		2,252
Outbuilding Total										2,252

Acpt Land	53,100	Accepted Bldg	2,300	Total	55,400
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Name: STEPHENS, RYAN

DALOSS-STEPHENS, NAYARA

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: 08/19/2022
Sale Price: 462,900
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): 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

61,800

Accepted Bldg

234,500

Total

296,300

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	45,000.00	45,000	90%	Topoqraphy	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00			Land Total			50,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	212,210
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	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	3,266
Attic	None			Attic	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	215,476			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	191,774			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	320	B 100	9,644	Avq.	88%	100%	100%	8,487
BSMT ENTRY.....	1999	42	B 100	739	Avq.	88%	100%	100%	650
1 Story/BASEMENT	2004	200	B 100	21,301	Avq.	91%	100%	100%	19,384
Open Frame Porch	2004	50	B 100	1,785	Avq.	91%	100%	100%	1,624
Frame Garaqe	2004	576	B 100	23,709	Avq.	91%	100%	100%	21,575
2,160 SFLA									
Outbuilding Total									51,720
Acpt Land		50,000		Accepted Bldg		243,500		Total	293,500

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/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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

54,800

Accepted Bldg

206,100

Total

260,900

Name: SHARRARD, GEORGE V J/T

WALK, DOMINIQUE

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

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, Replacement Cost New. Rows include One & 1/2 Story, ALUM/VINYL, 1 OTHER Units-0, Concrete, 196 Sqft, Grade B, 100% Hot Water BB, 6, 3, 1, None, 0, Full, NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1998, 0 TYPICAL, TYPICAL, Above Average, Typical, 176,719.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Shed, Open Frame Porch, 1 Story/BASEMENT, Wood Deck, Patio, 1,848 SFLA, and Outbuilding Total.

Acpt Land 82,400 Accepted Bldg 211,600 Total 294,000

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20						Land Total 50,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 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	Concrete Slab	Basement	None	Basement	-14,838
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	-1,978
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	76,305
Functional Obsolescence						Value(Rcld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcld
89%						
Func. %						Value
100%						
Econ. %						Rcld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1999	432	C 100	16,516	Avq.	88%	100%	100%	14,534
Wood Deck	1999	96	C 100	1,411	Avq.	88%	100%	100%	1,242
Frame Shed	2005	240	C 100	1,836	Avq.	91%	100%	100%	1,671
Frame Shed	2006	240	C 100	1,836	Avq.	92%	100%	100%	1,689
Frame Shed	2006	80	C 100	612	Avq-	82%	100%	100%	502
Frame Shed	2006	84	C 100	642	Avq-	82%	100%	100%	526
Outbuilding Total									20,164

Acpt Land

50,000

Accepted Bldg

88,100 **Total**

138,100

WISCASSET
 Name: FOLSOM, CHRISTOPHER D
 FOLSOM, EMILY R

Valuation Report

09/27/2023

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Account: 2316 Card: 1 of 1

Map/Lot: R01-045-F01
 Location: 33 HALE POND ROAD

Neighborhood: RURAL WEST
 Zoning/Use: NEQ. WATERSHED
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 06/10/2016
 Sale Price: 158,000
 Sale Type: Land & Buildings
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.20	Acres-Rear Land 1-10	2,500.00	13,000	100%		13,000
Total Acres 6.20						Land Total 62,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,904 Sqft	Grade D 100	Base	136,807
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	3,851
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	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	144,322
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	131,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	144	C 100	2,024	Avq.	91%	100%	100%	1,842
Wood Deck	2004	96	C 100	1,411	Avq.	91%	100%	100%	1,284
Wood Deck	2004	96	C 100	1,411	Avq.	91%	100%	100%	1,284
1,904 SFLA									Outbuilding Total 4,410

Acpt Land 62,500 **Accepted Bldg** 135,700 **Total** 198,200

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 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 Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

52,000

Accepted Bldg

143,500

Total

195,500

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 Built 2003, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 149,790.

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

Acpt Land 51,800 Accepted Bldg 152,400 Total 204,200

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, 86,328.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include None, None, 79%, 100%, 100%, 68,199.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd. Rows include Wood Deck, Frame Shed, 1,404 SFLA, and Outbuilding Total.

Acpt Land 51,400 Accepted Bldg 72,100 Total 123,500

Neighborhood: RURAL WEST
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: 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.30	Acres-Rear Land 1-10	2,500.00	8,250	100%		8,250
Total Acres 4.30						57,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade C 105	Base	171,944
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		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
1997	0	TYPICAL	TYPICAL	Average	Typical	171,944
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	151,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	420	C 105	5,820	Avg.	88%	100%	100%	5,122
Frame Garage	2017	896	C 100	29,729	Avg.	92%	100%	100%	27,351
1,400 SFLA						Outbuilding Total			32,473

Acpt Land 57,800 **Accepted Bldg** 183,800 **Total** 241,600

Valuation Report

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	311.00	2,737	100%		2,737	
11.50	Acres-Mixed Wood	387.00	4,451	100%		4,451	
Total Acres 20.30					Land Total	7,188	
Acpt Land		7,200	Accepted Bldg		0	Total	
						7,200	

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	6,750	100%		6,750
Total Acres 2.70				Land Total		6,750
Acpt Land		6,800	Accepted Bldg	0	Total	6,800

WISCASSET
 Name: TAPPER, KATHRYN MARY

Valuation Report

09/27/2023

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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	2,500.00	750	100%		750
Total Acres 0.30				Land Total		750

Acpt Land	800	Accepted Bldg	0	Total	800
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WISCASSET
 Name: TAPPER, KATHRYN MARY

Valuation Report

09/27/2023

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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+	625.00	625	100%		625
Total Acres 1.00				Land Total		625

Acpt Land	600	Accepted Bldg	0	Total	600
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WISCASSET
 Name: GRAY, ALBERT F
 GRAY, SUSAN L

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00						Land Total 62,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade B 95	Base	135,529
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	23,352
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,303
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	164,838
Functional Obsolescence						Value(Rcnld)
None						135,167

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1983	72	B 95	7,284	Avq.	82%	100%	100%	5,973
ONE STORY FRAME	1983	192	B 95	16,456	Avq.	82%	100%	100%	13,494
ONE STORY FRAME	1983	279	B 95	23,911	Avq.	82%	100%	100%	19,607
Open Frame Porch	1983	156	B 95	4,626	Avq.	82%	100%	100%	3,793
Wood Deck	1983	160	B 95	2,434	Avq.	82%	100%	100%	1,996
Frame Shed	1983	96	C 100	735	Avq.	80%	100%	100%	588
Frame Shed	1983	115	C 100	880	Avq.	80%	100%	100%	704
1.50 ST GARAGE..	1983	896	C 100	64,874	Avq.	80%	100%	100%	51,899
CARPORT.....	1999	338	D 100	4,661	Avq-	78%	100%	100%	3,636
1,887 SFLA									Outbuilding Total 101,690

Acpt Land 62,000 Accepted Bldg 236,900 Total 298,900

Name: SIMPSON, EDWARD N

SIMPSON, BETTY-JANE

Map/Lot:

R02-001-A

Account: 167 Card: 1 of 1

Location:

224 INDIAN ROAD

Neighborhood RURAL WEST

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

Sale Data
Sale Date 03/16/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

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, 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, 201,496.

Table with 11 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.

Acpt Land

76,000

Accepted Bldg

296,400

Total

372,400

WISCASSET
 Name: SPAS, EMILIE
 FAUL, MARC

Valuation Report

09/27/2023

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Account: 2789 Card: 1 of 1

Map/Lot:
 Location:

R02-001-A-1
 35 RABBIT RUN

Neighborhood: RURAL WEST

Zoning/Use: NEQ. WATERSHED
 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 103

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	4,500.00	4,500	100%		4,500
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30						52,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	874 Sqft	Grade B 95	Base	154,235
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	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	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	162,208
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	149,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2009	624	B 95	24,016	Avq.	92%	100%	100%	22,095
Unfinished Attic	2009	624	B 95	3,716	Avq.	92%	100%	100%	3,419
Canopy	2009	28	B 95	492	Avq.	92%	100%	100%	453
Wood Deck	2009	42	C 100	722	Avq.	92%	100%	100%	664
Unfinished Attic	2010	768	B 95	4,572	Avq.	92%	100%	100%	4,206
Frame Garage	2010	768	B 95	28,498	Avq.	92%	100%	100%	26,218
1,530 SFLA									57,055

Acpt Land 52,800 **Accepted Bldg** 206,300 **Total** 259,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 38.00			Land Total			97,625

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	713 Sqft	Grade B 100	Base	132,445
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	-7,641
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	4,899
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
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		139,503
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)
None	None		75%		100%	100%	104,627

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
1.5 Story/BSMT	1804	651	B 100	84,598	Avq+	75%	100%	100%	63,448
1 Story/BASEMENT	1804	128	B 100	13,634	Avq+	75%	100%	100%	10,226
1 Story/BASEMENT	1804	230	B 100	24,496	Avq+	75%	100%	100%	18,372
Frame Shed	1804	184	B 100	1,619	Avq+	75%	100%	100%	1,214
Wood Deck	1804	396	B 100	6,021	Avq+	75%	100%	100%	4,516
Open Frame Porch	1804	96	B 100	3,124	Avq+	75%	100%	100%	2,343
Frame Garage	1804	1344	C 100	42,485	Avq-	57%	100%	100%	24,216
1.50 ST GARAGE..	1804	806	C 100	58,781	Avq.	65%	100%	100%	38,208
Frame Shed	1804	434	D 100	2,855	Avq.	65%	100%	100%	1,856
Frame Shed	1804	820	C 100	6,272	Avq.	65%	100%	100%	4,077
2,582 SFLA							Outbuilding Total		168,476

Acpt Land	97,600	Accepted Bldg	273,100	Total	370,700
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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	2,855	Avq-	57%	100%	100%	1.627
1.75 ST BARN....	1804	1178	C 100	71,529	Avq-	57%	75%	100%	30.579
GAZEBO	2012	144	C 100	8,685	Fair	72%	50%	100%	3.126
Res. Greenhouse	2016	120	D 100	6,954	Avq.	92%	100%	100%	6.398
2,582 SFLA						Outbuilding Total			41,730
Acpt Land		0	Accepted Bldg			41,700	Total		41,700

WISCASSET

Name: MARTIN-SAVAGE, KATHARINE

Valuation Report

09/27/2023

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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	97,600	273,100	370,700	97,600	273,100	370,700
2	0	41,700	41,700	0	41,700	41,700
TOTAL	97,600	314,800	412,400	97,600	314,800	412,400

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, 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, Encl Frame Porch, Wood Deck, 1SFr Overhang, 2,102 SFLA, and Outbuilding Total.

Acpt Land 57,700 Accepted Bldg 280,300 Total 338,000

Account: 170 Card: 1 of 1

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
2.51	Acres-Rear Land 1-10	2,500.00	6,275	100%		6,275	
Total Acres 3.51						Land Total	55,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.75 ST GARAGE..	1991	1064	C 100	92,900	Avq-	75%	20%	100%	13,935
Outbuilding Total									13,935
Acpt Land		55,800	Accepted Bldg		13,900	Total		69,700	

Valuation Report

Map/Lot:

R02-002-C

Account: 171 Card: 1 of 1

Location:

227 INDIAN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40						55,500

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	712 Sqft	Grade B 95	Base		125,647
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		-10,355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-6,645
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,103
Attic	None			Attic		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	111,750
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	93,870

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	186	B 95	15,941	Avq.	84%	100%	100%	13,390
Encl Frame Porch	2010	80	B 95	4,059	Avq.	84%	100%	100%	3,410
1.75 ST GARAGE..	1986	768	B 95	73,259	Avq.	84%	100%	100%	61,538
AV POLE SHED....	1986	100	C 100	630	Avq.	82%	100%	100%	517
AV POLE SHED....	1986	120	C 100	756	Avq.	82%	100%	100%	620
Frame Shed	1986	144	C 100	1,101	Avq.	82%	100%	100%	903
Frame Garage	2006	1140	C 110	40,344	Avq.	92%	100%	100%	37,116
1,432 SFLA									117,494

Acpt Land 55,500 **Accepted Bldg** 211,400 **Total** 266,900

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: Dwelling Description, Price/Unit, Grade, Base, and 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, and 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, and Value Rcnld. Rows include FA/1FR, Frame Bay Window, Frame Garage, Open Frame Porch, and 3,624 SFLA.

Acpt Land: 108,600 Accepted Bldg: 385,700 Total: 494,300

Name: LODGE, PETER L

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 columns: Units, Method - Description, 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., Frame Shed, Open Frame Porch, 1.5 Story/BSMT, Encl Frame Porch, Wood Deck, 2,389 SFLA.

Summary row: Acpt Land 58,000 Accepted Bldg 260,300 Total 318,300

WISCASSET
 Name: BAILEY, WILLIAM H
 BAILEY, GLORIA J

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500	
5.50	Acres-Rear Land 1-10	2,500.00	13,750	100%		13,750	
Total Acres 6.50					Land Total	63,250	
Acpt Land		63,300	Accepted Bldg		0	Total	63,300

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, 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 Outbuildings/Additions/Improvements and a summary row for 1,519 SFLA.

Acpt Land 50,800 Accepted Bldg 151,300 Total 202,100

WISCASSET

Valuation Report

09/27/2023

Name: JOHNSON, BRENDA L

Page 210

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 30,500 Accepted Bldg 8,100 Total 38,600

WISCASSET
 Name: CHAPMAN, ALLISON L

Valuation Report

09/27/2023
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 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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500	
2.12	Acres-Rear Land 1-10	2,500.00	5,300	100%		5,300	
Total Acres 3.12					Land Total	54,800	
Acpt Land		54,800	Accepted Bldg		0	Total	54,800

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 (45,000.00) and 1.00 Acres-HS Size Adj (4,500.00).

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 include One Story (1,056 Sqft), OTHER (Masonry Trim), OTHER Units-0 (Roof Cover), Concrete Slab (Basement), etc.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1986 (0 TYPICAL), Functional Obsolescence (None), Economic Obsolescence (None), Phys. % (90%), Func. % (100%), Econ. % (100%), Value(Rcnld) (109,687).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Frame Shed (1986, 96 D 100, 632 Avq., 82%, 100%, 100%, 518).

Acpt Land 49,500 Accepted Bldg 110,200 Total 159,700

WISCASSET
 Name: WARK, PETER MICHAEL

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.10	R 20+-Rear 20+	625.00	4,438	100%		4,438
Total Acres 28.10						91,438
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SLAB.....	2021	2400	C 100	7,500	Ava.	92%	100%	100%	6,900
Outbuilding Total									6,900

Acpt Land 91,400 **Accepted Bldg** 6,900 **Total** 98,300

Neighborhood: RURAL WEST

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

Sale Data
Sale Date: 12/21/2016
Sale Price: 147,000
Sale Type: Land & Buildings
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
30.00	R 20+-Rear 20+	625.00	18,750	100%		18,750
Total Acres 51.00						Land Total 105,750

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	598 Sqft	Grade C 100	Base	96,594
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	-3,715
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	
1900	0	TYPICAL	TYPICAL	Above Average	Typical	92,879	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	69,659

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	152	C 100	11,925	Avq+	75%	100%	100%	8,944
Open Frame Porch	1900	48	C 100	1,501	Avq+	75%	100%	100%	1,126
Wood Deck	1900	140	C 100	1,972	Avq+	75%	100%	100%	1,479
AV POLE SHED....	1900	182	C 100	1,146	Avq+	75%	100%	100%	860
Frame Shed	1900	84	C 100	642	Avq.	65%	100%	100%	417
Barn 1S	2017	1000	D 100	27,208	Avq.	92%	100%	100%	25,031
1,198 SFLA									
Outbuilding Total									37,857

Acpt Land 105,800 **Accepted Bldg** 107,500 **Total** 213,300

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 columns: Units, Method - Description, 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). Rows include Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land 49,700 Accepted Bldg 54,900 Total 104,600

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
61.00	R 20+-Rear 20+	625.00	38,125	100%		38,125	
Total Acres 82.00						Land Total	125,125

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade C 95	Base	76,197
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 Full 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	2,875
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	79,072	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		42%	100%	100%	33,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	96	C 95	1,341	Fair	42%	100%	100%	563
ONE STORY FRAME	1900	120	C 95	8,942	Fair	42%	100%	100%	3,756
Frame Shed	1900	96	E 100	544	Fair	42%	100%	100%	228
Frame Shed	1900	80	D 100	526	Avq.	65%	100%	100%	342
1 ST BARN.....	1900	1632	E 100	36,529	Poor	25%	100%	100%	9,132
840 SFLA									
Outbuilding Total									14,021

Acpt Land

125,100

Accepted Bldg

47,200

Total

172,300

Account: 180 Card: 2 of 2 Map/Lot: R02-006
Location: 432 LOWELLTOWN ROAD

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	131,921
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	87,891
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,327
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			227,139		
1996	2006	TYPICAL	TYPICAL	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None			None	88%	100%	100%		199,882		
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1996	96	C 100	735	Avq.	87%	100%	100%	639	
Wood Deck	1996	48	C 100	800	Avq-	77%	100%	100%	616	
AB.GR. POOL.....	1999	1	C 100	1,250	Avq.	99%	100%	100%	1,238	
Wood Deck	2003	49	C 100	812	Avq.	90%	100%	100%	731	
Wood Deck	2003	63	C 100	991	Avq.	90%	100%	100%	892	
Open Frame Porch	2003	480	C 100	12,436	Avq.	90%	100%	100%	11,192	
Wood Deck	2010	336	C 100	4,471	Avq.	92%	100%	100%	4,113	
1,836 SFLA										
Acpt Land					0	Accepted Bldg		219,300	Total	219,300

WISCASSET
Name: MANK, RICHARD L

Valuation Report

09/27/2023

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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	125,100	47,200	172,300	125,100	47,200	172,300
2	0	219,300	219,300	0	219,300	219,300
TOTAL	125,100	266,500	391,600	125,100	266,500	391,600

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	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92						Land Total 49,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	0	120	D 100	1,478	Avq-	57%	100%	100%	842
Frame Shed	0	288	D 100	1,895	Avq-	57%	100%	100%	1,080
14' Mobile Home	2005	14X66	D 100	80,784	Avq.	86%	100%	100%	69,628
SLAB.....	2005	924	C 100	2,888	Avq.	91%	100%	100%	2,628
Frame Garage	2005	320	C 100	13,328	Avq.	86%	100%	100%	11,487
924 SFLA						Outbuilding Total			85,665

Acpt Land 49,100 **Accepted Bldg** 85,700 **Total** 134,800

Name: ANDRETTA(HEIRS OF), GAIL M

Map/Lot:

R02-006-B

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

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, SLAB, and 980 SFLA.

Acpt Land 54,000 Accepted Bldg 58,800 Total 112,800

Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 05/06/2022
Topography	Level	Sale Price 115,000
Utilities	Drilled WellSeptic System	Sale Type Mobile Home
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B4201P0112
 Reference 2 R-02-006/CO 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00			Land Total			52,000

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,404 Sqft	Grade D 105	Base	105,925
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	-16,878
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	3,847
Attic	None			Attic	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	92,894			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	85,462		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	70	C 100	1,080	Avq.	92%	100%	100%	994
Frame Shed	2008	60	C 90	412	Avq.	92%	100%	100%	379
Frame Shed	2008	120	D 90	710	Avq-	82%	100%	100%	582
1,404 SFLA									Outbuilding Total 1,955
Acpt Land		52,000	Accepted Bldg		87,400	Total		139,400	

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	45,000.00	45,000	95%	Topoqrphry	42,750	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250	
Total Acres 1.50						Land Total	48,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1990	14X70	C 100	113,130	Avq-	47%	50%	100%	26,444
Wood Deck	1990	240	D 100	2,792	Avq-	74%	100%	100%	2,066
Frame Garage	1994	576	D 100	17,730	Avq-	76%	100%	100%	13,475
Frame Shed	1990								100
----- S O U N D V A L U E -----									
980 SFLA									42,085
Acpt Land		48,500	Accepted Bldg		42,100	Total			90,600

WISCASSET
 Name: MARTIN, JOHN R
 MARTIN, ANGELA

Valuation Report

09/27/2023

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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	45,000.00	45,000	80%	Access	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00			Land Total			76,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,152 Sqft	Grade B 100	Base	213,993
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	4,899
Attic	None			Attic	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	218,892			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		91%	100% 100%	199,192			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2004	150	B 100	19,492	Avq.	91%	100%	100%	17,738
2 STORY GARAGE	2004	728	B 100	47,679	Avq.	91%	100%	100%	43,388
Open Frame Porch	2004	50	B 100	1,785	Avq.	91%	100%	100%	1,624
Wood Deck	2004	50	B 100	949	Avq.	91%	100%	100%	864
2,241 SFLA									
						Outbuilding Total			63,614
Acpt Land		76,800		Accepted Bldg		262,800		Total	339,600

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 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 Garage, Frame Shed, AB.GR. POOL....., 1,152 SFLA.

Summary row: Acpt Land 50,300 Accepted Bldg 125,400 Total 175,700

WISCASSET
 Name: BARNES, RONALD D
 OSMOND, TABETHA

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02			Land Total			49,550

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	704 Sqft	Grade C 100	Base	113,716
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	113,716			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	73,915			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	64	C 100	1,004	Avq.	65%	100%	100%	653
ONE STORY FRAME	1900	112	C 100	8,786	Avq.	65%	100%	100%	5,711
Wood Deck	1900	96	C 100	1,411	Avq.	65%	100%	100%	917
Frame Shed	1900	128	C 100	979	Avq-	57%	100%	100%	558
1.25 ST GARAGE..	2008	576	C 100	31,914	Avq.	92%	100%	100%	29,361
1,344 SFLA									37,200
Acpt Land				49,600	Accepted Bldg		111,100	Total	160,700

WISCASSET
 Name: GALLAGHER, CAROL A

Valuation Report

09/27/2023

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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+	625.00	24,125	100%		24,125
Total Acres 38.60				Land Total		24,125

Acpt Land	24,100	Accepted Bldg	0	Total	24,100
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WISCASSET

Valuation Report

09/27/2023

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	387.00	13,932	100%		13,932
14.00	Acres-Hardwood	251.00	3,514	100%		3,514
3.00	Acres-Wasteland	75.00	225	100%		225
Total Acres 53.00			Land Total			17,671

Accpt Land 17,700 **Accepted Bldg** 0 **Total** 17,700

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

Sale Data
 Sale Date 12/07/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.26	Acres-Rear Land 1-10	2,500.00	13,150	100%		13,150
Total Acres 6.26					Land Total	62,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1982	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
924 SFLA						Outbuilding Total			12,118
Acpt Land		62,700	Accepted Bldg		12,100	Total			74,800

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 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, 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 1994, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Good, Layout Typical, Total 209,692. Includes Functional and Economic Obsolescence.

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, Frame Garage, and 1,728 SFLA.

Acpt Land 100,800 Accepted Bldg 241,300 Total 342,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
16.00	R 20+-Rear 20+	625.00	10,000	100%		10,000
Total Acres 37.00					Land Total	97,000

Acpt Land 97,000 **Accepted Bldg** 0 **Total** 97,000

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.38	Acres-Rear Land 1-10	2,500.00	8,450	100%		8,450
Total Acres 4.38					Land Total	57,950

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,456 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	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,442
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,456	Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	88,167
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value(Rcnld)
						68,770

Acpt Land 58,000 **Accepted Bldg** 68,800 **Total** 126,800

WISCASSET
 Name: ALLEN, FRANK G JR

Valuation Report

09/27/2023

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Map/Lot:

R02-010-C " ON"

Location:

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

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14' Mobile Home	2005	14X76	D 100	90,549	Avq-	81%	50%	100%	36,446	
Wood Deck	2017	80	C 100	1,208	Avq.	92%	100%	100%	1,111	
1,064 SFLA									37,557	
Acpt Land						0	Accepted Bldg		37,600	Total
									37,600	

WISCASSET
 Name: GG IV, LLC.

Valuation Report

09/27/2023

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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 01/04/2023
 Sale Price 123,000
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92					Land Total	51,800

Accpt Land 51,800 **Accepted Bldg** 0 **Total** 51,800

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

Sale Data
Sale Date: 01/04/2023
Sale Price: 123,000
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): Land Schedule 103

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,456 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
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	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1997	0	TYPICAL	TYPICAL	Below Average	78%	100%	100%	89,389		
Functional Obsolescence		Economic Obsolescence						69,723		
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1997	64	D 100	421	Avq-	78%	100%	100%	328	
1,456 SFLA									328	
Acpt Land							0	Accepted Bldg		70,100
								Total		70,100

Name: COLBY, CARROLL R J/T

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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, Material/Type, Area/Spec, Grade/Type, Base, 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 2005, 0, TYPICAL, TYPICAL, Good, Typical, and 236,032.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 97%, 100%, 100%, and 228,951.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, QUONSET, and 1,694 SFLA.

Acpt Land 103,500 Accepted Bldg 255,600 Total 359,100

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	45,000.00	45,000	100%		45,000
0.35	Acres-HS Size Adj	4,500.00	1,575	100%		1,575
Total Acres 0.35						Land Total
						46,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1970	440	D 100	14,400	Avq.	74%	100%	100%	10,656
14' Mobile Home	2002	14X72	D 100	86,643	Avq.	80%	50%	100%	34,863
SLAB.....	2002	1008	D 100	2,709	Avq.	90%	50%	100%	1,219
Frame Shed	2002	16	C 100	122	Avq.	90%	100%	100%	110
1,008 SFLA									Outbuilding Total
								46,848	

Acpt Land	46,600	Accepted Bldg	46,800	Total	93,400
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Name: GAGNON, SARAH

Page 237

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 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 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.

Acpt Land

50,000

Accepted Bldg

126,900

Total

176,900

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 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). Rows include Built 1940, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land 50,500 Accepted Bldg 82,100 Total 132,600

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

Sale Data
Sale Date: 05/25/2022
Sale Price: 83,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4687P0059
Reference 2: R-02-012-D
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	50,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 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	Concrete Slab	Basement	None	Basement	-14,838
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	3,664
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	81,947	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	75,391

Acpt Land 50,000 **Accepted Bldg** 75,400 **Total** 125,400

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
0.53	Acres-HS Size Adj	4,500.00	2,385	100%		2,385
Total Acres 0.53					Land Total	47,385

Acpt Land	47,400	Accepted Bldg	0	Total	47,400
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 105	Base	125,905
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	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	125,905
Functional Obsolescence						Value(Rcnld)
None						100,724
Economic Obsolescence						
None						
Phys. %						
80%						
Func. %						
100%						
Econ. %						
100%						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1850	140	C 100	1,071	Avq.	65%	100%	100%	696
Barn 1S	2005	480	C 100	17,050	Avq.	91%	100%	100%	15,516
1,170 SFLA									
Outbuilding Total									16,212

Acpt Land	51,300	Accepted Bldg	116,900	Total	168,200
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Neighborhood **RURAL WEST**

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

Sale Data
Sale Date **08/18/2022**
Sale Price **140,700**
Sale Type **Land & Buildings**
Financing **Unknown**
Verified **Public Record**
Validity **Other Non Valid**

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.90	Acres-Rear Land 1-10	2,500.00	12,250	100%		12,250
Total Acres 5.90						Land Total 61,750

Dwelling Description

Replacement Cost New

Ranch	One Story	960 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	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	117,905
Functional Obsolescence						Value(Rcnld)
None						101,398

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1992	120	C 105	9,885	Avq.	86%	100%	100%	8,501	
Open Frame Porch	1992	72	C 105	2,214	Avq.	86%	100%	100%	1,904	
Frame Shed	2007	168	C 100	1,285	Avq.	92%	100%	100%	1,182	
Frame Shed	1950	168	C 100	1,285	Fair	42%	100%	100%	540	
Frame Shed	1960	170	C 100	1,300	Fair	46%	100%	100%	598	
Frame Shed	2009	256	D 100	1,685	Avq-	82%	100%	100%	1,382	
1,080 SFLA									Outbuilding Total 14,107	

Acpt Land 61,800 Accepted Bldg 115,500 Total 177,300

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 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 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. Rows include Open Frame Porch, Wood Deck, Frame Shed, and 960 SFLA.

Acpt Land 61,800 Accepted Bldg 125,700 Total 187,500

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000	
Total Acres 7.00						Land Total	64,500

Dwelling Description

Replacement Cost New

Other	One Story	504 Sqft	Grade D 90	Base	37,937
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	-6,578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,597
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	3,795
Attic	1/2 Finished			Fireplace	0
FirePlaces	0			Insulation	-692
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Poor	Inadeq.	31,865
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		25%	99%	100%
						Value
						Rcnld
						7,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	1940	192	D 90	11,659	Poor	25%	99%	100%	2,886
Wood Deck	1970	64	D 90	778	Poor	25%	99%	100%	192
Frame Garage	1970	672	E 100	17,279	Fair	52%	100%	100%	8,985
Frame Shed	1940			---- SOUND VALUE ----				100	
Frame Shed	1940			---- SOUND VALUE ----				100	
Frame Shed	1940			---- SOUND VALUE ----				100	
Frame Shed	1940			---- SOUND VALUE ----				100	
Frame Shed	1940			---- SOUND VALUE ----				100	
Barn 1S	2000	240	D 100	8,872	Fair	68%	100%	100%	6,033
696 SFLA				Outbuilding Total				18,596	

Acpt Land	64,500	Accepted Bldg	26,500	Total	91,000
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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 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 Shed, 2 & 1/2 STORY FR, Wood Deck, 2,640 SFLA.

Summary row: Acpt Land 55,300 Accepted Bldg 211,500 Total 266,800

WISCASSET
 Name: NILES, JOHN A
 NILES, DONNA M

Valuation Report

09/27/2023

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Account: 206 Card: 1 of 1

Map/Lot:
 Location:

R02-015-B
 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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675	
Total Acres 3.67						Land Total	56,175

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	864 Sqft	Grade B 100	Base	184,569
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	4,899
Attic	None			Attic	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	189,468			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	153,469			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1979	132	C 100	5,838	Avq.	78%	0%	100%	0
Open Frame Porch	1979	288	C 100	7,576	Avq.	78%	0%	100%	0
Wood Deck	1979	280	C 100	3,758	Avq.	78%	0%	100%	0
1.75 ST GARAGE..	1979	616	C 100	53,785	Avq.	78%	0%	100%	0
Frame Garaqe	1979	672	C 100	23,350	Avq.	78%	100%	100%	18,213
1,512 SFLA									
Outbuilding Total									18,213
Acpt Land		56,200		Accepted Bldg		171,700		Total	227,900

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	45,000.00	45,000	100%		45,000
0.62	Acres-HS Size Adj	4,500.00	2,790	100%		2,790
Total Acres 0.62			Land Total			47,790

Dwelling Description				Replacement Cost New	
Ranch	Two Story	936 Sqft	Grade C 105	Base	183,931
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	4,473
Attic	None			Attic	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	188,404	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	150,723

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1978	200	C 100	15,690	Avq.	78%	100%	100%	12,238
ONE STORY FRAME	1978	192	C 100	15,062	Avq.	78%	100%	100%	11,748
Wood Deck	1978	256	C 100	3,451	Avq.	78%	100%	100%	2,692
1S AD/GAR.....	1978	428	C 100	37,551	Avq.	78%	100%	100%	29,290
Frame Garaqe	1978	230	C 100	10,765	Avq.	78%	100%	100%	8,397
2 STORY GARAGE	1978	448	C 100	25,514	Avq.	78%	100%	100%	19,901
Frame Shed	1978	216	C 100	1,652	Avq.	78%	100%	100%	1,289
Frame Shed	1978	96	C 100	735	Avq.	78%	100%	100%	573
Wood Deck	1978	384	C 100	5,084	Avq.	78%	100%	100%	3,966
Frame Garaqe	1978	168	C 105	9,449	Avq.	80%	100%	100%	7,559
2,264 SFLA						Outbuilding Total			97,653

Acpt Land	47,800	Accepted Bldg	248,400	Total	296,200
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Name: NICHOLS, RANDALL H

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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 columns: Units, Method - Description, 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 1991, 0 TYPICAL, TYPICAL, Average, Typical, 149,262.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 86%, 100%, 100%, 128,365.

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, 1,344 SFLA, and Outbuilding Total.

Acpt Land 53,000 Accepted Bldg 163,800 Total 216,800

Name: DELANO, RICHARD L

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, Material, 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, 202,904.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Bay Window, Wood Deck, Frame Bay Window, Frame Shed, and 1,725 SFLA.

Summary row: Acpt Land 49,200 Accepted Bldg 201,500 Total 250,700

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): 50 0 0 Land Schedule 103

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	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40						Land Total 55,500

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,114 Sqft	Grade B 100	Base	251,175
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	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	256,074
Functional Obsolescence						Value(Rcld)
None						235,588

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcld	
1S BAY WIND/BSMT	2007	16	B 100	1,834	Avq.	92%	100%	100%	1,687	
Wood Deck	2008	60	C 100	952	Avq.	92%	100%	100%	876	
Open Frame Porch	2008	60	C 100	1,805	Avq.	92%	100%	100%	1,661	
Frame Garage	2010	280	C 100	12,189	Avq.	92%	100%	100%	11,214	
Frame Shed	2011	49	C 100	375	Avq.	92%	100%	100%	345	
2,244 SFLA									Outbuilding Total 15,783	

Acpt Land	55,500	Accepted Bldg	251,400	Total	306,900
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	174,451
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	-22,141

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	152,310
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						140,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2011	144	C 100	2,024	Avq.	92%	100%	100%	1,862
BSMT ENTRY.....	2011	18	C 100	275	Avq.	92%	100%	100%	253
Frame Shed	2011	120	C 100	918	Avq.	92%	100%	100%	845
1,323 SFLA									2,960
Outbuilding Total									2,960

Acpt Land	50,800	Accepted Bldg	143,100	Total	193,900
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Account: 2651 Card: 1 of 1

Location: 509 LOWELLTOWN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10					Land Total	54,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 100	Base	183,407
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	-20,874
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	4,260
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	Kitchens	Baths	Condition	Layout	Total	
None	0	TYPICAL	TYPICAL	Average	Typical	166,793	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	153,450

Acpt Land 54,800 **Accepted Bldg** 153,500 **Total** 208,300

WISCASSET

Valuation Report

09/27/2023

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

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	4,500.00	4,500	100%		4,500
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	50,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1972	12X62	D 100	66,168	Avq-	40%	50%	100%	13,234
Wood Deck	2001	72	D 100	950	Fair	69%	100%	100%	656
Wood Deck	2001	72	D 100	950	Fair	69%	100%	100%	656
Wood Deck	2001	64	D 100	864	Fair	69%	100%	100%	596
744 SFLA									15,142

Acpt Land	50,500	Accepted Bldg	15,100	Total	65,600
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WISCASSET

Valuation Report

09/27/2023

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 49,500 Accepted Bldg 30,800 Total 80,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						Land Total 59,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 95	Base	112,009
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	112,009
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %			Value Rcnld
None			95%			
Functional %						Value Rcnld
100%						
Econ. %						Value Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	400	C 95	5,022	Avq-	74%	100%	100%	3,716
1SFr Overhang	1989	72	C 95	5,366	Avq-	74%	100%	100%	3,971
Frame Shed	2020	192	E 100	1,088	Avq.	92%	100%	100%	1,001
1,080 SFLA									8,688
Outbuilding Total									8,688

Acpt Land 59,500 **Accepted Bldg** 115,100 **Total** 174,600

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: Description, Material/Type, Area/Spec, 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. Values include 1997, 0, TYPICAL, TYPICAL, Average, Typical, 152,687.

Table for Outbuildings/ Additions/ Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists items like Open Frame Porch, 1.75 ST GARAGE, Frame Shed, etc.

Summary row for Acpt Land (59,500) and Accepted Bldg (251,700) with a Total of 311,200.

WISCASSET
 Name: THOMAS, STEVEN L
 THOMAS, DONNA J

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03						Land Total 49,575

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	864 Sqft	Grade C 105	Base	101,061
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	-5,636
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
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	100,105
Functional Obsolescence						Value(Rcnld)
None						88,092

Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Total		
None		None		88%	100%	100%	88,092		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	140	C 105	2,071	Avq.	88%	100%	100%	1,822
Frame Shed	2005	80	C 100	612	Avq.	91%	100%	100%	557
864 SFLA									
Outbuilding Total									2,379

Acpt Land 49,600 **Accepted Bldg** 90,500 **Total** 140,100

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 columns: 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.

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 Shed, Open Frame Porch, Frame Garage, Wood Deck, Open Frame Porch, ONE STORY FRAME, WAREHOUSE WD...., 2,702 SFLA.

Summary row: Acpt Land 81,600 Accepted Bldg 479,200 Total 560,800

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425	
Total Acres 1.57						Land Total	50,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X68	C 100	110,520	Avq+	62%	50%	100%	33,997
Wood Deck	1985	192	C 100	2,635	Avq.	81%	100%	100%	2,134
Open Frame Porch	1985	96	C 100	2,716	Avq.	81%	100%	100%	2,200
Frame Garage	1985	864	C 100	28,818	Avq.	81%	100%	100%	23,343
Frame Shed	1985	144	C 100	1,101	Avq.	81%	100%	100%	892
952 SFLA						Outbuilding Total			62,566

Acpt Land

50,900

Accepted Bldg

62,600 **Total**

113,500

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 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1993, 0, TYPICAL, TYPICAL, Average, Typical, 162,402.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, 1,352 SFLA, and Outbuilding Total.

Summary row: Acpt Land 55,500 Accepted Bldg 145,600 Total 201,100

WISCASSET

Valuation Report

09/27/2023

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

Zoning/Use SHORE STREAM PRO RU
Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Accpt Land	51,000	Accepted Bldg	0	Total	51,000
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WISCASSET
 Name: APPLB, LLC.

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						59,500
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2022	3600	D 100	91.784	Avq.	92%	100%	100%	84,441
Outbuilding Total									84,441

Acpt Land

59,500

Accepted Bldg

84,400

Total

143,900

WISCASSET

Valuation Report

09/27/2023

Name: MARINO, MARK A

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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

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, Wood Deck, Frame Shed, 784 SFLA, and summary rows for Accpt Land and Accepted Bldg.

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.60	Acres-Rear Land 1-10	2,500.00	16,500	100%		16,500
Total Acres 7.60						Land Total 66,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 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
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	3,664
Attic	None			Attic	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	109,891
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		59%	100%	100%
						Value Rcnld 64,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	459	D 100	5,195	Fair	59%	100%	100%	3,065
1.75 ST BARN....	1988	800	C 100	50,824	Avq-	73%	100%	100%	37,102
Frame Shed	1996	560	C 100	4,284	Avq-	77%	100%	100%	3,299
Encl Frame Porch	1998	160	C 100	6,980	Avq-	78%	100%	100%	5,444
Frame Shed	1977	160	D 100	1,052	Avq-	68%	100%	100%	715
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	3,248	Avq.	92%	100%	100%	2,988
Frame Shed	2020	64	D 100	421	Avq.	92%	100%	100%	387
Frame Garage	2020	864	C 100	28,818	Avq.	92%	100%	100%	26,513
1,056 SFLA									
Outbuilding Total									79,513

Acpt Land

66,000

Accepted Bldg

144,300

Total

210,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40						Land Total
						55,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1989	14X66	C 100	107,910	Avq.	56%	50%	100%	30,061
SLAB.....	1989	1466	C 100	4,581	Avq.	83%	100%	100%	3,802
Frame Shed	2002	384	C 100	2,938	Avq.	90%	100%	100%	2,644
ONE STORY FRAME	2003	224	C 100	17,572	Avq.	90%	100%	100%	15,815
Frame Garage	1989	576	C 100	20,616	Avq.	83%	100%	100%	17,111
Frame Shed	1989	192	C 100	1,469	Avq.	83%	100%	100%	1,219
Frame Shed	1989	180	C 100	1,378	Avq.	83%	100%	100%	1,144
ONE STORY FRAME	1989	64	C 100	5,021	Avq.	83%	100%	100%	4,167
ONE STORY FRAME	2007	400	C 100	31,380	Avq.	92%	100%	100%	28,870
Frame Garage	1989	264	C 100	11,732	Avq.	83%	100%	100%	9,738
1,612 SFLA									Outbuilding Total
									114,571

Acpt Land	55,500	Accepted Bldg	114,600	Total	170,100
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WISCASSET
 Name: PERRY, LEANITA M

Valuation Report

09/27/2023

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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

09/27/2023
Page 267
R02-018-B

Account: 1989

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	55,500	114,600	170,100	55,500	114,600	170,100
2	0	0	0	0	0	0
TOTAL	55,500	114,600	170,100	55,500	114,600	170,100

Name: GOUD, DUANE E

GOUD, PATRICIA L

Map/Lot:

R02-018-C

Account: 2737 Card: 1 of 1

Location: 437 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00			Land Total			57,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	154,960
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	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
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	
2022	0	TYPICAL	TYPICAL	Average	Typical	159,220	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		92%	40%	100%	58,593

Acpt Land

57,000

Accepted Bldg

58,600 Total

115,600

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	SHORE STREAM PRO RU	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.75	Acres-Rear Land 1-10	2,500.00	11,875	100%		11,875
Total Acres 5.75			Land Total			61,375

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,320 Sqft	Grade C 100	Base	154,399
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			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	160,781
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Patio	1964	105	C 100	1,191	Avg-	66%
1,320 SFLA						100%
Outbuilding Total						786

Acpt Land	61,400	Accepted Bldg	106,900	Total	168,300
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.65	Acres-Rear Land 1-10	2,500.00	6,625	100%		6,625
Total Acres 3.65						Land Total 56,125

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	149,252 0 0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-5,740
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	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	147,985
Functional Obsolescence						Value(Rcnld)
None						121,348

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1983	128	C 100	10,041	Avq.	80%	100%	100%	8,033
Wood Deck	1983	48	C 100	800	Avq.	80%	100%	100%	640
Encl Frame Porch	1983	48	C 100	2,410	Avq.	80%	100%	100%	1,928
Encl Frame Porch	1983	80	C 100	3,715	Avq.	80%	100%	100%	2,972
Wood Deck	2002	72	C 100	1,105	Avq.	90%	100%	100%	994
Wood Deck	2002	72	C 100	1,105	Avq.	90%	100%	100%	994
Frame Garage	2005	728	D 100	21,452	Avq.	81%	100%	100%	17,376
Open Frame Porch	1983	96	C 100	2,716	Avq.	80%	100%	100%	2,173
1,668 SFLA									Outbuilding Total 35,110

Acpt Land	56,100	Accepted Bldg	156,500	Total	212,600
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Valuation Report

Account: 2307 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: 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.08	Acres-Rear Land 1-10	2,500.00	2,700	100%		2,700
Total Acres 2.08					Land Total	52,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1990	14X72	D 100	86,643	Avq-	47%	50%	100%	20,253
Wood Deck	2010	80	C 100	1,208	Avq.	92%	100%	100%	1,111
Outbuilding Total									21,364
Accpt Land		52,200	Accepted Bldg		21,400	Total			73,600

Valuation Report

Map/Lot: R02-020

Account: 224 Card: 1 of 1

Location: 393 LOWELLTOWN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03						Land Total: 49,575

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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	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	112,290
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld)
						88,709

Acpt Land 49,600 **Accepted Bldg** 88,700 **Total** 138,300

Valuation Report

Map/Lot: R02-021

Account: 225 Card: 1 of 1

Location: 403 LOWELLTOWN ROAD

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

Sale Data
 Sale Date: 02/12/2016
 Sale Price: 20,000
 Sale Type: Land Only
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
8.00	Acres-Wasteland	75.00	600	100%		600
Total Acres 12.00						57,600

Dwelling Description

Replacement Cost New

Conventional	One Story	2,016 Sqft	Grade D 100	Base	189,276
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	-23,081
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	3,664
Attic	1/2 Finished			Attic	11,140
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	TYPICAL	TYPICAL	Average	Typical	180,999	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	166,519

Accpt Land 57,600 **Accepted Bldg** 166,500 **Total** 224,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.87	Acres-Rear Land 1-10	2,500.00	2,175	100%		2,175
Total Acres 1.87					Land Total	51,675

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	832 Sqft	Grade C 100	Base	92,684
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	Plumbing	0
Baths	1	Half Baths	0	Attic	6,649
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			
1985	0	TYPICAL	TYPICAL	Average	Inadeq.	99,333			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	99%	100%	81,622				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	200	C 100	8,612	Avq.	81%	100%	100%	6,976
Wood Deck	1985	324	C 100	4,319	Avq.	81%	100%	100%	3,498
Open Frame Porch	1985	96	C 100	2,716	Avq.	81%	100%	100%	2,200
Wood Deck	1985	110	C 100	1,590	Avq.	81%	100%	100%	1,288
832 SFLA									
						Outbuilding Total		13,962	

Acpt Land	51,700	Accepted Bldg	95,600	Total	147,300
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Name: YOUNG, MATTHEW J

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 176,636.

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 59,800 Accepted Bldg 276,000 Total 335,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15			Land Total			49,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade D 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 1/2 Bmt	Basement	-5,984
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,411
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,442
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	104,965	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		92%	60%	100%	57,941

Acpt Land

49,900

Accepted Bldg

57,900

Total

107,800

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	45,000.00	45,000	100%		45,000
0.74	Acres-HS Size Adj	4,500.00	3,330	100%		3,330
Total Acres 0.74						48,330

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade B 95	Base	139,545
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	30,406
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	181,577
Functional Obsolescence						Value(Rcnld)
None						147,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1957	552	B 95	47,311	Avq+	81%	100%	100%	38,322
ONE STORY FRAME	1957	330	B 95	28,284	Avq+	81%	100%	100%	22,910
Wood Deck	1957	260	B 95	3,826	Avq+	81%	100%	100%	3,099
1.50 ST SHED....	1957	396	C 100	3,465	Avq.	67%	100%	100%	2,322
Frame Shed	1957	360	C 100	2,754	Avq.	67%	100%	100%	1,845
Frame Garaqe	1957	440	C 100	16,744	Avq.	67%	100%	100%	11,218
Outbuilding Total									79,716

Acpt Land 48,300 **Accepted Bldg** 226,800 **Total** 275,100

Name: MOORE, ELAINE F

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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Outbuildings/Additions/Improvements and summary rows for Acpt Land and Accepted Bldg.

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.28	Acres-Rear Land 1-10	2,500.00	3,200	100%		3,200
Total Acres 2.28					Land Total	52,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 105	Base	155,364
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 BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	159,837				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		65%	100% 100%	103,894				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1827	96	C 105	1,481	Avq.	65%	100%	100%	963	
Frame Shed	1960	136	D 100	895	Avq-	61%	100%	100%	546	
Frame Garage	1960	676	C 100	23,464	Avq-	61%	100%	100%	14,313	
Frame Shed	2016	216	E 100	1,222	Avq.	92%	100%	100%	1,124	
1,312 SFLA									Outbuilding Total	16,946

Acpt Land 52,700 **Accepted Bldg** 120,800 **Total** 173,500

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
8.67	Acres-Rear Land 1-10	2,500.00	21,675	100%		21,675	
Total Acres 9.67						Land Total	71,175

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,056 Sqft	Grade B 100	Base	238,098
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	9,798
Attic	None			Attic	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	247,896
Functional Obsolescence						Value(Rcnld)
None						210,712

Outbuildings/ Additions/ Improvements		Phys. %	Func. %	Econ. %	Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1970	136	B 100	2,210	Avq+	85%	100%	100%	1,878	
Frame Shed	2002	280	C 100	2,142	Avq.	90%	100%	100%	1,928	
2,112 SFLA									Outbuilding Total	3,806

Acpt Land 71,200 **Accepted Bldg** 214,500 **Total** 285,700

WISCASSET
 Name: STINSON, W.L.

Valuation Report

09/27/2023

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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	45,000.00	90,000	100%		90,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
14.00	Acres-Rear Land 11-20	1,250.00	17,500	100%		17,500
74.40	R 20+-Rear 20+	625.00	46,500	100%		46,500
Total Acres 99.40						Land Total 185,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,848 Sqft	Grade C 105	Base	216,159
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	58,707
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	286,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	214,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1965	70	C 105	5,766	Avq.	75%	100%	100%	4,324
1.75 ST GARAGE..	1980	1260	C 100	110,014	Avq.	79%	80%	100%	69,529
Frame Shed	1980	400	D 100	2,631	Avq-	70%	100%	100%	1,842
Wood Deck	2002	370	C 100	4,905	Avq.	90%	100%	100%	4,414
1,918 SFLA									
Outbuilding Total									80,109

Acpt Land 185,500 **Accepted Bldg** 294,600 **Total** 480,100

WISCASSET
 Name: STINSON, W.L.

Valuation Report

09/27/2023

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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	120,094
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			120,094	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		65%	100%	100%	78,061			
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 ST SHED....	1900	377	D 100	3,040	Fair	42%	80%	100%	1,022
1,116 SFLA									
							Outbuilding Total		1,022
Acpt Land			0	Accepted Bldg		79,100	Total		79,100

WISCASSET

Valuation Report

09/27/2023

Name: STINSON, W.L.

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STINSON, PRISCILLA

Map/Lot:

R02-027

Account: 232

Location:

467 WILLOW LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	185,500	294,600	480,100	185,500	294,600	480,100
2	0	79,100	79,100	0	79,100	79,100
TOTAL	185,500	373,700	559,200	185,500	373,700	559,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1993	14X76	C 100	120,960	Avq.	63%	50%	100%	38,304
Frame Garage	1993	624	B 100	25,281	Avq.	85%	100%	100%	21,489
SLAB.....	1993	1064	C 100	3,325	Avq.	85%	100%	100%	2,826
1,064 SFLA						Outbuilding Total			62,619

Acpt Land 51,000 **Accepted Bldg** 62,600 **Total** 113,600

WISCASSET
 Name: LEIGHTON, GARDNER M
 LEIGHTON, MARY L

Valuation Report

09/27/2023

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Account: 236 Card: 1 of 1

Map/Lot: R02-029-A
 Location: 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.48	Acres-Rear Land 1-10	2,500.00	8,700	100%		8,700
Total Acres 4.48						58,200

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade C 105	Base		151,311
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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
1982	0	TYPICAL	TYPICAL	Above Average	Typical	151,311
Functional Obsolescence						Value(Rcnld)
None						134,667

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	256	C 100	20,084	Avq.	92%	100%	100%	18,477
Frame Garage	1982	864	C 100	28,818	Avq.	80%	100%	100%	23,054
Frame Shed	1982	220	C 100	1,682	Avq.	80%	100%	100%	1,346
Frame Shed	1982	180	C 100	1,378	Avq.	80%	100%	100%	1,102
Canopy	1982	120	C 100	1,606	Avq.	80%	100%	100%	1,285
Canopy	1982	120	C 100	1,606	Avq.	80%	100%	100%	1,285
AB.GR. POOL.....	1982	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	1982	616	C 100	8,041	Avq.	80%	100%	100%	6,433
1,488 SFLA	Outbuilding Total								

Acpt Land 58,200 **Accepted Bldg** 188,900 **Total** 247,100

WISCASSET

Valuation Report

09/27/2023

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC.

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Account: 2069 Card: 1 of 1

Map/Lot:
Location:

R02-029-B
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	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
16.00	R 20+-Rear 20+	625.00	10,000	100%		10,000
Total Acres 37.00					Land Total	74,500

Acpt Land	74,500	Accepted Bldg	0	Total	74,500
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Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 01/01/1994
Topography	Level	Sale Price 125,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675
Total Acres 3.67			Land Total			56,175

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	142,254
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	-2,264
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	149,673
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						104,771

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	600	C 100	21,300	Avg.	76%	100%	100%	16,188
1.25 ST SHED....	1975	555	C 100	4,510	Avg.	76%	100%	100%	3,428
1,296 SFLA									
Outbuilding Total									19,616

Acpt Land	56,200	Accepted Bldg	124,400	Total	180,600
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Name: GRAHAM, THEODORE J

GRAHAM, SAMANTHA L

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: 07/13/2022
 Sale Price: 293,000
 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): Land Schedule 103

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	4,500.00	4,500	100%		4,500	
2.05	Acres-Rear Land 1-10	2,500.00	5,125	100%		5,125	
Total Acres 3.05						Land Total	54,625

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	560 Sqft	Grade C 105	Base	83,771
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	Dry Full Bmt	Basement	0
Fin. Basement Area	806 Sqft, Grade C	Basement Gar	None	Fin Bsmt	47,108
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	4,473
Attic	None			Attic	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	135,352			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
LAYOUT.....		None		78%	90% 100%	95,017			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	55	C 100	889	Avq.	75%	100%	100%	667
Wood Deck	1972	168	C 100	2,330	Avq.	75%	100%	100%	1,748
1.75 ST GARAGE..	1972	576	C 100	50,292	Avq.	75%	100%	100%	37,719
1 Story/BASEMENT	1972	336	C 105	32,674	Avq.	78%	100%	100%	25,486
1,316 SFLA	Outbuilding Total								65,620

Acpt Land 54,600 **Accepted Bldg** 160,600 **Total** 215,200

WISCASSET
 Name: JAMES, ERNEST
 JAMES, MARTHA

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84					Land Total	51,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	0	720	C 100	24,718	Avq.	65%	100%	100%	16,067
14' Mobile Home	1984	14X66	D 100	80,784	Avq.	50%	50%	100%	20,196
Frame Shed	1980	84	D 100	552	Fair	57%	100%	100%	315
Wood Deck	2008	78	C 100	1,182	Avq.	92%	100%	100%	1,087
Wood Deck	2008	112	C 100	1,615	Avq.	92%	100%	100%	1,486
924 SFLA									39,151
Acpt Land		51,600	Accepted Bldg		39,200	Total			90,800

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 7 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 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, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1979, 0 TYPICAL, TYPICAL, Average, Typical, and 141,424.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, and 1,344 SFLA.

Acpt Land 49,000 Accepted Bldg 117,400 Total 166,400

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	50%	Topoqrphry	12,500
1.00	Acres-Rear Land 11-20	1,250.00	1,250	50%	Topoqrphry	625
Total Acres 11.00					Land Total	13,125

Acpt Land	13,100	Accepted Bldg	0	Total	13,100
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WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

Page 292

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	2,500.00	112,500	100%		112,500
Total Acres 45.00				Land Total		112,500

Land	95,400	Accepted Bldg	0	Total	95,400
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WISCASSET
 Name: LESLIE, SEAVER W
 LESLIE, ANNE CR

Valuation Report

09/27/2023

Page 293

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Open Space	12,500	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	50%	Open Space	6,250	
107.00	R 20+-Rear 20+	625.00	66,875	50%	Open Space	33,438	
Total Acres 128.00						Land Total	101,688

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	714 Sqft	Grade A 95	Base	177,648
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	807
					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	10,846
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,848
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	200,149
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	130,097

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1780	396	D 100	38,482	Avq-	57%	100%	100%	21,935
1.5 Story/BSMT	1780	499	D 100	48,494	Avq-	57%	100%	100%	27,642
1 & 1/2 STORY FR	1780	435	D 100	36,975	Poor	25%	100%	100%	9,244
Open Frame Porch	1780	128	D 100	3,032	Avq-	57%	100%	100%	1,728
Frame Shed	1780	14	D 100	92	Avq-	57%	100%	100%	52
1.50 ST SHED....	1780	240	D 100	1,806	Avq-	57%	100%	100%	1,029
Frame Shed	1780	132	D 100	869	Avq-	57%	100%	100%	495
Swimming Pool	1780	1	C 100	7,224	Avq.	99%	100%	100%	7,152
1 ST BARN.....	1780	2772	B 100	93,541	Avq.	65%	100%	100%	60,802
3,244 SFLA									
Outbuilding Total									130,079

Acpt Land 101,700 **Accepted Bldg** 260,200 **Total** 361,900

WISCASSET

Valuation Report

09/27/2023

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	72,515	Avg.	65%	50%	100%	23,568
GAR/SHED BSMT ..	1780	1196	C 100	8,970	Avg.	65%	100%	100%	5,830
1.50 ST BARN....	1780	1040	C 100	51,181	Avg.	65%	50%	100%	16,634
1 ST BARN.....	1780	960	C 100	30,514	Avg.	65%	50%	100%	9,917
Frame Shed	1780	140	D 100	921	Avg.	65%	100%	100%	599
Frame Shed	1780	240	D 100	1,579	Avg-	57%	100%	100%	900
Frame Shed	1780	150	D 100	986	Fair	42%	100%	100%	414
AV POLE SHED....	1780	600	D 100	3,251	Avg-	57%	100%	100%	1,853
3,244 SFLA									
						Outbuilding Total			59,715
Acpt Land		0		Accepted Bldg		59,700		Total	59,700

WISCASSET

Valuation Report

09/27/2023

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	101,700	260,200	361,900	101,700	260,200	361,900
2	0	59,700	59,700	0	59,700	59,700
TOTAL	101,700	319,900	421,600	101,700	319,900	421,600

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
6.25	Acres-Rear Land 11-20	1,250.00	7,813	100%		7,813	
Total Acres 17.25						Land Total	82,313

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	576 Sqft	Grade B 95	Base	96,740
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	-3,909
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	3,103
Attic	None			Attic	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	95,934			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	62,357				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	630	B 95	53,995	Avq.	65%	100%	100%	35,097
Open Frame Porch	1800	128	B 95	3,852	Avq.	65%	100%	100%	2,504
Frame Shed	1800	240	B 95	2,005	Avq-	57%	100%	100%	1,143
1,494 SFLA	Outbuilding Total								38,744

Acpt Land

82,300

Accepted Bldg

101,100

Total

183,400

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.15	Acres-Rear Land 1-10	2,500.00	5,375	100%		5,375
Total Acres 3.15					Land Total	54,875

Acpt Land	54,900	Accepted Bldg	0	Total	54,900
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.40	Acres-Rear Land 1-10	2,500.00	13,500	100%		13,500
Total Acres 6.40					Land Total	63,000

Acpt Land

63,000

Accepted Bldg

0 **Total**

63,000

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000	
11.00	Acres-Mixed Wood	387.00	4,257	100%		4,257	
14.00	Acres-Hardwood	251.00	3,514	100%		3,514	
2.00	Acres-Wasteland	75.00	150	100%		150	
Total Acres 30.00						Land Total	62,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.75 ST BARN.....	1920	999	D 100	53,082	Avq-	57%	50%	100%	15,128
1 ST BARN.....	0	555	D 100	16,472	Avq-	57%	50%	100%	4,694
Frame Shed	0	260	D 100	1,710	Poor	25%	25%	100%	107
Outbuilding Total									19,929

Acpt Land	62,400	Accepted Bldg	19,900	Total	82,300
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 38.00						97,625

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	630 Sqft	Grade C 95	Base	96,675
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% Floor/Wall	Cooling	0% None	Heat	-5,110
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,063
Insulation	Minimal			Insulation	-1,858
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		95,770
1848	0	TYPICAL	TYPICAL	Fair			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	42%	100%	100%	40,223		

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1900	480	D 100	3,612	Avq-	57%	100%	100%	2,059
1 ST BARN.....	1900	1090	C 100	34,160	Fair	42%	60%	100%	8,608
1 ST BARN.....	1900	812	C 100	26,362	Fair	42%	60%	100%	6,643
1.75 ST BARN....	1900	1798	C 100	105,489	Fair	42%	60%	100%	26,583
Encl Frame Porch	2003	195	C 100	8,409	Avq.	90%	100%	100%	7,568
1,102 SFLA	Outbuilding Total								51,461

Acpt Land	97,600	Accepted Bldg	91,700	Total	189,300
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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	97,001
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	-15,456
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,061
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
2003	0	TYPICAL	TYPICAL	Average	Inadeq.			83,148	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None	None		90%	99%	100%		74,085		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2003	195	D 100	7,231	Avq.	90%	100%	100%	6,508
1,350 SFLA							Outbuilding Total		6,508
Acpt Land			0	Accepted Bldg		80,600	Total		80,600

WISCASSET
Name: SUTTER, JOAN E

Valuation Report

09/27/2023

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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	97,600	91,700	189,300	97,600	91,700	189,300
2	0	80,600	80,600	0	80,600	80,600
TOTAL	97,600	172,300	269,900	97,600	172,300	269,900

WISCASSET
 Name: CROXFORD, LANCE

Valuation Report

09/27/2023

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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	42.255	Poor	20%	50%	100%	4,226
Open Frame Porch	1965	40	D 100	1.118	Poor	33%	0%	100%	0
400 SFLA									
						Outbuilding Total			4,226
Acpt Land			0	Accepted Bldg		4,200	Total		4,200

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		0
0.00	Acres-HS Size Adj	4,500.00	4,500	60%	Topography	0
0.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		0
0.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		0
Total Acres 0.00					Land Total	0

Acpt Land

0

Accepted Bldg

0

Total

0

Name: MANSIR, DARRYL R

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 (45,000.00) and 0.92 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Raised Ranch (106,943), 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 Built 1975, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 106,943.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 79%, Func. % 100%, Econ. % 100%, Value(Rcnld) 84,485.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck (1975, 120, C, 0, Avq., 76%, 0%, 100%), Frame Shed (1975, 96, C 100, 735, Avq., 76%, 100%, 100%), Frame Shed (1975, 384, C 100, 2,938, Avq., 76%, 100%, 100%), 960 SFLA.

Acpt Land 49,100 Accepted Bldg 87,300 Total 136,400

Name: JOYCE, BRENDAN C J/T

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 7 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 6 columns: Description, Material/Type, Area/Size, 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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, 0 TYPICAL, TYPICAL, Average, Typical, 134,497.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1SFr Overhang, Wood Deck, Frame Shed, Frame Garage, and 954 SFLA.

Acpt Land 48,200 Accepted Bldg 123,400 Total 171,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
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	-16,755
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	3,664
Attic	None			Attic	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	99,573
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						78,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	56	D 100	1,465	Avq-	79%	100%	100%	1,157
Frame Shed	1999	128	C 100	979	Avq.	88%	100%	100%	862
Frame Garage	1999	240	B 100	12,706	Avq.	88%	100%	100%	11,181
MH ST ADDITION..	1999	192	D 100	7,636	Avq.	88%	100%	100%	6,720
Wood Deck	1999	240	C 100	3,248	Avq.	88%	100%	100%	2,858
1,568 SFLA									22,778
								Outbuilding Total	22,778

Acpt Land

52,000

Accepted Bldg

101,400 **Total**

153,400

WISCASSET
 Name: SPEED, JEFFERY G
 SPEED, DEBRA A

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.76	Acres-Rear Land 1-10	2,500.00	1,900	100%		1,900
Total Acres 1.76						Land Total: 51,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	None	Fin Bsmt	42,082
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	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	173,996			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		80%	100% 100%	139,197			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1976	144	C 100	11,296	Avq.	77%	100%	100%	8,698
Frame Garage	1976	780	B 100	30,390	Avq.	77%	100%	100%	23,400
Open Frame Porch	1976	72	B 95	2,304	Avq.	80%	100%	100%	1,843
Wood Deck	2002	192	C 100	2,635	Avq.	90%	100%	100%	2,372
1,152 SFLA									
Outbuilding Total									36,313

Acpt Land 51,400 **Accepted Bldg** 175,500 **Total** 226,900

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 columns: Units, Method - Description, 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 Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 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, and 2S Frame Garage.

Acpt Land

54,600

Accepted Bldg

280,500

Total

335,100

Name: BLEILE, EDWARD A

BLEILE, LINDA L

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

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, Total, 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, and Phys. %.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Open Frame Porch, Frame Garage, Wood Deck, Frame Shed, and 1,872 SFLA.

Acpt Land

80,100

Accepted Bldg

187,100

Total

267,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 1.44					Land Total	50,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,312 Sqft	Grade C 105	Base	161,136
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	161,136
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	135,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	C 105	2,766	Avq.	84%	100%	100%	2,323
Frame Shed	1999	192	C 100	1,469	Avq.	88%	100%	100%	1,293
Encl Frame Porch	2004	160	C 105	7,330	Avq.	91%	100%	100%	6,670
1,312 SFLA									
Outbuilding Total									10,286

Acpt Land

50,600

Accepted Bldg

145,600

Total

196,200

Account: 257 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72					Land Total	51,300

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	177,963 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	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	188,038			
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	Value Rcnld
Wood Deck	1985	534	B 95	7,644	Avg.	83%	100%	100%	6,345
1,792 SFLA									
Outbuilding Total						6,345			

Acpt Land 51,300 **Accepted Bldg** 162,400 **Total** 213,700

WISCASSET
 Name: SULLIVAN, DARRYL
 MCCOY, NADINE D

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.04	Acres-Rear Land 1-10	2,500.00	2,600	100%		2,600
Total Acres 2.04					Land Total	52,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
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	4,654
Attic	None			Attic	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	182,536			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	155,156			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	140	B 95	14,166	Avq.	85%	100%	100%	12,041
1.50 ST GARAGE..	1990	576	B 95	47,206	Avq.	85%	100%	100%	40,125
Frame Shed	1990	100	B 95	836	Avq.	85%	100%	100%	711
Wood Deck	1990	100	B 95	1,599	Avq.	85%	100%	100%	1,359
1,904 SFLA						Outbuilding Total			54,236

Acpt Land 52,100 **Accepted Bldg** 209,400 **Total** 261,500

WISCASSET
 Name: KING, GARY J/T
 KING, JUNE

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
12.70	Acres-Rear Land 11-20	1,250.00	15,875	100%		15,875
Total Acres 23.70						90,375

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	816 Sqft	Grade D 90	Base	73,876
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,204
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	59,022		
Functional Obsolescence						Value(Rcnld)		
Incomplete								
		Economic Obsolescence		Phys. %	Func. %	Econ. %		
		None		92%	75%	100%		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	2020	112	D 90	2,415	Avq.	92%	100%	100%
Wood Deck	2020	80	C 100	1,208	Avq.	92%	100%	100%
Frame Shed	2018	200	D 100	1,316	Fair	72%	100%	100%
Frame Shed	2018	360	D 100	2,369	Avq.	92%	100%	100%
Frame Shed	2021	240	D 100	1,579	Avq.	92%	100%	100%
Frame Shed	2021	160	D 100	1,052	Avq.	92%	100%	100%
Frame Shed	2021	80	D 100	526	Avq.	92%	100%	100%
816 SFLA						Outbuilding Total		
						9,365		

Acpt Land

90,400

Accepted Bldg

50,100

Total

140,500

Map/Lot:
 Location:

R02-038-A
 186 FOYE ROAD

Account: 261 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00					Land Total	75,750

Acpt Land 75,800 **Accepted Bldg** 0 **Total** 75,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1979	14X56	D 100	71,019	Avq-	40%	50%	100%	14,204
MH ST ADDITION..	1979	120	D 100	4,772	Avq-	69%	100%	100%	3,293
Encl Frame Porch	1979	96	D 100	3,758	Avq-	69%	100%	100%	2,593
Wood Deck	1979	48	D 100	688	Avq-	69%	100%	100%	475
Open Frame Porch	1979	176	D 100	4,078	Avq-	69%	100%	100%	2,814
Frame Garage	1979	660	D 100	19,788	Avq.	78%	100%	100%	15,435
Frame Shed	2010	120	C 100	918	Avq.	92%	100%	100%	845
Frame Shed	2010	120	C 100	918	Avq.	92%	100%	100%	845
Frame Shed	2010	96	C 100	735	Avq.	92%	100%	100%	676
784 SFLA						Outbuilding Total			41,180

Acpt Land 52,000 **Accepted Bldg** 41,200 **Total** 93,200

Name: RENZI, PAUL D

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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-sections for Outbuildings/Additions/Improvements and Acpt Land/ Accepted Bldg.

WISCASSET
 Name: MORSE, PAUL D J/T
 MORSE, BETSY E

Valuation Report

09/27/2023

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Account: 265 Card: 1 of 1

Map/Lot:
 Location:

R02-038-C
 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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	TYPICAL	TYPICAL	Below Average	Typical	77,143	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	59,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1994	96	D 100	632	Avq-	76%	100%	100%	480	
Wood Deck	1994	16	D 100	336	Avq.	86%	100%	100%	289	
Frame Garage	1994	864	C 100	28,818	Avq.	86%	100%	100%	24,783	
Wood Deck	1994	192	D 100	2,266	Avq-	77%	100%	100%	1,745	
1,248 SFLA									Outbuilding Total	27,297

Acpt Land 49,500 **Accepted Bldg** 86,700 **Total** 136,200

Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 11/22/2006
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	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	49,500

Dwelling Description				Replacement Cost New	
Conventional	Two Story	352 Sqft	Grade D 100	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	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,149
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	51,807			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	70%	100%	29,737				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1981	160	D 100	12,742	Avq.	82%	70%	100%	7,314
Encl Frame Porch	1981	96	D 100	3,758	Avq.	82%	70%	100%	2,157
Wood Deck	1981	32	D 100	511	Avq.	82%	70%	100%	293
864 SFLA									
Outbuilding Total								9,764	

Acpt Land	49,500	Accepted Bldg	39,500	Total	89,000
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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,296 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
Foundation	Concrete Slab	Basement	None	Basement	-14,838
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	3,664
Attic	None			Attic	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	81,947
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Deferred Maintenance		None		92%	80% 100%	60,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Wood Deck	1970	72	D 95	902	Avq-	65%	100%	100%	586	
Frame Shed	1970	96	D 100	632	Poor	36%	50%	100%	114	
1.50 ST BARN....	1999	1024	C 100	50,480	Avq-	78%	100%	100%	39,374	
Frame Shed	1980	208	C 95	1,511	Fair	57%	50%	100%	430	
1,296 SFLA									Outbuilding Total	40,504

Acpt Land 49,500 **Accepted Bldg** 100,800 **Total** 150,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00						Land Total 49,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,368 Sqft	Grade C 100	Base	160,014
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	-18,211
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	4,260
Attic	None			Attic	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	146,063			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	122,693				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1988	64	C 100	3,062	Avq.	84%	100%	100%	2,572
Frame Garage	1988	672	C 100	23,350	Avq.	84%	100%	100%	19,614
ONE STORY FRAME	2004	126	C 100	9,885	Avq.	84%	100%	100%	8,303
Wood Deck	2005	560	C 100	7,328	Avq.	84%	100%	100%	6,156
1,494 SFLA									
						Outbuilding Total		36,645	

Acpt Land 49,500 **Accepted Bldg** 159,300 **Total** 208,800

Name: GUSTAFSON, MARY LOU (J/T)

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, 131,005.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 84%, 100%, 100%, 110,044.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, AB.GR. POOL....., Frame Shed, 1,120 SFLA, and Outbuilding Total.

Accpt Land 50,300 Accepted Bldg 115,100 Total 165,400

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	15%	Access	6,750
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46					Land Total	8,820

Acpt Land	8,800	Accepted Bldg	0	Total	8,800
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Dwelling Description

Replacement Cost New

Ranch	One Story	768 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
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,793
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	66,918
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	61,565
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1997	288	C 100	2,204	Fair	1,477
CAPPED FOUNDATIO	2005	450	C 100	9,688	Avq.	8,816
Encl Frame Porch	2015	48	D 100	2,072	Avq.	1,906
Wood Deck	2015	72	D 100	950	Avq.	874
768 SFLA						13,073
Outbuilding Total						13,073

Acpt Land

49,800

Accepted Bldg

74,600

Total

124,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80						54,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,456 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	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	89,389
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				78%	100%	100%
69,723						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1997	80	D 100	526	Avq.	87%	100%	100%	458
Frame Shed	1997	256	D 100	1,685	Avq.	87%	100%	100%	1,466
Frame Shed	2005	752	B 100	6,615	Avq.	91%	100%	100%	6,020
Wood Deck	1997	128	D 100	1,565	Avq-	78%	100%	100%	1,221
Wood Deck	1997	40	D 100	600	Avq-	78%	100%	100%	468
Frame Shed	1997	512	D 100	3,368	Avq-	78%	100%	100%	2,627
Frame Shed	1997	560	D 100	3,684	Avq-	78%	100%	100%	2,874
Frame Shed	1997	216	D 100	1,421	Avq-	78%	100%	100%	1,108
Wood Deck	138	0	D 100	161	Avq-	78%	100%	100%	126
1,456 SFLA									16,368

Acpt Land 54,000 **Accepted Bldg** 86,100 **Total** 140,100

Valuation Report

Map/Lot:

R02-038-K

Account: 2485 Card: 1 of 1

Location:

236 FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60					Land Total	53,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14' Mobile Home	2006	14X70	C 100	113,130	Avq-	83%	50%	100%	46,808	
Frame Shed	2006	96	C 100	735	Avq.	92%	100%	100%	676	
SLAB.....	2006	980	D 100	2,634	Avq-	82%	100%	100%	2,160	
Wood Deck	2010	64	C 100	1,004	Avq-	82%	100%	100%	823	
Frame Shed	2016	288	D 100	1,895	Avq.	92%	100%	100%	1,743	
ONE STORY FRAME	2022	276	D 100	18,621	Avq.	92%	70%	100%	11,992	
1,256 SFLA							Outbuilding Total			64,202

Accpt Land 53,500 **Accepted Bldg** 64,200 **Total** 117,700

WISCASSET

Valuation Report

09/27/2023

Name: NELSON, CAROL A

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NELSON, BRANDON

Map/Lot:

R02-038-L

Account: 2589 Card: 1 of 1

Location:

270 FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	55,500

Accpt Land	55,500	Accepted Bldg	0	Total	55,500
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WISCASSET

Valuation Report

09/27/2023

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 86,700 Accepted Bldg 0 Total 86,700

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525	
Total Acres 1.61						Land Total	51,025

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	195,670
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	4,654
Attic	None			Attic	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	200,324			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	166,269			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	240	B 95	3,549	Avq.	83%	100%	100%	2,946
1.75 ST GARAGE..	1985	576	C 100	50,292	Avq.	81%	100%	100%	40,737
Encl Frame Porch	2003	200	C 100	8,612	Avq.	90%	100%	100%	7,751
Frame Shed	2010	80	D 95	500	Avq-	82%	100%	100%	410
Frame Shed	1995	84	D 90	498	Avq-	77%	100%	100%	383
1,764 SFLA									
Outbuilding Total									52,227
Acpt Land		51,000		Accepted Bldg		218,500		Total	269,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19						Land Total 49,975

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,176 Sqft	Grade C 105	Base		144,433
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		-16,438
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		4,473
Attic	None			Attic		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	132,468			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	116,572				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998	144	D 100	948	Fair	67%	100%	100%	635
Wood Deck	2001	120	C 105	1,804	Avq.	88%	100%	100%	1,588
1SFr Overhang	1998	8	C 105	659	Avq.	88%	100%	100%	580
Frame Garage	2016	784	D 100	22,825	Avq.	92%	100%	100%	20,999
Open Frame Porch	2021	240	C 105	6,679	Avq.	92%	100%	100%	6,145
Canopy	2021	280	D 100	3,110	Avq.	92%	100%	100%	2,861
1,184 SFLA									
						Outbuilding Total		32,808	
Acpt Land		50,000		Accepted Bldg		149,400		Total	
								199,400	

WISCASSET
 Name: MUNSON, JAMES A
 MUNSON, LORI L

Valuation Report

09/27/2023

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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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000	
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140	
Total Acres 0.92						Land Total	49,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14' Mobile Home	1995	14X70	D 100	84,690	Avq-	58%	50%	100%	24,560	
Wood Deck	1995	120	D 100	1,478	Avq-	58%	50%	100%	428	
Frame Shed	1995								100	
----- S O U N D V A L U E -----										
980 SFLA									Outbuilding Total	25,088
Accpt Land		49,100		Accepted Bldg		25,100		Total	74,200	

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 1986, 0, TYPICAL, TYPICAL, Average, Typical, 139,539.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, Wood Deck, 2 STORY GARAGE, AB.GR. POOL....., Frame Garage, Open Frame Porch, 1,152 SFLA.

Acpt Land

53,000

Accepted Bldg

218,300 Total

271,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00						69,500

Dwelling Description				Replacement Cost New		
Double Wide	One Story	924 Sqft	Grade D 100	Base		66,392
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		-10,579
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		3,664
Attic	None			Attic		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	59,477
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	58%	100%	100%	34,497	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1975	490	D 100	3,224	Avq-	67%	100%	100%	2,160
Frame Shed	1975	170	D 100	1,118	Avq-	67%	100%	100%	749
Frame Shed	1975	648	D 100	4,264	Avq-	67%	100%	100%	2,857
Encl Frame Porch	1975	176	D 100	6,565	Fair	55%	100%	100%	3,611
924 SFLA									
Outbuilding Total									9,377

Acpt Land 69,500 **Accepted Bldg** 43,900 **Total** 113,400

WISCASSET
 Name: CRONK, JR., WILFORD S.
 CRONK, DENISE P

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00						57,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,296 Sqft	Grade C 105	Base	155,988
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-18,116
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	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	142,345
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	116,723

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1983	840	B 105	88,561	Avg.	80%	100%	100%	70,849
Wood Deck	2013	200	C 100	2,738	Avg.	92%	100%	100%	2,519
1,296 SFLA									
Outbuilding Total									73,368

Acpt Land 57,000 **Accepted Bldg** 190,100 **Total** 247,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
20.00	R 20+-Rear 20+	625.00	12,500	100%		12,500
Total Acres 41.00						99,500
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	0	112	D 100	736	Poor	25%	100%	100%	184
Frame Shed	0	340	D 100	2,238	Poor	25%	100%	100%	560
Frame Shed	0	240	D 100	1,579	Poor	25%	100%	100%	395
Frame Shed	0	64	D 100	421	Poor	25%	100%	100%	105
Wood Deck	1999	128	C 100	1,820	Avq.	88%	100%	100%	1,602
14' Mobile Home	1989	14X72	C 100	115,740	Avq-	45%	50%	100%	25,752
1,008 SFLA									28,598
									Outbuilding Total

Acpt Land	99,500	Accepted Bldg	28,600	Total	128,100
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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 50,800 Accepted Bldg 132,000 Total 182,800

Valuation Report

Map/Lot: R02-044

Account: 282 Card: 1 of 1

Location: 144 OLD DRESDEN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.57	Acres-Rear Land 1-10	2,500.00	6,425	100%		6,425
1.00	Acres-Wasteland	75.00	75	100%		75
Total Acres 4.57			Land Total			56,000

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	32,300	Fair	42%	100%	100%	13,566
Frame Shed	0	350	D 100	2,302	Avq.	65%	100%	100%	1,496
Frame Shed	0	40	C 100	306	Avq.	65%	100%	100%	199
14' Mobile Home	1984	14X67	D 100	81,760	Avq-	40%	50%	100%	16,352
Frame Garage	2011	896	C 100	29,729	Avq.	92%	100%	100%	27,351
1,508 SFLA						Outbuilding Total			58,964

Acpt Land 56,000 **Accepted Bldg** 59,000 **Total** 115,000

WISCASSET

Valuation Report

09/27/2023

Name: RHINEBOLT, JACOB

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RHINEBOLT, JULIA

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 06/13/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

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, Func, Econ, Value Rcnld. Rows include 14' Mobile Home, Wood Deck, MH ST ADDITION., Frame Garage, 924 SFLA.

Acpt Land 49,500 Accepted Bldg 40,900 Total 90,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00						Land Total 49,500

Dwelling Description

Replacement Cost New

Ranch	One Story	975 Sqft	Grade C 95	Base	108,342
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	-12,331
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	96,011			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		61%	100%	100%			
						58,567			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1950	176	C 95	13,118	Avq-	61%	100%	100%	8,002
Wood Deck	1950	335	C 95	4,236	Avq-	61%	100%	100%	2,584
Wood Deck	1950	48	C 95	760	Avq-	61%	100%	100%	464
Frame Shed	1950	96	D 100	632	Fair	42%	0%	100%	0
1,151 SFLA						Outbuilding Total			11,050
Acpt Land		49,500		Accepted Bldg		69,600		Total	119,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.33	Acres-Rear Land 1-10	2,500.00	3,325	100%		3,325
Total Acres 2.33					Land Total	52,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1990	14X56	C 100	94,860	Avq-	47%	50%	100%	22,174
MH ST ADDITION..	1990	172	C 100	7,955	Avq-	47%	50%	100%	1,860
Frame Shed	1990	144	C 100	1,101	Avq.	84%	100%	100%	925
Wood Deck	2017	80	D 100	1,039	Avq.	92%	100%	100%	956
Open Frame Porch	2017	104	D 100	2,510	Avq.	92%	100%	100%	2,309
Unfinished Attic	2017	254	E 100	1,024	Avq.	92%	80%	100%	754
Encl Frame Porch	2017	254	E 100	8,005	Avq.	92%	80%	100%	5,892
784 SFLA						Outbuilding Total			34,870

Acpt Land	52,800	Accepted Bldg	34,900	Total	87,700
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.36	Acres-Rear Land 1-10	2,500.00	3,400	100%		3,400
Total Acres 2.36					Land Total	52,900

Dwelling Description

Replacement Cost New

Double Wide	One & 1/2 Story	1,050 Sqft	Grade C 90	Base	108,957
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	-2,935
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	3,834
Attic	None			Attic	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	109,856
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	87,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1977	312	C 90	26,005	Avq.	77%	100%	100%	20,024
1 Story/BASEMENT	1977	252	C 90	21,005	Avq.	77%	100%	100%	16,174
Frame Garage	1982	720	C 90	22,245	Avq.	80%	100%	100%	17,796
Patio	1977	96	C 100	1,105	Avq.	77%	100%	100%	851
ONE STORY FRAME	1977	128	C 90	9,038	Avq.	77%	100%	100%	6,959
Open Frame Porch	1977	24	C 90	805	Avq.	77%	100%	100%	620
Frame Shed	2001	120	C 100	918	Avq.	89%	100%	100%	817
2,267 SFLA									63,241

Acpt Land 52,900 **Accepted Bldg** 151,100 **Total** 204,000

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00			Land Total			79,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1965	14X56	D 100	71,019	Fair	30%	50%	100%	10,653
Wood Deck	1965	84	D 100	1,082	Fair	30%	100%	100%	325
784 SFLA						Outbuilding Total			10,978

Acpt Land

79,500

Accepted Bldg

11,000

Total

90,500

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

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 960 SFLA.

Acpt Land 53,900 Accepted Bldg 118,900 Total 172,800

Valuation Report

Map/Lot: R02-049

Account: 291 Card: 1 of 1

Location: 188 OLD DRESDEN ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00					Land Total	74,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	2002	16X76	D 100	104,652	Avq-	74%	100%	100%	77,181
Wood Deck	2003	100	C 100	1,462	Avq.	90%	100%	100%	1,316
Frame Shed	2003	196	C 100	1,500	Avq.	90%	100%	100%	1,350
1,216 SFLA						Outbuilding Total			79,847

Acpt Land 74,500 **Accepted Bldg** 79,800 **Total** 154,300

WISCASSET
 Name: JONES, ROBERT G. & WILLIAM N.

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
2.90	Acres-Rear Land 11-20	1,250.00	3,625	100%		3,625
Total Acres 12.90					Land Total	28,625

Acpt Land	28,600	Accepted Bldg	0	Total	28,600
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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	2,500.00	25,000	100%		25,000
3.00	Acres-Rear Land 11-20	1,250.00	3,750	100%		3,750
Total Acres 13.00					Land Total	28,750

Acpt Land	28,800	Accepted Bldg	0	Total	28,800
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WISCASSET

Valuation Report

09/27/2023

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	2,500.00	3,250	100%		3,250
Total Acres 1.30				Land Total		3,250

Acpt Land	3,300	Accepted Bldg	0	Total	3,300
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WISCASSET

Valuation Report

09/27/2023

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	2,500.00	2,750	100%		2,750
Total Acres 1.10					Land Total	2,750

Acpt Land	2,800	Accepted Bldg	0	Total	2,800
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WISCASSET
 Name: KNIGHT, JEREMY D

Valuation Report

09/27/2023

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Map/Lot:

R02-057

Account: 2232 Card: 1 of 1

Location:

INDIAN ROAD

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	2,500.00	3,750	100%		3,750
Total Acres 1.50				Land Total		3,750

Acpt Land	3,800	Accepted Bldg	0	Total	3,800
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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, 2,500.00, 8,000, 100%, 8,000. Row 2: Total Acres 3.20, Land Total, 8,000.

Dwelling Description

Replacement Cost New

Table with columns: Description, Details, Replacement Cost. Rows include: Other (Two Story, 612 Sqft, Grade B 95, Base 109,400), 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 3,103), 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, 112,503. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 84%, 100%, 100%, 94,503.

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, 4,471, Avq., 83%, 100%, 100%, 3,711), Encl Frame Porch (2002, 144, C 110, 6,960, Avq., 90%, 90%, 100%, 5,638), Frame Garage (2002, 840, C 110, 30,948, Avq., 90%, 100%, 100%, 27,853), 1 Story/BASEMENT (1988, 408, C 110, 41,565, Avq., 83%, 100%, 100%, 34,499), 1,632 SFLA, Outbuilding Total 71,701.

Summary row: Acpt Land 8,000 Accepted Bldg 166,200 Total 174,200

WISCASSET
 Name: BRILL, AMANDA P

Valuation Report

09/27/2023

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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

Sale Data
 Sale Date 03/07/2023
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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	2,500.00	2,250	100%	Restrictio	2,250	
Total Acres 0.90				Land Total		2,250	
Acpt Land		2,300	Accepted Bldg		0	Total	
						2,300	

Name: COOK, DANNY G

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 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 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 Deferred Maintenance, Outbuildings/Additions/Improvements, and summary rows for Acpt Land and Accepted Bldg.

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

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	180,912
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	1008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	56,109
Heating	100% Floor/Wall	Cooling	0% None	Heat	-9,567
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,520
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	Percent Good			Value
2011	0	TYPICAL	TYPICAL	Average	Phy	Func	Econ	Rcnld
Functional Obsolescence	None	Economic Obsolescence	None	Phys. %	100%	100%		217,096
None				92%				217,096
Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN	Phy	Func	Econ	Rcnld
Open Frame Porch	2014	60	C 100	1,805	Avq.	92%	100%	1,661
Open Frame Porch	2014	400	C 100	10,411	Avq.	92%	100%	9,578
1,960 SFLA								11,239
Acpt Land					0	Accepted Bldg		228,300
						Total		228,300

WISCASSET

Valuation Report

09/27/2023

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	66,800	7,400	74,200	66,800	7,400	74,200
2	0	228,300	228,300	0	228,300	228,300
TOTAL	66,800	235,700	302,500	66,800	235,700	302,500

Name: PONZIANI, CHRISTOPHER R

ERBES, JAYDE E

Map/Lot:

R03-001-A

Account: 294 Card: 1 of 2

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: 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. Rows include Built 1967, 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, Frame Garage, 960 SFLA, and Outbuilding Total.

Acpt Land 50,500 Accepted Bldg 98,200 Total 148,700

WISCASSET

Valuation Report

09/27/2023

Name: PONZIANI, CHRISTOPHER R

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ERBES, JAYDE E

Map/Lot:

R03-001-A

Account: 294 Card: 2 of 2

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	6.478	Ava.	79%	100%	100%	5,118
Frame Shed	1967	160	D 100	1.052	Ava-	64%	100%	100%	673
ONE STORY FRAME	1967	672	D 100	45.338	Ava.	72%	100%	100%	32,643
1,728 SFLA									
						Outbuilding Total			38,434
Acpt Land			0	Accepted Bldg		38,400	Total		38,400

WISCASSET

Valuation Report

09/27/2023

Name: PONZIANI, CHRISTOPHER R

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ERBES, JAYDE E

Map/Lot:

R03-001-A

Account: 294

Location:

177 OLD DRESDEN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	50,500	98,200	148,700	50,500	98,200	148,700
2	0	38,400	38,400	0	38,400	38,400
TOTAL	50,500	136,600	187,100	50,500	136,600	187,100

Valuation Report

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.39	Acres-Rear Land 1-10	2,500.00	3,475	100%		3,475
Total Acres 2.39						Land Total 52,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1988	14X66	C 100	107,910	Avq-	42%	50%	100%	22,796
Wood Deck	1988	240	D 100	2,792	Fair	62%	100%	100%	1,731
924 SFLA						Outbuilding Total			24,527
Accpt Land		53,000	Accepted Bldg		24,500	Total			77,500

Name: SPRINGER, MALCOLM M

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, 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. Lists various structures like Mobile Home, Sheds, Barns, Deck, and Porch with their respective values.

Acpt Land 52,000 Accepted Bldg 64,400 Total 116,400

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

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	4,500.00	4,500	100%		4,500
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
					Land Total	64,500

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	786 Sqft	Grade B 100	Base	134,033
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,231
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	4,899
Attic	None			Attic	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	127,701
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						113,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1983	213	B 100	19,216	Avq+	89%	100%	100%	17,102
Wood Deck	1983	480	D 100	5,425	Avq-	71%	100%	100%	3,852
Wood Deck	2009	264	C 100	3,554	Avq.	92%	100%	100%	3,270
Frame Shed	1984	208	C 100	1,591	Avq.	81%	100%	100%	1,289
Unfin Basement	1996	720	C 100	3,600	Avq.	87%	100%	100%	3,132
Open Frame Porch	2001	300	C 100	7,880	Avq.	89%	100%	100%	7,013
2 STORY GARAGE	2204	720	B 100	47,154	Avq+	89%	100%	100%	41,967
Open Frame Porch	2004	112	C 100	3,121	Avq.	91%	100%	100%	2,840
ONE STORY FRAME	2004	192	C 100	15,062	Avq.	91%	100%	100%	13,706
Wood Deck	2009	32	C 100	595	Avq.	92%	100%	100%	547
1,781 SFLA									94,718

Acpt Land	64,500	Accepted Bldg	208,400	Total	272,900
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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, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include summary and detailed outbuilding data.

Acpt Land 53,600 Accepted Bldg 188,500 Total 242,100

Name: DECOSTA, MITCHELL C

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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): 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 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 Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Open Frame Porch and 1,564 SFLA.

Acpt Land 32,000 Accepted Bldg 173,700 Total 205,700

WISCASSET
 Name: GAGNE, DANA T
 GAGNE, RUTH E

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
30.00	R 20+-Rear 20+	625.00	18,750	50%	Topography	9,375
Total Acres 50.00					Land Total	46,875

Accpt Land	46,900	Accepted Bldg	0	Total	46,900
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WISCASSET
 Name: BATH, CITY OF

Valuation Report

09/27/2023
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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	2,500.00	25,000	100%		25,000
8.75	Acres-Rear Land 11-20	1,250.00	10,938	100%		10,938
Total Acres 18.75					Land Total	35,938

Acpt Land	35,900	Accepted Bldg	0	Total	35,900
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WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	64,500

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	896 Sqft	Grade B 100	Base	183,083
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	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	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	191,498
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	149,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	160	B 100	2,561	Avq.	78%	100%	100%	1,998
Unfinished Attic	1973	768	B 100	4,812	Avq.	78%	100%	100%	3,753
1 Story/BASEMENT	1973	768	B 100	81,795	Avq.	78%	100%	100%	63,800
Frame Garage	1973	384	D 100	13,029	Avq-	67%	100%	100%	8,729
Frame Shed	1973	64	D 100	421	Avq-	67%	100%	100%	282
Frame Shed	1973	140	D 100	921	Fair	53%	100%	100%	488
Swimming Pool	1973	1	C 100	7,224	Avq.	99%	100%	100%	7,152
Frame Garage	1999	1120	B 100	41,524	Avq.	88%	100%	100%	36,541
Frame Garage	1999	240	D 100	9,502	Avq-	78%	100%	100%	7,412
2,336 SFLA									
Outbuilding Total									130,155

Acpt Land 64,500 **Accepted Bldg** 279,500 **Total** 344,000

Neighborhood RURAL WEST

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

Sale Data
 Sale Date 08/01/2022
 Sale Price 0
 Sale Type Land & Buildings
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	53,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Darian M/H	1971	12X46	D 100	52,704	Fair	30%	50%	100%	7,906
UA/Fr/B	2004	140	D 100	11,904	Fair	70%	100%	100%	8,333
Open Frame Porch	2004	112	D 100	2,684	Avq-	81%	100%	100%	2,174
Wood Deck	2004	185	C 100	2,546	Avq-	81%	100%	100%	2,062
Wood Deck	1997	179	C 100	2,470	Avq-	77%	100%	100%	1,902
ONE STORY FRAME	1994	296	D 100	19,970	Fair	65%	100%	100%	12,980
Frame Shed	1970	128	C 100	979	Avq-	65%	100%	100%	636
Frame Shed	1970	200	C 100	1,530	Avq-	65%	100%	100%	994
AB.GR. POOL.....	2008	1	C 100	1,250	Avq.	99%	100%	100%	1,238
848 SFLA									38,225

Accpt Land 53,800 **Accepted Bldg** 38,200 **Total** 92,000

Account: 301 Card: 2 of 2

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street

Sale Data	
Sale Date	08/01/2022
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	56,030	Avg-	78%	100%	100%	43,703
2 STORY GARAGE	1998	1040	D 100	50,936	Poor	54%	20%	100%	5,501
848 SFLA									
						Outbuilding Total			49,204
Acpt Land			0	Accepted Bldg		49,200	Total		49,200

WISCASSET
Name: PINKHAM, STARR

Valuation Report

09/27/2023
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R03-004

Map/Lot:
Location:

Account: 301

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	53,800	38,200	92,000	53,800	38,200	92,000
2	0	49,200	49,200	0	49,200	49,200
TOTAL	53,800	87,400	141,200	53,800	87,400	141,200

Valuation Report

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	45,000.00	45,000	90%		40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%		4,125
Total Acres 2.65						Land Total 49,125

Dwelling Description

Replacement Cost New

Cape Cod	One Story	768 Sqft	Grade C 105	Base	91,629
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	Plumbing	0
Baths	1	Half Baths	0	Attic	13,248
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
1973	0	TYPICAL	TYPICAL	Below Average	Typical	104,877
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						72,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2005	112	C 100	856	Avq.	91%	100%	100%	779
Wood Deck	2005	48	C 100	800	Avq.	91%	100%	100%	728
768 SFLA									1,507
Outbuilding Total								1,507	

Acpt Land 49,100 **Accepted Bldg** 73,900 **Total** 123,000

WISCASSET
 Name: SPEAR, JONATHAN P J/T
 AMPLO, JENNA R

Valuation Report

09/27/2023

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Account: 2092 Card: 1 of 1

Map/Lot: R03-005-A
 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

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	4,500.00	4,500	100%		4,500
0.23	Acres-Rear Land 1-10	2,500.00	575	100%		575
Total Acres 1.23						50,075

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade C 105	Base	145,977
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	624 Sqft, Grade C	Basement Gar	None	Fin Bsmt	36,471
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
1997	0	TYPICAL	TYPICAL	Average	Typical	182,448
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
88%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1SFr Overhang	1997	84	C 105	6,920	Avq.	88%	100%	100%	6,090
Frame Shed	2000	80	C 100	612	Avq.	89%	100%	100%	545
Wood Deck	2022	448	C 100	5,900	Avq.	92%	100%	100%	5,428
1,332 SFLA									12,063

Acpt Land 50,100 **Accepted Bldg** 172,600 **Total** 222,700

Name: GATTI, ANTHONY J

Page 371

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 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 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 1971, 0, TYPICAL, TYPICAL, Average, Typical, 154,598.

Table for Outbuildings/ Additions/ Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1SFr Overhang, Frame Shed, 1.50 ST GARAGE., Open Frame Porch, and 977 SFLA.

Summary row for Accept Land (52,300) and Accepted Bldg (169,800) with Total Value of 222,100.

Name: BEANE JR., RICHARD

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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 Data
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

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, 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 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1976, 0, TYPICAL, TYPICAL, Average, Typical, 159,614, None, Economic Obsolescence, None, 80%, 100%, 100%, 127,691.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Frame Shed, Frame Bay Window, 1,553 SFLA, and Outbuilding Total.

Acpt Land

115,300

Accepted Bldg

129,500

Total

244,800

WISCASSET

Valuation Report

09/27/2023

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

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	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
Total Acres 11.00						Land Total	74,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
MH ST ADDITION..	1992	200	D 100	7,955	Avq-	75%	90%	100%	5,369	
Wood Deck	0	405	D 100	4,602	Avq-	75%	90%	100%	3,107	
Wood Deck	2000	120	C 100	1,718	Avq.	89%	100%	100%	1,529	
14' Mobile Home	1988	14X67	D 100	81,760	Avq-	42%	50%	100%	17,272	
Frame Shed	2020								2,500	
----- S O U N D V A L U E -----										
938 SFLA									Outbuilding Total	29,777

Acpt Land	74,500	Accepted Bldg	29,800	Total	104,300
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Name: AMES, DAVID B

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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 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 like 'Above Average' and 'Typical'.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows show obsolescence percentages and values.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Frame Shed, and 1,260 SFLA.

Acpt Land 72,000 Accepted Bldg 155,400 Total 227,400

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
0.60	Acres-Rear Land 11-20	1,250.00	750	100%		750	
Total Acres 11.60						Land Total	75,250

Dwelling Description

Replacement Cost New

Ranch	One Story	484 Sqft	Grade D 100	Base	48,687
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	-5,541
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	4,125
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	47,271			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		92%	85%	100%	36,966		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1999	160	C 100	2,228	Fair	68%	100%	100%	1,515
Open Frame Porch	2019	36	D 100	1,030	Avq.	92%	85%	100%	806
484 SFLA	Outbuilding Total								2,321
Acpt Land		75,300	Accepted Bldg		39,300	Total		114,600	

Name: SEIDERS, ABIGAIL M J/T

Page 376

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

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, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2007, 0, TYPICAL, TYPICAL, Average, Typical, 150,237.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 1,248 SFLA, and Outbuilding Total.

Acpt Land 54,300 Accepted Bldg 140,700 Total 195,000

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
41.00	R 20+-Rear 20+	625.00	25,625	100%		25,625
Total Acres 65.00					Land Total	116,375

Acpt Land	116,400	Accepted Bldg	0	Total	116,400
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WISCASSET
 Name: CHORLEY, ROBERT C J/T
 CHORLEY, JANE E

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
2.62	Acres-Rear Land 1-10	2,500.00	6,550	100%		6,550	
Total Acres 3.62						Land Total	56,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 STORY GARAGE..	2004	672	B 100	26,852	Avq.	91%	100%	100%	24,435
Wood Deck	2004	140	C 100	1,972	Avq.	91%	100%	100%	1,795
APT	2004	672	B 100	51,411	Avq.	91%	100%	100%	46,784
Frame Garaqe	2014	832	B 100	32,092	Avq.	92%	100%	100%	29,525
Canopy	2014	320	D 100	3,542	Avq.	92%	100%	100%	3,259
Canopy	2014	320	D 100	3,542	Avq.	92%	100%	100%	3,259
Frame Shed	2014	192	C 100	1,469	Avq.	92%	100%	100%	1,351
Outbuilding Total									110,408

Acpt Land 56,100 **Accepted Bldg** 110,400 **Total** 166,500

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.01	Acres-Rear Land 1-10	2,500.00	5,025	100%		5,025
Total Acres 3.01					Land Total	54,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2002	816	C 100	27,451	Avq.	90%	100%	100%	24,706
Outbuilding Total									24,706

Acpt Land	54,500	Accepted Bldg	24,700	Total	79,200
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Name: O'CONNELL, DANIEL J/T

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, 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 2003, 0, TYPICAL, TYPICAL, Above Average, Typical, 249,254.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Open Frame Porch, Wood Deck, 1,364 SFLA, and Outbuilding Total.

Acpt Land: 52,500 Accepted Bldg: 274,300 Total: 326,800

WISCASSET

Valuation Report

09/27/2023

Name: O'CONNELL, DANIEL J/T

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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	45,000.00	45,000	80%	Topoqrphry	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.76	Acres-Rear Land 1-10	2,500.00	6,900	100%		6,900
Total Acres 3.76					Land Total	47,400

Accpt Land	47,400	Accepted Bldg	0	Total	47,400
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Name: CHACE, ROBERT E

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 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). Rows include Incomplete, Outbuildings/Additions/Improvements, and Summary rows for Acpt Land and Accepted Bldg.

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 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 1.50 ST GARAGE., ONE STORY FRAME, Unfinished Attic, and 1,509 SFLA.

Acpt Land 45,000 Accepted Bldg 267,700 Total 312,700

Name: FOLEY, PAUL M J/T

Page 384

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, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Built 2007, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

50,000

Accepted Bldg

242,400

Total

292,400

WISCASSET

Valuation Report

09/27/2023

Name: SAWYER, DAVID L J/T

Page 385

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	45,000.00	45,000	80%	Topoqrphry	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.51	Acres-Rear Land 1-10	2,500.00	13,775	100%		13,775
Total Acres 6.51					Land Total	54,275

Accpt Land	54,300	Accepted Bldg	0	Total	54,300
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Name: MARCOUX, CHRISTOPHER M

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MARCOUX, BONNIE J

Map/Lot:

R03-009-A

Account: 310 Card: 1 of 1

Location:

155 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

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, Percent Good (Func, Econ), Value Rcnld. Rows include Barn 1S and SLAB, followed by an Outbuilding Total row.

Accpt Land 52,000 Accepted Bldg 15,800 Total 67,800

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 39.00					Land Total	98,250

Acpt Land	98,300	Accepted Bldg	0	Total	98,300
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.89	Acres-Rear Land 1-10	2,500.00	14,725	100%		14,725
Total Acres 6.89					Land Total	64,225

Acpt Land	64,200	Accepted Bldg	0	Total	64,200
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WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/27/2023
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.36	Acres-Rear Land 11-20	1,250.00	11,700	100%		11,700
Total Acres 20.36					Land Total	86,200

Acpt Land 86,200 **Accepted Bldg** 0 **Total** 86,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
13.00	Acres-Rear Land 1-10	2,500.00	32,500	100%		32,500
28.00	Acres-Rear Land 11-20	1,250.00	35,000	100%		35,000
69.00	Acres-Mixed Wood	387.00	26,703	100%		26,703
6.00	Acres-Wasteland	75.00	450	100%		450
Total Acres 117.00						Land Total 144,153

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	43,875	Avq.	92%	100%	100%	40,365
Frame Shed	2016	144	D 100	948	Avq.	92%	100%	100%	872
Canopy	2016	96	D 100	1,122	Avq.	92%	100%	100%	1,032
Encl Frame Porch	2020	225	C 100	9,634	Avq.	92%	100%	100%	8,863
Outbuilding Total									51,132

Acpt Land 144,200 **Accepted Bldg** 51,100 **Total** 195,300

WISCASSET
 Name: BATH, CITY OF

Valuation Report

09/27/2023
 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	2,500.00	16,750	100%		16,750	
Total Acres 6.70				Land Total		16,750	
Acpt Land		16,800	Accepted Bldg		0	Total	16,800

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 05/09/2001
Topography	Rolling	Sale Price 115,900
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18			Land Total			49,950

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
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	4,654
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	157,124	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		90%	100%	100%	141,412
Acpt Land		50,000	Accepted Bldg		141,400	Total	191,400

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) 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 Raised 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 with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land

50,700

Accepted Bldg

212,800

Total

263,500

Name: CAMPBELL, LINDA J J/T

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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

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

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 Wood Deck, Frame Shed, AB.GR. POOL....., and 1,066 SFLA.

Acpt Land 62,000 Accepted Bldg 113,600 Total 175,600

WISCASSET
 Name: SMERDON, RYAN
 PERRY, TANYA

Valuation Report

09/27/2023

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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	45,000.00	45,000	80%	Topoqrphry	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.00	Acres-Rear Land 11-20	1,250.00	10,000	100%		10,000
Total Acres 19.00			Land Total			75,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,170 Sqft	Grade E 100	Base	139,851
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	139,851
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	116,076
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 & 1/2 STORY FR	1984	256	E 100	18,724	Avq.	15,166
Frame Garage	1984	1536	C 100	47,952	Avq.	38,841
Frame Shed	1984	360	D 100	2,369	Avq-	1,706
Wood Deck	1984	774	D 100	8,649	Avq.	7,006
2,432 SFLA						62,719
Outbuilding Total						62,719

Acpt Land 75,500 **Accepted Bldg** 178,800 **Total** 254,300

WISCASSET
 Name: JAMES, GORDON S

Valuation Report

09/27/2023

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Map/Lot:

R03-014

Account: 315 Card: 1 of 1

Location:

252 GIBBS ROAD

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	45,000.00	45,000	95%	Topoqrphy	42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.90	Acres-Rear Land 1-10	2,500.00	12,250	100%		12,250
Total Acres 5.90						Land Total
						59,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1984	14X56	D 100	71,019	Poor	20%	50%	100%	7,102
12' Mobile Home	1976	12X60	D 100	64,485	Poor	20%	25%	100%	3,224
Frame Shed	1992	384	D 100	2,526	Poor	50%	50%	100%	632
1,504 SFLA	Outbuilding Total								10,958

Acpt Land	59,500	Accepted Bldg	11,000	Total	70,500
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Name: GILLIAM, JEFFREY A J/T
GILLIAM, COLLEEN DAVIS

Map/Lot:
Location:

Page 397
R03-014-A
236 GIBBS ROAD

Account: 317 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00						75,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,140 Sqft	Grade C 105	Base	140,012
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	4,473
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 144,485
Functional Obsolescence: None	Economic Obsolescence: None	Phys. %: 88%	Func. %: 100%	Econ. %: 100%	Value(Rcnld): 127,147	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	224	C 105	3,196	Avq.	88%	100%	100%	2,812
Wood Deck	1997	64	C 105	1,054	Avq.	88%	100%	100%	928
Frame Shed	1997	192	C 100	1,469	Avq.	87%	100%	100%	1,278
Frame Shed	1997	96	C 100	735	Avq.	87%	100%	100%	639
Frame Garage	2001	784	C 100	26,540	Avq.	89%	100%	100%	23,621
BSMT ENTRY.....	1997	36	C 100	551	Avq.	87%	100%	100%	479
Frame Shed	2013	192	C 100	1,469	Avq.	92%	100%	100%	1,351
Finished Attic	2016	480	C 105	10,118	Avq.	92%	100%	100%	9,309
1 Story/BASEMENT	2016	480	C 105	46,676	Avq.	92%	100%	100%	42,942
Open Frame Porch	2016	160	C 105	4,552	Avq.	92%	100%	100%	4,188
1,812 SFLA									
Outbuilding Total									87,547

Acpt Land

75,800

Accepted Bldg

214,700

Total

290,500

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: 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.

Acpt Land

61,000

Accepted Bldg

267,100 Total

328,100

Name: NESBITT IV, JAMES O.,ALEXANDER,THOMAS

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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 Description, Dwelling Description, Dwelling Description, Replacement Cost New, 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 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

142,000

Accepted Bldg

69,500

Total

211,500

WISCASSET
 Name: GOGGIN, SARAH LEILANI

Valuation Report

09/27/2023

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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	06/02/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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	2,500.00	8,750	100%		8,750
Total Acres 3.50				Land Total		8,750

Acpt Land	8,800	Accepted Bldg	0	Total	8,800
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Name: GALE, CHRISTOPHER J J/T

Page 401

GALE, EILEEN V

Map/Lot:

R03-015-B

Account: 322 Card: 1 of 1

Location:

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

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

43,300

Accepted Bldg

225,300

Total

268,600

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
32.00	R 20+-Rear 20+	625.00	20,000	100%		20,000
Total Acres 52.00					Land Total	57,500

Accpt Land	57,500	Accepted Bldg	0	Total	57,500
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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, 117,823.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 84%, 100%, 100%, 98,971.

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 49,700 Accepted Bldg 110,000 Total 159,700

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, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, TYPICAL, TYPICAL, Average, Typical, 119,024.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 83%, 100%, 100%, 98,790.

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 53,400 Accepted Bldg 100,300 Total 153,700

WISCASSET

Valuation Report

09/27/2023

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	85,283	Ava.	79%	100%	100%	67,374
Frame Shed	1980	200	D 100	1,316	Ava.	79%	100%	100%	1,040
Wood Deck	2002	160	C 100	2,228	Ava.	90%	100%	100%	2,005
1,365 SFLA									
						Outbuilding Total			70,419
Acpt Land		0		Accepted Bldg		70,400		Total	70,400

WISCASSET

Valuation Report

09/27/2023

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	53,400	100,300	153,700	53,400	100,300	153,700
2	0	70,400	70,400	0	70,400	70,400
TOTAL	53,400	170,700	224,100	53,400	170,700	224,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.88	Acres-Rear Land 1-10	2,500.00	12,200	100%		12,200
Total Acres 5.88						Land Total 61,700

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 100	Base	103,401
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	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	112,119
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	86,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2016	312	C 100	2,386	Avq.	92%	100%	100%	2,195
Frame Shed	1977	288	C 100	2,204	Avq-	68%	100%	100%	1,499
TWO STORY FRAME	2020	192	C 100	24,550	Avq.	92%	100%	100%	22,586
1,268 SFLA									Outbuilding Total 26,280

Acpt Land 61,700 **Accepted Bldg** 112,600 **Total** 174,300

WISCASSET
 Name: NGUYEN, HAI

Valuation Report

09/27/2023
 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	45,000.00	45,000	80%	Topoqrphry	36,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00					Land Total	40,500	
Acpt Land		40,500	Accepted Bldg		0	Total	40,500

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): 50 0 0 Land Schedule: 103

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	4,500.00	4,500	100%		4,500	
4.00	Acres-Rear Land 1-10	2,500.00	10,000	50%	Topography	5,000	
Total Acres 5.00						Land Total	54,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 95	Base	182,274
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	Wet 1/2 Bmt	Basement	-7,222
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	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Capped Only			Insulation	-309
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Average	Typical	187,156
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						121,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.25 ST GARAGE..	1938	576	C 100	31,914	Avq.	65%	100%	100%	20,744	
ONE STORY FRAME	1790	198	B 95	16,970	Avq.	65%	100%	100%	11,031	
Encl Frame Porch	1790	90	B 95	4,505	Avq.	65%	100%	100%	2,928	
Frame Shed	1900	124	C 100	949	Fair	42%	100%	100%	399	
1.25 ST BARN....	1900	1271	C 100	49,046	Fair	42%	100%	100%	20,599	
Frame Shed	1900			----- S O U N D V A L U E -----						400
Frame Shed	1960	90	C 100	689	Fair	46%	100%	100%	317	
Frame Shed	1990	72	D 310	1,469	Avq.	40%	100%	100%	588	
Frame Shed	1960	144	C 100	1,101	Avq.	69%	100%	100%	760	
Frame Shed	2001	325	C 100	2,486	Avq.	89%	100%	100%	2,213	
1,794 SFLA									Outbuilding Total	59,979

Acpt Land	54,500	Accepted Bldg	181,600	Total	236,100
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WISCASSET
 Name: BECKFORD, ABBI L

Valuation Report

09/27/2023

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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	2.266	Ava.	92%	100%	100%	2.085
Wood Deck	2020	128	D 100	1.565	Ava.	92%	100%	100%	1.440
1,794 SFLA									
						Outbuilding Total			3,525
Acpt Land			0	Accepted Bldg		3,500	Total		3,500

WISCASSET
Name: BECKFORD, ABBI L

Valuation Report

09/27/2023

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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	54,500	181,600	236,100	54,500	181,600	236,100
2	0	3,500	3,500	0	3,500	3,500
TOTAL	54,500	185,100	239,600	54,500	185,100	239,600

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	45,000.00	45,000	100%		45,000	
0.96	Acres-HS Size Adj	4,500.00	4,320	100%		4,320	
Total Acres 0.96						Land Total	49,320

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	558 Sqft	Grade C 100	Base	85,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	85,782			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	48,896		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1990	64	C 100	1,004	Avq.	84%	100%	100%	843
837 SFLA						Outbuilding Total			843

Acpt Land 49,300 **Accepted Bldg** 49,700 **Total** 99,000

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X68	C 100	110,520	Avq.	52%	50%	100%	28,683
Wood Deck	1987	325	C 100	4,331	Avq.	82%	100%	100%	3,551
Frame Garage	1987	576	C 100	20,616	Avq.	82%	100%	100%	16,905
Frame Shed	1987	160	D 100	1,052	Avq.	82%	100%	100%	863
Frame Shed	1987	176	D 100	1,158	Avq.	82%	100%	100%	950
952 SFLA						Outbuilding Total			50,952
Acpt Land		52,800	Accepted Bldg		51,000	Total			103,800

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,215 Sqft	Grade B 95	Base	208,141
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	-17,671
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-7,066
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,308
Attic	None			Attic	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	192,712
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	161,878
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1/2S AD/GAR.....	1986	378	B 95	24,782	Avq.	20,817
1,822 SFLA						20,817
Outbuilding Total						20,817

Acpt Land 49,500 **Accepted Bldg** 182,700 **Total** 232,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Dwelling Description

Replacement Cost New

Multi Family	Two Story	1,000 Sqft	Grade B 95	Base	194,725
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	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	7,757
Attic	None			Attic	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	202,482			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	168,060			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1985	40	B 95	3,428	Avq.	83%	100%	100%	2,845
1 Story/BASEMENT	1985	160	B 95	16,188	Avq.	83%	100%	100%	13,436
Wood Deck	1985	260	B 95	3,826	Avq.	83%	100%	100%	3,176
Wood Deck	1985	40	B 95	762	Avq.	83%	100%	100%	632
2,200 SFLA									
Outbuilding Total									20,089

Acpt Land 52,800 **Accepted Bldg** 188,100 **Total** 240,900

Name: CHRISTIENSEN-FLETCHER, MELAINE LEE

Map/Lot:

R03-018

Account: 332 Card: 1 of 1

Location:

299 GIBBS ROAD

Neighborhood RURAL WEST

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

Sale Data
 Sale Date 07/30/2018
 Sale Price 231,000
 Sale Type Land & Buildings
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						59,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	984 Sqft	Grade B 95	Base	173,646
Exterior	ALUM/VINYL	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	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	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	185,272			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	138,954			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1967	572	B 95	22,399	Avq.	75%	100%	100%	16,799
Encl Frame Porch	1967	168	B 95	7,984	Avq.	75%	100%	100%	5,988
Frame Shed	1967	200	E 100	1,132	Poor	35%	100%	100%	396
Wood Deck	2010	56	C 100	901	Avq.	92%	100%	100%	829
1,722 SFLA									
Outbuilding Total									24,012

Acpt Land 59,500 **Accepted Bldg** 163,000 **Total** 222,500

WISCASSET
 Name: CHAMBERLAIN, DWIGHT L
 CHAMBERLAIN, SYLVIA M.

Valuation Report

09/27/2023

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Account: 2579 Card: 1 of 1

Map/Lot: R03-018-A
 Location: 295 GIBBS ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 06/20/2018
Topography	Rolling	Sale Price 36,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.85	Acres-Rear Land 1-10	2,500.00	4,625	100%		4,625
Total Acres 2.85					Land Total	54,125

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
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	-19,234
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	3,664
Attic	None			Attic	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	105,142
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	96,731

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	64	C 100	1,004	Avg.	92%	100%	100%	924
Frame Garage	2018	896	C 100	29,729	Avg.	92%	100%	100%	27,351
1,680 SFLA									
Outbuilding Total									28,275

Acpt Land	54,100	Accepted Bldg	125,000	Total	179,100
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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 columns: Units, Method - Description, 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 2004, 0, TYPICAL, TYPICAL, Average, Typical, 147,944, None, None, 91%, 100%, 100%, 134,629, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld, 1 Story/BASEMENT, 2004, 390, B 100, 41,536, Avg., 91%, 100%, 100%, 37,798, 1,560 SFLA, Outbuilding Total, 37,798.

Acpt Land 51,300 Accepted Bldg 172,400 Total 223,700

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.52	Acres-Rear Land 1-10	2,500.00	3,800	100%		3,800
Total Acres 2.52						53,300

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,344 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	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,664
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	82,795			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	74,516			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2003	48	D 100	316	Avg.	90%	100%	100%	284
1,344 SFLA									284
Outbuilding Total								284	

Acpt Land 53,300 **Accepted Bldg** 74,800 **Total** 128,100

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. Rows include Built 2005, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 194,514.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 96%, Func. % 100%, Econ. % 100%, Value(Rcnld) 186,733.

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, and Outbuilding Total.

Acpt Land 52,500 Accepted Bldg 218,000 Total 270,500

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, 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(Rcnd). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd).

Acpt Land 59,100 Accepted Bldg 183,100 Total 242,200

WISCASSET
 Name: SPRAGUE, LINDA A (J/T)
 SPRAGUE, FRANK

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.94	Acres-Rear Land 1-10	2,500.00	2,350	100%		2,350
Total Acres 1.94					Land Total	51,850

Dwelling Description

Replacement Cost New

Ranch	One Story	1,224 Sqft	Grade C 105	Base	150,328
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
1972	0	TYPICAL	TYPICAL	Average	Typical	150,328
Functional Obsolescence						Value(Rcld)
None						117,256

Description	Year	Units	Grade	Condition		Percent Good			Value Rcld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1972	180	C 105	5,085	Avq.	78%	100%	100%	3,966
Wood Deck	1972	192	C 105	2,766	Avq.	78%	100%	100%	2,157
Wood Deck	1972	42	C 105	759	Avq.	78%	100%	100%	592
1.50 ST GARAGE..	1985	884	C 100	64,062	Avq.	81%	100%	100%	51,890
ONE STORY FRAME	1985	442	C 100	34,675	Avq.	81%	100%	100%	28,087
AB.GR. POOL.....	2003	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	2003	80	C 100	1,208	Avq.	90%	100%	100%	1,087
Wood Deck	2003	160	C 100	2,228	Avq.	90%	100%	100%	2,005
1,666 SFLA									91,022

Acpt Land 51,900 **Accepted Bldg** 208,300 **Total** 260,200

WISCASSET

Valuation Report

09/27/2023

Name: GOUD, EDWARD C

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GOUD, WENDY S

Map/Lot:

R03-022

Account: 2170 Card: 1 of 2

Location:

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
2.91	Acres-Rear Land 1-10	2,500.00	7,275	100%		7,275	
Total Acres 3.91						Land Total	56,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1981	14X56	D 100	71,019	Avq-	40%	50%	100%	14,204
SLAB.....	2000	784	D 100	2,108	Fair	68%	100%	100%	1,433
Frame Shed	2006	104	C 100	795	Avq-	82%	70%	100%	456
784 SFLA						Outbuilding Total			16,093

Acpt Land

56,800

Accepted Bldg

16,100

Total

72,900

WISCASSET

Valuation Report

09/27/2023

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	80,784	Avg-	40%	50%	100%	16,157
SLAB.....	2004	952	D 100	2,559	Fair	70%	100%	100%	1,791
Wood Deck	1980	80	C 100	1,208	Avg.	79%	100%	100%	954
Frame Shed	2013	168	C 100	1,285	Avg.	92%	100%	100%	1,182
1,708 SFLA									
						Outbuilding Total			20,084
Acpt Land			0	Accepted Bldg		20,100	Total		20,100

WISCASSET

Valuation Report

09/27/2023

Name: GOUD, EDWARD C

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GOUD, WENDY S

Map/Lot:

R03-022

Account: 2170

Location:

185 GIBBS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	56,800	16,100	72,900	56,800	16,100	72,900
2	0	20,100	20,100	0	20,100	20,100
TOTAL	56,800	36,200	93,000	56,800	36,200	93,000

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, 165,394.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 91%, 100%, 100%, 150,509.

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 54,200 Accepted Bldg 177,900 Total 232,100

Name: MAGUDER, JOSEPHINE S

Page 427

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, 86,045, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Acpt Land 137,500 Accepted Bldg 79,200 Total 216,700

Name: GRODER, WILLIAM L

Page 428

LEMBO, LYSANDRA L

Map/Lot:

R03-024

Account: 338 Card: 1 of 1

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

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, Above Average, Typical, 137,543.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 85%, 100%, 100%, 116,912.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include ONE STORY FRAME, Frame Shed, 1,057 SFLA.

Acpt Land 49,500 Accepted Bldg 124,900 Total 174,400

WISCASSET
 Name: BLAKE, BYRON L
 BLAKE, DIANE L

Valuation Report

09/27/2023

Page 429

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.61	Acres-Rear Land 1-10	2,500.00	6,525	100%		6,525
Total Acres 3.61						Land Total 56,025

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,073 Sqft	Grade B 100	Base	189,696
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	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	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	192,962
Functional Obsolescence						Value(Rcld)
None						144,722

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
Open Frame Porch	1910	250	B 100	7,608	Avq+	75%	100%	100%	5,706	
ONE STORY FRAME	1910	400	B 100	36,088	Avq+	75%	100%	100%	27,066	
1 ST BARN.....	1960	924	D 100	25,374	Avq.	60%	100%	100%	15,224	
Frame Shed	1960	196	D 100	1,290	Avq.	50%	100%	100%	645	
Frame Shed	1960	240	D 100	1,579	Avq.	50%	100%	100%	790	
Frame Shed	1993	576	C 100	4,406	Avq.	85%	100%	100%	3,745	
1.50 ST GARAGE..	2004	864	C 100	62,708	Avq.	91%	100%	100%	57,064	
2,010 SFLA										
Outbuilding Total									110,240	

Acpt Land 56,000 **Accepted Bldg** 255,000 **Total** 311,000

WISCASSET
 Name: BRYANT, RIKKI

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.76	Acres-Rear Land 1-10	2,500.00	4,400	100%		4,400
Total Acres 2.76					Land Total	53,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1992	14X72	D 100	86,643	Avq.	61%	50%	100%	26,612
Wood Deck	1992	30	D 100	490	Avq.	85%	100%	100%	416
Frame Shed	2008	100	C 100	765	Avq.	92%	100%	100%	704
Outbuilding Total									27,732

Acpt Land 53,900 **Accepted Bldg** 27,700 **Total** 81,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.44	Acres-Rear Land 1-10	2,500.00	3,600	100%		3,600
Total Acres 2.44					Land Total	53,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,308 Sqft	Grade B 95	Base	167,147
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	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	176,671				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		85%	100% 100%	150,170				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1990	160	B 95	2,434	Avq.	85%	100%	100%	2,069	
Wood Deck	1990	96	B 95	1,541	Avq.	85%	100%	100%	1,310	
Wood Deck	1990	72	B 95	1,208	Avq.	85%	100%	100%	1,027	
1,308 SFLA										
Outbuilding Total									4,406	
Acpt Land		53,100		Accepted Bldg		154,600		Total		207,700

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	45,000.00	45,000	80%	Topoqraphy	36,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575	
Total Acres 1.63						Land Total	42,075

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade B 95	Base	143,123
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	9,308
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	159,403	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		86%	100% 100%	137,087	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Encl Frame Porch	1993	188	C 100	8,124	Avq.	6,905	
Wood Deck	1993	97	C 100	1,424	Avq.	1,210	
1.25 ST SHED....	1990	576	C 100	4,680	Avq.	3,931	
1,120 SFLA						Outbuilding Total	12,046
Acpt Land		42,100	Accepted Bldg		149,100	Total	191,200

WISCASSET
 Name: HILL, JOHN D
 HILL, SHEILA A

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
7.79	Acres-Rear Land 1-10	2,500.00	19,475	100%		19,475	
Total Acres 8.79						Land Total	68,975

Dwelling Description

Replacement Cost New

Ranch	One Story	1,444 Sqft	Grade C 105	Base	180,895
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	2 CAR	Fin Bsmt	4,702
Heating	100% Electric	Cooling	0% None	Heat	-5,383
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	184,687
Functional Obsolescence						Value(Rcnld)
None						147,750

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1SFr Overhang	1976	16	C 105	1,318	Avq.	80%	100%	100%	1,054
Wood Deck	1976	288	C 105	4,052	Avq.	80%	100%	100%	3,242
Frame Shed	2000	64	D 100	421	Avq.	89%	100%	100%	375
Frame Shed	1976	200	D 100	1,316	Avq.	77%	100%	100%	1,013
Canopy	2008	154	E 85	1,279	Avq.	92%	100%	100%	1,177
Wood Deck	2016	312	C 100	4,165	Avq.	92%	100%	100%	3,832
Outbuilding Total									10,693

Acpt Land 69,000 **Accepted Bldg** 158,400 **Total** 227,400

Valuation Report

Map/Lot:

R03-026-A

Account: 2251 Card: 1 of 1

Location:

25 MAKIJEN DRIVE

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

Sale Data
Sale Date: 11/15/2002
Sale Price: 22,000
Sale Type: Land Only
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.21	Acres-Rear Land 1-10	2,500.00	13,025	100%		13,025
Total Acres 6.21					Land Total	62,525

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade B 95	Base	179,415
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	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	4,654
Attic	None			Attic	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	184,069
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	165,662
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2003	576	C 100	20,616	Avq.	18,554
Frame Shed	2004	120	C 100	918	Avq.	835
Wood Deck	2005	120	C 100	1,718	Avq.	1,563
1,404 SFLA						Outbuilding Total 20,952
Acpt Land		62,500	Accepted Bldg		186,600	Total 249,100

Name: BLAGDON, JENNA M

Page 435

BLAGDON, COREY

Map/Lot:

R03-026-B

Account: 1973 Card: 1 of 1

Location:

26 WHEELIE WAY

Neighborhood RURAL WEST

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

Sale Data
Sale Date 05/07/2005
Sale Price 0
Sale Type Land Only
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

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 Log, 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 2004, 0, TYPICAL, TYPICAL, Average, Typical, 257,407, None, None, 91%, 100%, 100%, 234,240, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld, Wood Deck, 2008, 608, C 100, 7,940, Avg., 92%, 100%, 100%, 7,305, 2,184 SFLA, Outbuilding Total, 7,305.

Acpt Land 50,800 Accepted Bldg 241,500 Total 292,300

Name: WAITE, JOSHUA A

Page 436

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 2004, 0, TYPICAL, TYPICAL, Average, Typical, 113,914, None, None, 91%, 100%, 100%, 103,662.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include BSMT ENTRY....., 2004, 30, B 95, 501, Avg., 91%, 100%, 100%, 456, 936 SFLA.

Acpt Land 50,800 Accepted Bldg 104,100 Total 154,900

Name: ASDOT, JAMES J/T

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ASDOT, JESETTE

Map/Lot:

R03-027

Account: 342 Card: 1 of 1

Location:

333 FOYE ROAD

Neighborhood RURAL WEST

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

Sale Data
Sale Date 09/08/2006
Sale Price 152,000
Sale Type Land & Buildings
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

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

59,400

Accepted Bldg

119,100

Total

178,500

WISCASSET
 Name: COLBY, DANIEL P

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00					Land Total	72,000

Accpt Land	72,000	Accepted Bldg	0	Total	72,000
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WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

Page 439

Map/Lot:

R03-029

Account: 344 Card: 1 of 1

Location:

FOYE ROAD

Neighborhood	RURAL WEST	Sale Data
Tree Growth	2012	Sale Date 02/10/2022
Zoning/Use	SHORE STREAM PRO RU	Sale Price 0
Topography	Level	Sale Type Land Only
Utilities	NoWater/NoSewer	Financing Unknown
Street	Paved	Verified Public Record
		Validity Other Non Valid

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
64.61	R 20+-Rear 20+	625.00	40,381	100%		40,381
5.39	Acres-Wasteland	75.00	404	100%		404
Total Acres 91.00					Land Total	127,785

Acpt Land	127,800	Accepted Bldg	0	Total	127,800
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WISCASSET
Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

Page 440

Map/Lot:

R03-029-10

Account: 2774 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000	
0.93	Acres-HS Size Adi	4,500.00	4,185	100%		4,185	
0.23	Acres-Wasteland	75.00	17	100%		17	
Total Acres 1.16					Land Total	49,202	
Acpt Land		49,200	Accepted Bldg		0	Total	49,200

WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

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Map/Lot:

R03-029-11

Account: 2775 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
0.32	Acres-Rear Land 1-10	2,500.00	800	100%		800
0.12	Acres-Wasteland	75.00	9	100%		9
Total Acres 1.44					Land Total	50,309

Acpt Land	50,300	Accepted Bldg	0	Total	50,300
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WISCASSET
Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

Page 442

Map/Lot:

R03-029-12

Account: 2776 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000	
0.96	Acres-HS Size Adi	4,500.00	4,320	100%		4,320	
0.32	Acres-Wasteland	75.00	24	100%		24	
Total Acres 1.28					Land Total	49,344	
Acpt Land		49,300	Accepted Bldg		0	Total	49,300

WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023
 Page 443
 R03-029-13
 FOYE ROAD

Account: 2777 Card: 1 of 1

Map/Lot:
 Location:

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	45,000.00	45,000	100%		45,000	
0.92	Acres-HS Size Adi	4,500.00	4,140	100%		4,140	
0.78	Acres-Wasteland	75.00	59	100%		59	
Total Acres 1.70					Land Total	49,199	
Acpt Land		49,200	Accepted Bldg		0	Total	49,200

WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

Page 444

Map/Lot:

R03-029-14

Account: 2778 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.14	Acres-Waterfront Rear	.00		100%		0
Total Acres 1.14					Land Total	49,500

Acpt Land	49,500	Accepted Bldg	0	Total	49,500
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WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

Page 445

Map/Lot:

R03-029-2

Account: 2766 Card: 1 of 1

Location:

FOY ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	49,500

Acpt Land	49,500	Accepted Bldg	0	Total	49,500
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WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

Page 446

Map/Lot:

R03-029-3

Account: 2767 Card: 1 of 1

Location:

179 FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06					Land Total	49,650

Acpt Land	49,700	Accepted Bldg	0	Total	49,700
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Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO
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	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adi	4,500.00	4,140	100%		4,140
0.71	Acres-Wasteland	75.00	53	100%		53
Total Acres 1.63			Land Total			49,193

Dwelling Description

Replacement Cost New

Ranch	One Story	1,292 Sqft	Grade C 100	Base	151,124
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% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2022	0	TYPICAL	TYPICAL	Average	Typical	155,384				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		92%	100% 100%	142,953				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
Open Frame Porch	2022	108	C 100	3,020	Avq.	92%	100%	100%		2,778
Frame Garage	2022	672	C 100	23,350	Avq.	92%	100%	100%		21,482
1,292 SFLA						Outbuilding Total				24,260

Acpt Land

49,200

Accepted Bldg

167,200

Total

216,400

WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023
 Page 448
 R03-029-5
 FOYE ROAD

Account: 2769 Card: 1 of 1

Map/Lot:
 Location:

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	45,000.00	45,000	100%		45,000
0.97	Acres-HS Size Adi	4,500.00	4,365	100%		4,365
0.15	Acres-Wasteland	75.00	11	100%		11
Total Acres 1.12					Land Total	49,376
Acpt Land		49,400	Accepted Bldg		0	Total
						49,400

WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023
 Page 449
 R03-029-6
 FOYE ROAD

Account: 2770 Card: 1 of 1

Map/Lot:
 Location:

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	45,000.00	45,000	100%		45,000	
0.95	Acres-HS Size Adi	4,500.00	4,275	100%		4,275	
0.05	Acres-Wasteland	75.00	4	100%		4	
Total Acres 1.00					Land Total	49,279	
Acpt Land		49,300	Accepted Bldg		0	Total	49,300

WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

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Map/Lot:

R03-029-7

Account: 2771 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	49,500

Acpt Land	49,500	Accepted Bldg	0	Total	49,500
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WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

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Map/Lot:

R03-029-8

Account: 2772 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
0.41	Acres-Wasteland	75.00	31	100%		31
Total Acres 1.47					Land Total	49,681

Acpt Land	49,700	Accepted Bldg	0	Total	49,700
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WISCASSET
 Name: BIG DUCK COVE, LLC

Valuation Report

09/27/2023

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Map/Lot:

R03-029-9

Account: 2773 Card: 1 of 1

Location:

FOYE ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
0.24	Acres-Wasteland	75.00	18	100%		18
Total Acres 1.31					Land Total	49,693

Acpt Land	49,700	Accepted Bldg	0	Total	49,700
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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 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 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 1999, 0, TYPICAL, TYPICAL, Average, Typical, 144,106.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Shed, 1SFr Overhang, AB.GR. POOL....., 1,308 SFLA, and Outbuilding Total.

Acpt Land 54,600 Accepted Bldg 135,100 Total 189,700

WISCASSET

Valuation Report

09/27/2023

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	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 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
19.70	R 20+-Rear 20+	625.00	12,313	100%		12,313	
Total Acres 19.70				Land Total		12,313	
Acpt Land		12,300	Accepted Bldg		0	Total	12,300

WISCASSET
 Name: BARNES, SHAWN
 BARNES, RIDGE

Valuation Report

09/27/2023

Page 455

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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 38.00					Land Total	48,750

Accpt Land	48,800	Accepted Bldg	0	Total	48,800
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.02	Acres-Rear Land 1-10	2,500.00	12,550	100%		12,550
Total Acres 6.02			Land Total			62,050

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	Two Story WOOD SHINGLE 5 OTHER Units-0	1,652 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof		309,172 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt		42,977
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	16	HEARTH				
Bedrooms	8	Add Fixtures	3			
Baths	5	Half Baths	0	Plumbing		28,329
Attic	None			Attic		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	380,478				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	98%	100%	298,295					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1977	60	C 105	1,895	Avq.	80%	100%	100%	1,516	
Open Frame Porch	1977	60	C 105	1,895	Avq.	80%	100%	100%	1,516	
Frame Garage	1977	1344	C 100	42,485	Avq.	77%	100%	100%	32,713	
3,304 SFLA										
Outbuilding Total									35,745	
Acpt Land		62,100		Accepted Bldg		334,000		Total		396,100

WISCASSET

Valuation Report

09/27/2023

Name: BATH SAVINGS TRUST COMPANY & JOY
TRUSTEES, HERBERT L. CRAFTS CREDIT

Page 457

Map/Lot:

R03-031-A

Account: 348 Card: 1 of 2

Location:

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

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	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
16.00	Acres-Softwood	311.00	4,976	100%		4,976
30.75	Acres-Mixed Wood	387.00	11,900	100%		11,900
Total Acres 70.75					Land Total	105,751

Acpt Land	105,800	Accepted Bldg	0	Total	105,800
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WISCASSET

Valuation Report

09/27/2023

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
9.50	Acres-Hardwood	251.00	2,385	100%		2,385	
6.43	Acres-Wasteland	75.00	482	100%		482	
Total Acres 15.93					Land Total	2,867	
Acpt Land		2,900	Accepted Bldg		0	Total	2,900

WISCASSET

Valuation Report

09/27/2023

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	105,800	0	105,800	105,800	0	105,800
2	2,900	0	2,900	2,900	0	2,900
TOTAL	108,700	0	108,700	108,700	0	108,700

Valuation Report

Map/Lot:

R03-031-B

Account: 2186 Card: 1 of 1

Location:

117 FOYE ROAD

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
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	0	Plumbing	4,654
Attic	None			Attic	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	202,300	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		89%	100% 100%	180,047	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	2002	240	C 100	3,248	Avg.	2,923	
Frame Garage	2017	672	C 100	23,350	Avg.	21,482	
1,960 SFLA						Outbuilding Total	24,405

Acpt Land 49,500 **Accepted Bldg** 204,500 **Total** 254,000

Name: GORDON, MICHAEL D

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/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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2006, 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 Open Frame Porch, ONE STORY FRAME, Frame Garage, ONE STORY FRAME, and 1,800 SFLA.

Acpt Land 40,500 Accepted Bldg 184,900 Total 225,400

WISCASSET

Valuation Report

09/27/2023

Name: BATH SAVINGS TRUST COMPANY & JOY TRUSTEES,HERBERT L. CRAFTS MARITAL

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
5.00	Acres-Hardwood	251.00	1,255	100%		1,255
Total Acres 6.19						Land Total 51,230

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	2,299	Poor	25%	100%	100%		575
Outbuilding Total										975
Acpt Land		51,200	Accepted Bldg		1,000	Total		52,200		

WISCASSET
 Name: GOUD, EDWARD C
 GOUD, WENDY S

Valuation Report

09/27/2023

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Map/Lot: R03-032

Account: 2154 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.58	Acres-Rear Land 1-10	2,500.00	11,450	100%		11,450
Total Acres 5.58						Land Total: 60,950

Dwelling Description

Replacement Cost New

Cape Cod	One Story	500 Sqft	Grade C 95	Base	53,973
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	1,012
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	54,985
Functional Obsolescence						Value(Rcnld)
None						31,341

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	1928	320	C 95	28,155	Avq-	57%	100%	100%	16,048	
Unfinished Attic	1928	320	C 95	1,656	Avq-	57%	100%	100%	944	
820 SFLA									Outbuilding Total	16,992

Acpt Land 61,000 **Accepted Bldg** 48,300 **Total** 109,300

WISCASSET

Valuation Report

09/27/2023

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	80,784	Fair	30%	50%	100%	12,118
924 SFLA						Outbuilding Total			12,118
Accpt Land		0	Accepted Bldg		12,100	Total			12,100

WISCASSET
 Name: GOUD, DUANE

Valuation Report

09/27/2023

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GOUD, PATRICIA L

Map/Lot:

R03-032-A

Account: 351 Card: 1 of 1

Location:

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 1.13					Land Total	49,825

Dwelling Description

Replacement Cost New

Colonial	Two Story	576 Sqft	Grade B 100	Base	132,469
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	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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%	144,707
Functional Obsolescence						Value(Rcnld)
None						124,448

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2001	522	C 100	6,842	Avq.	89%	100%	100%	6,089
Open Frame Porch	1998	117	B 100	3,735	Avq.	88%	100%	100%	3,287
1 Story/BASEMENT	1998	247	B 100	26,306	Avq.	88%	100%	100%	23,149
1S AD/GAR.....	1998	896	B 100	85,102	Avq.	88%	100%	100%	74,890
Wood Deck	2001	64	C 100	1,004	Avq.	89%	100%	100%	894
Open Frame Porch	2001	668	B 100	19,774	Avq.	89%	100%	100%	17,599
1 Story/BASEMENT	1991	320	B 100	34,081	Avq.	86%	100%	100%	29,310
1,719 SFLA									
Outbuilding Total									155,218

Acpt Land 49,800 **Accepted Bldg** 279,700 **Total** 329,500

Valuation Report

Map/Lot:

R03-032-B

Account: 349 Card: 1 of 1

Location:

450 GARDINER ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 49,550

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	118,065
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	118,065
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	103,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001	80	C 100	612	Avq.	89%	100%	100%	545
Frame Shed	2020	280	C 100	2,142	Avq.	92%	100%	100%	1,971
1,152 SFLA						Outbuilding Total			2,516

Acpt Land 49,600 **Accepted Bldg** 106,400 **Total** 156,000

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	47,687.50	47,688	100%		47,688	
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750	
5.00	Acres-Commercial Prime	52,500.00	262,500	100%		262,500	
1.80	Acres-Commercial 1-20	4,750.00	8,550	50%	Topography	4,275	
Total Acres 7.80						Land Total	319,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1998	2176	C 100	86,610	Avq.	88%	100%	100%	76,217
APT	1998	1632	C 100	108,569	Avq.	88%	100%	100%	95,541
Open Frame Porch	1998	48	C 100	1,501	Avq.	88%	100%	100%	1,321
Open Frame Porch	1998	48	C 100	1,501	Avq.	88%	100%	100%	1,321
Wood Deck	1998	30	C 100	570	Avq.	88%	100%	100%	502
OFFICE WOOD.....	2001	280	C 100	18,627	Avq.	89%	100%	100%	16,578
GARAGE FRAME ..	2005	1125	C 100	46,504	Avq.	91%	100%	100%	42,319
APT	2017	1089	C 100	72,447	Avq.	92%	100%	100%	66,651
Wood Deck	2005	25	C 100	506	Avq.	91%	100%	100%	460
SELF STOR WAREHO	2003	5600	D 100	236,352	Avq.	90%	100%	100%	212,717
Outbuilding Total									513,627

Acpt Land 319,200 **Accepted Bldg** 513,600 **Total** 832,800

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	139.654	Ava.	89%	100%	100%	124.292
SELF STOR WAREHO	2001	3300	D 100	139.654	Ava.	89%	100%	100%	124.292
SELF STOR WAREHO	2004	6000	D 100	253.169	Ava.	91%	100%	100%	230.384
SELF STOR WAREHO	2005	6000	D 100	253.169	Ava.	91%	100%	100%	230.384
WAREHOUSE WD....	2000	8060	D 100	322.702	Ava.	89%	100%	100%	287.205
WAREHOUSE WD....	2005	3875	D 100	155.145	Ava.	91%	100%	100%	141.182
PAVING.....	1998	5000	C 100	10.600	Ava.	88%	50%	100%	4.664
Wood Deck	2017	32	C 100	595	Ava.	92%	100%	100%	547
Wood Deck	2017	75	C 100	1.144	Ava.	92%	100%	100%	1.052
Outbuilding Total									1,144.002
Acpt Land		0	Accepted Bldg		1,144,000	Total		1,144,000	

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	319,200	513,600	832,800	319,200	513,600	832,800
2	0	1,144,000	1,144,000	0	1,144,000	1,144,000
TOTAL	319,200	1,657,600	1,976,800	319,200	1,657,600	1,976,800

Valuation Report

Map/Lot:
 Location:

R03-033-001-A
 MORSE DRIVE

Account: 2590 Card: 1 of 1

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

Sale Data
 Sale Date: 01/18/2023
 Sale Price: 150,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	2013	2240	D 100	89,684	Avq.	92%	100%	100%	82,509
Outbuilding Total									82,509
Acpt Land		49,800	Accepted Bldg		82,500	Total		132,300	

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.58	Acres-Rear Land 1-10	2,500.00	6,450	100%		6,450
Total Acres 3.58					Land Total	55,950

Accpt Land	56,000	Accepted Bldg	0	Total	56,000
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Name: REED, DENISE E

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REED, KARTER K

Map/Lot:

R03-033-003

Account: 2535 Card: 1 of 1

Location:

32 MORSE DRIVE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
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

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 2022, 0, TYPICAL, TYPICAL, Average, Typical, 239,007.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, None, 92%, 40%, 100%, 87,955.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include 1 Story/BASEMENT, 1SFr Overhang, 2,188 SFLA, and Outbuilding Total.

Acpt Land 50,800 Accepted Bldg 89,500 Total 140,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.52	Acres-Rear Land 1-10	2,500.00	1,300	100%		1,300
Total Acres 1.52					Land Total	50,800

Dwelling Description

Replacement Cost New

Ranch	One Story	2,096 Sqft	Grade C 105	Base	257,425
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	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
2007	0	GOOD	GOOD	Average	Typical	263,389
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	242,318	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	528	C 105	20,212	Avq.	92%	100%	100%	18,595
Wood Deck	2008	200	C 100	2,738	Avq.	92%	100%	100%	2,519
Open Frame Porch	2008	36	C 100	1,198	Avq.	92%	100%	100%	1,102
Encl Frame Porch	2008	140	C 100	6,165	Avq.	92%	100%	100%	5,672
Frame Shed	2008	96	C 100	735	Avq.	92%	100%	100%	676
Frame Garage	2016	336	C 100	13,782	Avq.	92%	100%	100%	12,679
Frame Garage	2017	336	C 100	13,782	Avq.	92%	100%	100%	12,679
2,096 SFLA									53,922
Outbuilding Total									53,922

Acpt Land

50,800

Accepted Bldg

296,200

Total

347,000

WISCASSET
Name: MORSE, LESTER R

Valuation Report

09/27/2023
Page 474
R03-033-01B
MORSE DRIVE

Account: 2781 Card: 1 of 1
Map/Lot: Location:

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) Land Schedule 103

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 Adi	4,500.00	4,500	100%		4,500	
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750	
Total Acres 1.30					Land Total	50,250	
Acpt Land		50,300	Accepted Bldg		0	Total	50,300

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.60	Acres-Rear Land 11-20	1,250.00	10,750	100%		10,750
Total Acres 19.60					Land Total	85,250

Acpt Land	85,300	Accepted Bldg	0	Total	85,300
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WISCASSET

Valuation Report

09/27/2023

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.30	Acres-Commercial Prime	52,500.00	68,250	100%		68,250
Total Acres 2.30					Land Total	120,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1998	18200	C 100	847,305	Avq.	88%	70%	100%	521,940
PAVING.....	1998	7800	C 100	16,536	Avq.	88%	50%	100%	7,276
								Outbuilding Total	529,216

Accpt Land

120,700

Accepted Bldg

529,200

Total

649,900

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

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, SLAB, Wood Deck, and 924 SFLA.

Accpt Land 44,600 Accepted Bldg 29,600 Total 74,200

Name: GREGG'S USED CARS & SERVICE, INC.

Map/Lot:

R03-035

Account: 356 Card: 1 of 1

Location:

546 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data	
Sale Date	03/12/2008
Sale Price	79,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
4.20	Acres-Commercial 1-20	4,750.00	19,950	100%		19,950
Total Acres 6.20						Land Total 124,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2001	90	D 90	534	Fair	69%	100%	100%	368
GARAGE FRAME ..	2005	2688	C 105	111,456	Avq.	91%	100%	100%	101,425
OFFICE WOOD.....	2006	416	D 100	23,800	Avq.	92%	100%	100%	21,896
Wood Deck	2006	208	D 100	2,442	Avq.	92%	100%	100%	2,247
GARAGE FRAME ..	1985	576	C 105	26,833	Avq.	81%	100%	100%	21,735
GARAGE FRAME ..	2010	1584	D 100	55,057	Avq-	82%	100%	100%	45,147
Outbuilding Total									192,818

Acpt Land	124,900	Accepted Bldg	192,800	Total	317,700
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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): 50 0 0 Land Schedule 103

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
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92					Land Total	49,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	123,519
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	123,519	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		79%	100%	100%	97,580

Acpt Land 49,100 **Accepted Bldg** 97,600 **Total** 146,700

WISCASSET

Valuation Report

09/27/2023

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 53,800 Accepted Bldg 82,100 Total 135,900

WISCASSET

Valuation Report

09/27/2023

Name: BARNES, SHAWN

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BARNES, RIDGE

Map/Lot:

R03-036

Account: 360 Card: 1 of 1

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
6.00	Acres-Commercial 1-20	4,750.00	28,500	100%		28,500
20.00	Acres-Rear Land 11-20	1,250.00	25,000	100%		25,000
5.00	R 20+-Rear 20+	625.00	3,125	100%		3,125
Total Acres 32.00						Land Total 109,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RESTAURANT	1986	1568	C 100	234,652	Avq.	82%	100%	100%	192,415
Finished Attic	1986	1568	C 100	31,478	Avq.	82%	100%	100%	25,812
Encl Frame Porch	2018	100	C 100	4,532	Avq.	92%	100%	100%	4,169
627 SFLA						Outbuilding Total			222,396
Acpt Land		109,100	Accepted Bldg		222,400	Total			331,500

WISCASSET
 Name: BARNES, SHAWN
 BARNES, RIDGE

Valuation Report

09/27/2023

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Map/Lot: R03-037

Account: 362 Card: 1 of 1

Location: 568 GARDINER ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 08/17/2017
Topography	Above Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
89.46	R 20+-Rear 20+	625.00	55,913	100%		55,913
Total Acres 113.46						Land Total 146,663

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	740 Sqft	Grade B 95	Base		126,769
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		3,103
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	Typical		129,872
1850	0	TYPICAL	TYPICAL	Fair			
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			42%	100%	100%	54,546

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	280	B 95	2,340	Fair	42%	100%	100%	983
Unfinished Attic	1850	412	B 95	2,452	Fair	42%	100%	100%	1,030
ONE STORY FRAME	1850	412	B 95	35,311	Fair	42%	100%	100%	14,831
Encl Frame Porch	1850	248	B 95	11,551	Fair	42%	100%	100%	4,851
Frame Shed	1970	412	E 100	2,332	Poor	36%	100%	100%	840
1.25 ST BARN....	1900	1064	C 100	41,789	Avq.	65%	100%	100%	27,163
1 ST BARN.....	1950	4800	D 100	118,875	Avq-	57%	25%	100%	16,940
Frame Shed	1850	980	E 100	5,549	Poor	25%	40%	100%	555
Frame Shed	2005	128	C 100	979	Avq.	91%	100%	100%	891
1,522 SFLA									
Outbuilding Total									68,084

Acpt Land 146,700 **Accepted Bldg** 122,600 **Total** 269,300

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 columns: 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 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 1997, 0, TYPICAL, TYPICAL, Average, Typical, 286,861, Incomplete, None, 88%, 100%, 100%, 252,438.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include 1 Story/BASEMENT, Wood Deck, Canopy, 3,129 SFLA.

Acpt Land 105,800 Accepted Bldg 280,300 Total 386,100

WISCASSET
 Name: BARNES, SHAWN
 BARNES, RIDGE

Valuation Report

09/27/2023

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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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.89	Acres-HS Size Adj	4,500.00	4,005	100%		4,005
Total Acres 0.89						49,005

Dwelling Description

Replacement Cost New

Conventional	One Story	910 Sqft	Grade D 100	Base	84,565
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 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	-3,820
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,389
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1940	0	TYPICAL	TYPICAL	Fair	Typical	79,356		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		42%	100%	100%		
						33,330		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1975	100	D 100	1,258	Avq.	76%	100%	100%
910 SFLA							956	
						Outbuilding Total	956	

Acpt Land 49,000 **Accepted Bldg** 34,300 **Total** 83,300

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 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 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 1840, 0 TYPICAL, TYPICAL, Above Average, Typical, 143,731.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 75%, 100%, 100%, 107,798.

Outbuildings/Additions/Improvements

Table with 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 48,600 Accepted Bldg 132,900 Total 181,500

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 columns: Units, Method - Description, 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, Foundation, 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 Deferred Maintenance, Outbuildings/Additions/Improvements, and various building descriptions.

Acpt Land

53,300

Accepted Bldg

50,600

Total

103,900

WISCASSET
 Name: JONES, CHRISTOPHER R

Valuation Report

09/27/2023

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Map/Lot:

R03-042-A

Account: 2356 Card: 1 of 1

Location:

0 GARDINER ROAD

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	45,000.00	45,000	95%	Topoqrphry	42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	50,000

Accpt Land	50,000	Accepted Bldg	0	Total	50,000
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Valuation Report

Map/Lot: R03-043

Account: 368 Card: 1 of 1

Location: 650 GARDINER ROAD

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

Sale Data
 Sale Date: 06/19/2012
 Sale Price: 125,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

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	47,687.50	47,688	100%		47,688	
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750	
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500	
5.32	Acres-Commercial 1-20	4,750.00	25,270	100%		25,270	
Total Acres 7.32						Land Total	130,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	2012	4800	D 100	192,180	Avq-	82%	100%	100%	157,588
Frame Shed	1997	252	C 100	1,928	Avq.	87%	100%	100%	1,677
Frame Shed	1997	252	C 100	1,928	Avq.	87%	100%	100%	1,677
Frame Shed	2001	261	C 100	1,996	Avq.	89%	100%	100%	1,776
Outbuilding Total									162,718
Acpt Land		130,200	Accepted Bldg		162,700	Total			292,900

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07					Land Total	49,675

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
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	-16,156
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	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	95,062
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	80,803
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1983	120	D 100	789	Avg.	631
1,512 SFLA						631
Outbuilding Total						631

Acpt Land 49,700 **Accepted Bldg** 81,400 **Total** 131,100

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): 50 0 0 Land Schedule: 103

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	4,500.00	4,500	100%		4,500
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06					Land Total	49,650

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 105	Base	114,957
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	-3,053
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	111,904			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	95,118				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	480	C 100	17,884	Avq.	90%	100%	100%	16,096
ONE STORY FRAME	2002	576	C 100	45,188	Avq.	90%	100%	100%	40,669
Frame Shed	2003	100	C 100	765	Avq.	90%	100%	100%	688
Wood Deck	2003	288	C 100	3,860	Avq.	90%	100%	100%	3,474
1,512 SFLA									60,927

Acpt Land 49,700 **Accepted Bldg** 156,000 **Total** 205,700

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04						Land Total 49,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 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
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	137,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	116,922			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1983	372	C 100	4,930	Avg.	80%	100%	100%	3,944
1,120 SFLA									Outbuilding Total 3,944

Acpt Land 49,600 **Accepted Bldg** 120,900 **Total** 170,500

Name: CHILD, MATHEW T

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, Fin. Basement Area, 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, None, 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, 243,123.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value(Rcnld). 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 59,000 Accepted Bldg 293,900 Total 352,900

WISCASSET

Valuation Report

09/27/2023

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 columns: Units, Method - Description, 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, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with columns: Built 2008, Renovated, Kitchens, Baths, Condition, Layout, Total Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Acpt Land 56,500 Accepted Bldg 216,600 Total 273,100

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, 200,170.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 158,134.

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 49,200 Accepted Bldg 165,100 Total 214,300

WISCASSET
 Name: SMITH, STEVEN (J/T)
 SMITH, ALISA

Valuation Report

09/27/2023

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Account: 374 Card: 1 of 1

Map/Lot: R03-043-C
 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/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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	52,250

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	768 Sqft	Grade B 95	Base	152,063
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	-11,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,213
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	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	2012	TYPICAL	TYPICAL	Average	Typical	138,783			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	115,190				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	80	C 100	612	Avq.	89%	100%	100%	545
Wood Deck	2012	40	C 100	698	Avq.	92%	100%	100%	642
Wood Deck	2012	540	C 100	7,072	Avq.	92%	100%	100%	6,506
ONE STORY FRAME	2012	216	B 95	18,512	Avq.	92%	100%	100%	17,031
AB.GR. POOL.....	2012	1	C 100	1,250	Avq.	99%	100%	100%	1,238
1,560 SFLA				Outbuilding Total					25,962
Acpt Land		52,300		Accepted Bldg		141,200		Total	193,500

WISCASSET
 Name: BARNES, SHAWN M

Valuation Report

09/27/2023

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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	45,000.00	45,000	25%	Topoqrphry	11,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	50%	Topoqrphry	125
Total Acres 1.10					Land Total	15,875

Accpt Land	15,900	Accepted Bldg	0	Total	15,900
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WISCASSET
 Name: NEWMAN, JUSTIN T

Valuation Report

09/27/2023

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Map/Lot:

R03-043-E

Account: 2083 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Semi-Improved

Sale Data	
Sale Date	12/15/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33					Land Total	50,325

Accpt Land	50,300	Accepted Bldg	0	Total	50,300
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WISCASSET
 Name: LUCAS, MICHAEL E
 LUCAS, ANNA P

Valuation Report

09/27/2023

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Account: 2084 Card: 1 of 1

Map/Lot:
 Location:

R03-043-F
 16 WEST VIEW ROAD

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0						----- S O U N D V A L U E -----			1,000
Frame Shed	2022	256	D 100	1,685	Avq.	92%	100%	100%		1,550
Outbuilding Total										2,550
Accpt Land		51,000		Accepted Bldg		2,600		Total		53,600

WISCASSET
 Name: SOULE, RAYMOND A

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12					Land Total	49,800

Accpt Land	49,800	Accepted Bldg	0	Total	49,800
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WISCASSET
 Name: SOULE, RAYMOND

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R03-043-G1

668 GARDINER ROAD

Account: 2595 Card: 1 of 1

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	90,549	Avq.	67%	50%	100%	30,399
1,064 SFLA						Outbuilding Total			30,399
Acpt Land			0	Accepted Bldg		30,400	Total		30,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12					Land Total	49,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1987	14X66	C 100	107,910	Avq.	52%	50%	100%	28,005
Wood Deck	2002	128	C 100	1,820	Avq.	90%	100%	100%	1,638
Frame Shed	2002	90	C 100	689	Avq.	90%	100%	100%	620
924 SFLA						Outbuilding Total			30,263

Acpt Land 49,800 **Accepted Bldg** 30,300 **Total** 80,100

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): 50 0 0 Land Schedule 103

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	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
4.12	R 20+-Rear 20+	625.00	2,575	100%		2,575
Total Acres 25.12						89,575

Dwelling Description				Replacement Cost New	
Cottage/Camp	One Story	480 Sqft	Grade D 90	Base	41,387
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	-4,946
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,473
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	33,968	Functional Obsolescence				
							Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
							None	92%	100%	100%	31,251
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Frame Shed	2016	160	C 100	1,224	Avq.	92%	100%	100%	1,126		
Canopy	2017	800	D 100	8,728	Avq.	92%	100%	100%	8,030		
480 SFLA									9,156		

Acpt Land 89,600 **Accepted Bldg** 40,400 **Total** 130,000

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Level
 Utilities Dugwell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 08/23/2022
 Sale Price 289,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
9.05	Acres-Rear Land 1-10	2,500.00	22,625	100%		22,625	
Total Acres 10.05						Land Total	72,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Frame Shed	1960	1512	D 100	9,948	Avq.	69%	100%	100%	6,864	
14' Mobile Home	2000	14X72	D 100	86,643	Avq.	77%	50%	100%	33,213	
SLAB.....	2020	1008	D 100	2,709	Avq.	92%	100%	100%	2,492	
Wood Deck	2020	160	D 100	1,916	Avq.	92%	100%	100%	1,763	
Wood Deck	2020	192	D 100	2,266	Avq.	92%	100%	100%	2,085	
1,008 SFLA							Outbuilding Total			46,417
Acpt Land		72,100	Accepted Bldg		46,400	Total			118,500	

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography: Rolling
Utilities: Dugwell/LakeSeptic System
Street:

Sale Data
Sale Date: 08/23/2022
Sale Price: 289,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

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	44,777
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	-2,418
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	36,790			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	64%	74%	100%	17,424				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	192	D 100	2,266	Avq.	84%	100%	100%	1,903
ONE STORY FRAME	2004	320	C 100	25,104	Avq.	91%	100%	100%	22,845
Frame Shed	1990	288	D 100	1,895	Fair	64%	100%	100%	1,213
896 SFLA									
						Outbuilding Total		25,961	
Acpt Land			0	Accepted Bldg		43,400	Total		43,400

WISCASSET

Name: PURE CLEANING SOLUTIONS, LLC.

Valuation Report

09/27/2023

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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	72,100	46,400	118,500	72,100	46,400	118,500
2	0	43,400	43,400	0	43,400	43,400
TOTAL	72,100	89,800	161,900	72,100	89,800	161,900

WISCASSET
 Name: BARNES, SHAWN M

Valuation Report

09/27/2023

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Map/Lot:

R03-044-A

Account: 2779 Card: 1 of 1

Location:

GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Proposed

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	45,000.00	45,000	75%	Access	33,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.95	Acres-Rear Land 11-20	1,250.00	8,688	100%		8,688
Total Acres 17.95					Land Total	71,938

Acpt Land	71,900	Accepted Bldg	0	Total	71,900
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WISCASSET

Valuation Report

09/27/2023

Name: MARCOUX, CHRISTOPHER M

Page 507

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 2,087.

Acpt Land 105,600 Accepted Bldg 2,100 Total 107,700

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	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92						49,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,192 Sqft	Grade C 105	Base	149,326
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	58,174
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
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	222,412
Functional Obsolescence						Value(Rcnld)
None						146,792

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SGAR/BSMT.....	1965	650	C 105	33,526	Avq-	66%	100%	100%	22,127	
Open Frame Porch	1965	33	C 105	1,179	Avq-	66%	100%	100%	778	
Open Frame Porch	1965	24	C 105	939	Avq-	66%	100%	100%	620	
1 Story/BASEMENT	1965	154	C 105	14,975	Avq-	66%	100%	100%	9,884	
1,346 SFLA									33,409	
Outbuilding Total									33,409	

Acpt Land	49,100	Accepted Bldg	180,200	Total	229,300
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
21.00	Acres-Wasteland	75.00	1,575	100%		1,575
Total Acres 32.00			Land Total			76,075

Dwelling Description				Replacement Cost New	
Multi Family	One Story	1,064 Sqft	Grade C 105	Base	124,455
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,453
Rooms	16	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	22,365
Attic	None			Attic	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	126,494			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Other.....	79%	84%	80%	67,153				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1975	672	C 105	90,220	Avq.	79%	84%	80%	47,896
Open Frame Porch	1975	72	C 105	2,214	Avq.	79%	100%	80%	1,399
Frame Shed	1975	192	C 100	1,469	Avq.	76%	100%	80%	893
Frame Shed	1975	192	C 100	1,469	Avq.	76%	100%	80%	893
Frame Shed	1975	16	C 105	129	Avq.	79%	100%	80%	82
Frame Shed	1975	40	C 100	306	Avq.	76%	100%	80%	186
Open Frame Porch	1975	204	C 105	5,722	Avq.	79%	100%	80%	3,616
2,408 SFLA									54,965
Outbuilding Total									54,965

Acpt Land 76,100 **Accepted Bldg** 122,100 **Total** 198,200

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	45,066
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	-6,961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-2,015
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			36,096		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	79%	100%	100%	28,511					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1975	72	D 100	950	Avq.	79%	100%	100%	751	
480 SFLA									751	
Accpt Land					0	Accepted Bldg		29,300	Total	29,300

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	131,660
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	43,190
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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			187,515	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	140,636				
Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SGAR/BSMT.....	1966	672	C 105	34,511	Avq.	75%	100%	100%	25,883
Encl Frame Porch	1966	120	C 105	5,615	Avq.	75%	100%	100%	4,211
Patio	1966	64	C 105	840	Avq.	75%	100%	100%	630
Wood Deck	1990	78	C 105	1,241	Avq.	75%	100%	100%	931
Frame Shed	1984	352	C 100	2,692	Avq.	81%	100%	100%	2,181
1,072 SFLA									
						Outbuilding Total			33,836
Acpt Land			0	Accepted Bldg		174,500	Total		174,500

WISCASSET
Name: WEST 207, LLC

Valuation Report

09/27/2023

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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	76,100	122,100	198,200	76,100	122,100	198,200
2	0	29,300	29,300	0	29,300	29,300
3	0	174,500	174,500	0	174,500	174,500
TOTAL	76,100	325,900	402,000	76,100	325,900	402,000

WISCASSET

Valuation Report

09/27/2023

Name: SOKOLOWSKI, JAN & CARRIE

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SOKOLOWSKI, JR., MICHAEL

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
5.00	R 20+-Rear 20+	625.00	3,125	100%		3,125
Total Acres 26.00					Land Total	90,125

Acpt Land	90,100	Accepted Bldg	0	Total	90,100
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Valuation Report

Map/Lot: R03-049

Account: 381 Card: 1 of 1

Location: 766 GARDINER ROAD

Neighborhood: RURAL WEST

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

Sale Data
Sale Date: 02/15/2023
Sale Price: 242,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00						Land Total: 54,500

Dwelling Description

Replacement Cost New

Multi Family	Two Story	986 Sqft	Grade B 95	Base	191,999
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	15,514
Attic	None			Attic	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	207,513			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
LAYOUT.....		None		65%	93% 100%	125,442			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	588	B 95	59,494	Avg.	65%	93%	100%	35,964
Encl Frame Porch	2003	120	C 100	5,348	Avg.	90%	100%	100%	4,813
2,560 SFLA	Outbuilding Total								40,777
Acpt Land		54,500	Accepted Bldg		166,200	Total		220,700	

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

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	4,500.00	4,500	100%		4,500
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38						Land Total: 50,450

Dwelling Description

Replacement Cost New

Ranch	One Story	1,148 Sqft	Grade B 95	Base	146,701
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	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1969	0	TYPICAL	TYPICAL	Below Average	Typical	163,197		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		68%	100%	100%		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	1969	624	B 95	24,018	Avq-	68%	50%	100%
Encl Frame Porch	1969	192	B 95	9,052	Avq-	68%	100%	100%
Patio	1990	160	D 100	1,478	Fair	63%	100%	100%
1,148 SFLA						Outbuilding Total		15,252
Acpt Land		50,500		Accepted Bldg		126,200		Total
								176,700

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 95	Base	133,345
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	133,345
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	97,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	572	C 95	19,478	Avq.	73%	100%	100%	14,219
Encl Frame Porch	1960	125	C 95	5,275	Avq.	73%	100%	100%	3,851
Wood Deck	1960	420	C 95	5,265	Avq.	73%	100%	100%	3,843
Frame Shed	1960	360	D 100	2,369	Avq.	69%	100%	100%	1,635
Frame Shed	1960	168	C 100	1,285	Avq.	69%	100%	100%	887
AB.GR. POOL.....	1960	1	C 100	1,250	Avq.	99%	100%	100%	1,238
1,200 SFLA									25,673

Acpt Land	51,000	Accepted Bldg	123,000	Total	174,000
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%	Topoqraphy	25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%	Topoqraphy	12,500
11.00	R 20+-Rear 20+	625.00	6,875	100%	Topoqraphy	6,875
Total Acres 32.00					Land Total	93,875

Dwelling Description

Replacement Cost New

Other	One Story	1,056 Sqft	Grade C 100	Base	105,874
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	-4,260
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	101,614	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....		None		73%	65%	100%	48,216

Acpt Land 93,900 **Accepted Bldg** 48,200 **Total** 142,100

WISCASSET

Valuation Report

09/27/2023

Name: **BLAGDEN, ROBERT L**

Page 518

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.50	R 20+-Rear 20+	625.00	2,188	100%		2,188
Total Acres 24.50					Land Total	89,188

Acpt Land	89,200	Accepted Bldg	0	Total	89,200
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WISCASSET
 Name: HOWARD, JEFFREY E

Valuation Report

09/27/2023

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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	90,549	Avg.	67%	50%	100%	30,399
Wood Deck	1999	96	D 100	1,214	Fair	68%	100%	100%	826
Frame Shed	2002	144	D 100	948	Avg.	90%	100%	100%	853
Frame Shed	2005	80	D 100	526	Avg.	91%	100%	100%	479
1,064 SFLA						Outbuilding Total			32,557
Acpt Land		0	Accepted Bldg		32,600	Total			32,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57					Land Total	50,925

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,404 Sqft	Grade D 100	Base	100,881
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	-16,074
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	3,664
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	88,471	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	81,393

Acpt Land

50,900

Accepted Bldg

81,400

Total

132,300

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20						50,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 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
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	123,343			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		80%	100% 100%	98,674			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST BARN....	2004	528	C 100	28,742	Avg.	91%	100%	100%	26,155
1,080 SFLA	Outbuilding Total								26,155

Acpt Land 50,000 **Accepted Bldg** 124,800 **Total** 174,800

Name: BLAGDEN, ROBERT L

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 columns: Units, Method - Description, 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: Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Rows include One Story, WOOD SHINGLE, 1 OTHER Units-0, Concrete, None, 100% Gravity Warm, 8, 4, 1, None, 0, Full, NONE.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0 TYPICAL, TYPICAL, Average, Typical, 65,997.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 81%, 100%, 100%, 53,458.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1S AD/GAR, Swimming Pool, Frame Shed, Wood Deck, Frame Shed, Frame Shed, 645 SFLA.

Acpt Land 55,500 Accepted Bldg 139,300 Total 194,800

WISCASSET

Valuation Report

09/27/2023

Name: BLAGDEN, ROBERT L

Page 523

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 1.50 ST BARN, 1.25 ST SHED, and 1.75 ST SHED.

Summary table with 5 columns: Acpt Land (50,000), Accepted Bldg (18,700), Total (68,700).

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20						50,000

Dwelling Description

Replacement Cost New

Colonial	Two Story	736 Sqft	Grade C 105	Base	166,669
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	-10,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,544
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	148,837			
Functional Obsolescence						Value(Rcnd)			
None									
Economic Obsolescence						Value			
None									
Outbuildings/Additions/Improvements						Rcnd			
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ
ONE STORY FRAME	1980	144	C 105	11,861	Avq.	81%	100%	100%	9,607
1.25 ST GARAGE..	1980	576	C 100	31,914	Avq.	79%	100%	100%	25,212
Wood Deck	1980	448	C 105	6,195	Avq.	81%	100%	100%	5,018
Frame Shed	1980					----- S O U N D V A L U E -----			200
1,616 SFLA						Outbuilding Total			40,037

Acpt Land

50,000

Accepted Bldg

160,600

Total

210,600

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 columns: Units, Method - Description, 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

51,300

Accepted Bldg

181,100

Total

232,400

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

Sale Data
Sale Date: 01/24/2023
Sale Price: 425,000
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): Land Schedule 103

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	4,500.00	4,500	100%		4,500
0.81	Acres-Rear Land 1-10	2,500.00	2,025	100%		2,025
Total Acres 1.81						Land Total 51,525

Dwelling Description				Replacement Cost New		
Cape Cod Exterior	One & 1/2 Story CLAPBOARD	690 Sqft Masonry Trim	Grade B 95 None	Base Trim		118,204 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% Floor/Wall	Cooling	0% None	Heat		-5,519
Rooms	8	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,757
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
Insulation	Minimal			Insulation		-2,007
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1780	2006	GOOD	TYPICAL	Above Average	Typical	125,407			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	94,055				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1970	432	C 110	60,772	Avq.	74%	100%	100%	44,971
Wood Deck	2006	216	B 95	3,214	Avq+	75%	100%	100%	2,410
Wood Deck	2006	192	B 95	2,879	Avq+	75%	100%	100%	2,159
Frame Garage	1990	672	C 100	23,350	Avq.	84%	100%	100%	19,614
Frame Shed	1980	64	C 100	490	Avq.	79%	100%	100%	387
1 Story/BASEMENT	2006	384	C 100	35,564	Avq.	92%	100%	100%	32,719
2,175 SFLA					Outbuilding Total				102,260
Acpt Land		51,500	Accepted Bldg		196,300	Total		247,800	

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 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 Wood Deck, Frame Shed, AB.GR. POOL....., ONE STORY FRAME, Open Frame Porch, Frame Garage.

Acpt Land

49,500

Accepted Bldg

173,300

Total

222,800

Name: COSSETTE, JR., WILLIAM J. J/T

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00			Land Total			58,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,274 Sqft	Grade C 100	Base	149,018
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	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,574
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	162,852			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	131,910				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	247	D 100	1,625	Fair	52%	100%	100%	845
Frame Shed	1986	190	D 100	1,250	Avq.	82%	100%	100%	1,025
Frame Shed	1970	150	D 100	986	Avq-	65%	100%	100%	641
Frame Shed	1970			---- SOUND VALUE ----				0	
Frame Shed	1970			---- SOUND VALUE ----				600	
Wood Deck	1986	416	C 100	5,491	Avq.	81%	100%	100%	4,448
Wood Deck	1990	100	C 100	1,462	Avq.	84%	100%	100%	1,228
1,274 SFLA						Outbuilding Total			8,787

Acpt Land	58,500	Accepted Bldg	140,700	Total	199,200
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00					Land Total	95,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
1 ST BARN.....	2006	572	C 100	19,630	Avg.	92%	100%	100%		18,060
							Outbuilding Total			18,060
Acpt Land		95,800	Accepted Bldg		18,100	Total			113,900	

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	53,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1S AD/GAR.....	1997	768	B 100	73,638	Avq+	93%	100%	100%	68,483
Frame Shed	1950	324	D 100	2,131	Fair	42%	100%	100%	895
Wood Deck	1997	112	D 100	1,389	Avq.	87%	100%	100%	1,208
Barn 1S	2006	576	C 100	19,742	Avq.	92%	100%	100%	18,163
Canopy	2009	128	D 100	1,469	Avq.	92%	100%	100%	1,351
						Outbuilding Total			90,100
Acpt Land		53,300	Accepted Bldg		90,100	Total		143,400	

Name: LAHAYE, ANTHONY J/T

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 columns: Units, Method - Description, 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 1982, 0, TYPICAL, TYPICAL, Fair, Typical, 124,253.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include None, None, 61%, 100%, 100%, 75,794.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnd. Rows include Wood Deck, Frame Shed, Wood Deck, 1,680 SFLA, and Outbuilding Total.

Acpt Land 40,500 Accepted Bldg 79,700 Total 120,200

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

Sale Data
Sale Date: 04/28/2022
Sale Price: 262,500
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): Land Schedule 104

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	
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650	
Total Acres 1.26						Land Total	39,150

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 105	Base	167,228
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	962 Sqft, Grade D	Basement Gar	None	Fin Bsmt	46,052
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	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	216,262				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		88%	100% 100%	190,311				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1970	48	C 100	368	Avq.	74%	100%	100%	272	
Frame Shed	1997	48	C 100	368	Avq.	87%	100%	100%	320	
Patio	1997	80	C 100	952	Avq.	87%	100%	100%	828	
1,554 SFLA						Outbuilding Total		1,420		
Accpt Land		39,200		Accepted Bldg		191,700		Total		230,900

WISCASSET
 Name: HOOPER, CLIFFORD R
 HOOPER, JANET L

Valuation Report

09/27/2023

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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26						Land Total 39,150

Dwelling Description

Replacement Cost New

Ranch	One Story	864 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
					0
Foundation	Concrete	Basement	None	Basement	-10,735
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	90,326			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	74,067			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	528	C 100	19,250	Avq.	80%	100%	100%	15,400
Encl Frame Porch	1983	88	C 100	4,042	Avq.	80%	100%	100%	3,234
Frame Shed	1990	240	C 100	1,836	Avq.	84%	100%	100%	1,542
Wood Deck	1983	50	C 100	825	Avq.	80%	100%	100%	660
Wood Deck	1999	120	C 100	1,718	Avq.	88%	100%	100%	1,512
Frame Shed	1999	240	C 100	1,836	Avq.	88%	100%	100%	1,616
864 SFLA						Outbuilding Total			23,964
Acpt Land		39,200		Accepted Bldg		98,000		Total	137,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.25	Acres-Rear Land 1-10	2,500.00	3,125	100%		3,125
Total Acres 2.25					Land Total	52,625

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
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	-17,311
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	3,664
Attic	None			Attic	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	94,994
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	87,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	C 100	20,616	Avq.	92%	100%	100%	18,967
Wood Deck	2020	136	D 100	1,652	Avq.	92%	100%	100%	1,520
1,512 SFLA									
Outbuilding Total									20,487

Acpt Land 52,600 **Accepted Bldg** 107,900 **Total** 160,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						Land Total 59,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,148 Sqft	Grade C 105	Base	140,994
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	-4,279
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	136,715
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	108,005

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	380	C 100	5,032	Avg.	81%	10%	100%	408
Frame Garage	1984	1120	C 100	36,108	Avg.	81%	100%	100%	29,247
1,148 SFLA									
Outbuilding Total									29,655

Acpt Land	59,500	Accepted Bldg	137,700	Total	197,200
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Neighborhood RURAL WEST

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

Sale Data
Sale Date 10/30/2006
Sale Price 100,000
Sale Type Land & Buildings
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675
Total Acres 3.67						Land Total 56,175

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 105	Base	114,957
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	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	114,957
Functional Obsolescence						Value(Rcnld)
None						86,218

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1980	99	C 105	8,155	Avq.	75%	100%	100%	6,116	
Encl Frame Porch	1980	33	C 105	1,888	Avq.	75%	100%	100%	1,416	
Frame Garage	1980	720	C 105	25,954	Avq.	75%	100%	100%	19,466	
Frame Garage	1980	300	C 100	12,758	Avq.	79%	100%	100%	10,079	
Frame Shed	1980	144	C 100	1,101	Avq.	79%	100%	100%	870	
Barn 1S	2007	288	C 100	11,664	Avq.	92%	100%	100%	10,731	
1,035 SFLA									48,678	

Acpt Land 56,200 **Accepted Bldg** 134,900 **Total** 191,100

Name: COLLINS, JAMES R J/T

Page 537

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(Rcld). Rows include Functional Obsolescence, Economic Obsolescence, Outbuildings/Additions/Improvements, and Total.

Acpt Land 54,300 Accepted Bldg 148,500 Total 202,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50						53,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
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	4,680
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	6,701
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	155,814
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	119,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1971	336	C 100	31,118	Avg.	74%	100%	100%	23,027
1.25 ST GARAGE..	1971	672	C 100	36,530	Avg.	74%	100%	100%	27,032
1,512 SFLA									
Outbuilding Total									50,059

Acpt Land 53,300 **Accepted Bldg** 170,000 **Total** 223,300

WISCASSET
 Name: TRACY, STEVEN
 TRACY, RACHEL

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						52,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	594 Sqft	Grade B 95	Base		104,823
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		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,103
Attic	None			Attic		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	107,926			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	70,152			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	320	B 95	27,425	Avq.	65%	100%	100%	17,826
Encl Frame Porch	1850	144	B 95	6,912	Avq.	65%	100%	100%	4,493
1 ST BARN.....	1850	1485	C 100	45,240	Fair	42%	100%	100%	19,001
Unfinished Attic	1850	320	B 95	1,905	Avq.	65%	100%	100%	1,238
Wood Deck	2001	96	C 100	1,411	Avq.	89%	100%	100%	1,256
1,360 SFLA									43,814
Acpt Land		52,000		Accepted Bldg		114,000		Total	166,000

WISCASSET
 Name: SPRAGUE, NATHANIEL A

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R03-062-A

GARDINER ROAD

Account: 417 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
24.00	R 20+-Rear 20+	625.00	15,000	100%		15,000
Total Acres 45.00			Land Total			102,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Field Price	2017			----	SOUND	VALUE	----		132,200
Frame Shed	2017	320	C 100	2,448	Avg.	92%	100%	100%	2,252
Camper Trailer..	0			----	SOUND	VALUE	----		4,000
Wood Deck	2017	220	E 100	2,215	Avg.	92%	100%	100%	2,038
Outbuilding Total									140,490

Acpt Land 102,000 **Accepted Bldg** 140,500 **Total** 242,500

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 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 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 Value(Rcld).

Outbuildings/Additions/Improvements

Table with 11 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, and 1,890 SFLA.

Acpt Land

52,000

Accepted Bldg

303,800

Total

355,800

WISCASSET
 Name: MCCUE, CHARLES F

Valuation Report

09/27/2023

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Account: 2629 Card: 1 of 1

Map/Lot: R03-063-ON
 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	122.760	Avg.	90%	50%	100%	55,242
SLAB.....	2015	924	C 100	2.888	Avg.	92%	100%	100%	2,657
Frame Shed	1	240	D 100	1,579	Fair	42%	0%	100%	0
Frame Shed	1	120	D 100	789	Fair	42%	1%	100%	3
924 SFLA									
						Outbuilding Total			57,902
Acpt Land			0	Accepted Bldg		57,900	Total		57,900

WISCASSET

Valuation Report

09/27/2023

Name: SUKEFORTH, EUGENE C

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SUKEFORTH, SYVILLA A

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

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, Percent Good (Func, Econ), Value Rcnld. Rows include STORE FRAME and BSMT UNFINISHED.

Acpt Land 49,500 Accepted Bldg 103,600 Total 153,100

WISCASSET
 Name: MORRIS, JOSHUA

Valuation Report

09/27/2023

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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	107,910	Avq-	85%	50%	100%	45,862
Frame Shed	2020	120	C 100	918	Avq.	92%	100%	100%	845
924 SFLA						Outbuilding Total			46,707
Acpt Land			0	Accepted Bldg		46,700	Total		46,700

WISCASSET
 Name: SLEEPER, MARK JR

Valuation Report

09/27/2023

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Account: 409 Card: 1 of 1

Map/Lot: R03-064-001
 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	120,960	Avg.	90%	50%	100%	54,432
1,064 SFLA						Outbuilding Total			54,432
Accpt Land			0	Accepted Bldg		54,400	Total		54,400

WISCASSET

Valuation Report

09/27/2023

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	69,534	Poor	20%	50%	100%	6,953
MH ST ADDITION..	1970	792	D 100	31,501	Fair	52%	50%	100%	8,190
Open Frame Porch	1970	50	D 100	1,335	Fair	52%	100%	100%	694
Frame Shed	1970	128	C 100	979	Avq-	65%	100%	100%	636
Frame Shed	1970	64	C 100	490	Avq-	65%	100%	100%	318
792 SFLA						Outbuilding Total			16,791
Acpt Land		0	Accepted Bldg		16,800	Total			16,800

Name: RUSSELL, FELICIA E

Page 547

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) 50 0 0 Land Schedule 103

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
0.65	Acres-HS Size Adj	4,500.00	2,925	100%		2,925
Total Acres 0.65						47,925

Dwelling Description

Replacement Cost New

Ranch	One Story	1,076 Sqft	Grade C 105	Base	132,152
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	860 Sqft, Grade C	Basement Gar	None	Fin Bsmt	50,265
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	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Above Average	Typical	189,118
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. % Func. % Econ. %			Value Rcnld
None			84%	100%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1967	140	C 100	10,982	Avq.	72%	100%	100%	7,907
1.25 ST GARAGE..	1967	528	C 100	29,605	Avq.	72%	100%	100%	21,316
Frame Garage	1967	720	C 100	24,718	Avq.	72%	100%	100%	17,797
Swimming Pool	1980	1	C 100	7,224	Avq.	99%	100%	100%	7,152
1,216 SFLA									54,172
Outbuilding Total									54,172

Acpt Land 47,900 **Accepted Bldg** 213,000 **Total** 260,900

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
33.10	R 20+-Rear 20+	625.00	20,688	100%		20,688
Total Acres 53.10					Land Total	58,188

Accpt Land	58,200	Accepted Bldg	0	Total	58,200
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WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	100%		0
0.00	Acres-HS Size Adj	1,250.00	12,500	100%	Access	0
0.00	Acres-Rear Land 1-10	625.00	20,688	100%		0
Total Acres 0.00					Land Total	0

Accpt Land

0

Accepted Bldg

0

Total

0

Valuation Report

Account: 415 Card: 1 of 1

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
0.30	Acres-Rear Land 11-20	1,250.00	375	100%		375	
Total Acres 11.30						Land Total	74,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 105	Base	147,381
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	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,222
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,150
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	159,154
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
84%						133,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	360	C 105	29,654	Avq.	82%	100%	100%	24,316
Frame Garage	1987	576	C 100	20,616	Avq.	82%	100%	100%	16,905
Open Frame Porch	2008	240	C 100	6,361	Avq.	92%	100%	100%	5,852
Frame Shed	1987	64	C 100	490	Avq.	82%	100%	100%	402
Frame Shed	1987	96	C 100	735	Avq.	82%	100%	100%	603
Wood Deck	2011	60	C 100	952	Avq.	92%	100%	100%	876
ONE STORY FRAME	2012	252	C 105	20,758	Avq.	92%	100%	100%	19,097
Wood Deck	2015	440	D 100	4,986	Avq.	92%	100%	100%	4,587
1.25 ST GARAGE..	2018	1584	C 100	80,386	Avq.	92%	100%	100%	73,955
1,812 SFLA									
Outbuilding Total									146,593

Acpt Land 74,900 **Accepted Bldg** 280,300 **Total** 355,200

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: 54,300 Accepted Bldg: 104,100 Total: 158,400

Name: KRENZEL, ARTHUR E III

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

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	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						59,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,080 Sqft	Grade C 105	Base	126,326
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	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,249
Heating	100% Hot Water BB	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			
1992	0	TYPICAL	TYPICAL	Average	Typical	151,575			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	130,354			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	34	C 105	2,801	Avq.	86%	100%	100%	2,409
Frame Garage	1992	960	C 100	31,551	Avq.	85%	100%	100%	26,818
Frame Shed	1992	192	C 100	1,469	Avq.	85%	100%	100%	1,249
AB.GR. POOL.....	1992	1	C 100	1,250	Avq.	99%	100%	100%	1,238
1,114 SFLA									
Outbuilding Total									31,714

Acpt Land 59,500 **Accepted Bldg** 162,100 **Total** 221,600

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	45,000.00	45,000	100%		45,000	
0.86	Acres-HS Size Adj	4,500.00	3,870	100%		3,870	
Total Acres 0.86						Land Total	48,870

Dwelling Description

Replacement Cost New

Double Wide	One Story	912 Sqft	Grade D 100	Base	64,219
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	-9,745
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	-1,392
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	53,082
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						Value
						Rcnld
						38,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Frame Garage	1980	660	C 100	23,009	Avq.	85%	100%	100%	19,558	
Frame Garage	1980	792	D 100	23,020	Avq.	70%	100%	100%	16,114	
Frame Shed	1980	120	D 100	789	Avq-	72%	100%	100%	568	
Wood Deck	1980	160	D 100	1,916	Avq-	72%	100%	100%	1,380	
912 SFLA									Outbuilding Total	37,620

Acpt Land 48,900 **Accepted Bldg** 75,800 **Total** 124,700

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	630 Sqft	Grade B 95	Base	111,176
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	-4,276
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	3,103
Attic	None			Attic	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	110,003
Functional Obsolescence						Value(Rcnld)
None						88,002

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.5 Story/BSMT	1885	240	B 95	29,629	Good	80%	100%	100%	23,703	
Encl Frame Porch	1885	30	B 95	1,830	Good	80%	100%	100%	1,464	
Open Frame Porch	1960	40	C 100	1,299	Avq.	69%	100%	100%	896	
Frame Garage	1970	720	C 100	24,718	Avq.	74%	100%	100%	18,291	
Frame Garage	2006	1144	C 100	36,790	Avq.	92%	100%	100%	33,847	
Wood Deck	2006	96	B 95	1,542	Good	98%	100%	100%	1,511	
Canopy	2006	300	C 100	3,868	Avq.	92%	100%	100%	3,559	
Canopy	2006	300	C 100	3,868	Avq.	92%	100%	100%	3,559	
1,462 SFLA									Outbuilding Total	86,830

Acpt Land	49,500	Accepted Bldg	174,800	Total	224,300
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Neighborhood RURAL NORTHWEST

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

Sale Data
Sale Date 07/21/2022
Sale Price 260,000
Sale Type Land & Buildings
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) Land Schedule 104

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	
Total Acres 1.00						Land Total	38,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 105	Base	153,276
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	4,473
Attic	None			Attic	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	157,749			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	141,974			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2003	64	C 100	1,004	Avq.	90%	100%	100%	904
BSMT ENTRY.....	2003	30	C 100	459	Avq.	90%	100%	100%	413
1,248 SFLA	Outbuilding Total								1,317

Acpt Land 38,500 **Accepted Bldg** 143,300 **Total** 181,800

WISCASSET
 Name: RINES, MARK J
 RINES, LORI E

Valuation Report

09/27/2023

Page 556

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
Total Acres 1.00						Land Total	49,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 100	Base	129,134
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	129,134	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		88%	100%	100%	113,638

Acpt Land 49,500 **Accepted Bldg** 113,600 **Total** 163,100

Name: SPEAR, JONATHAN S

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 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 Encl Frame Porch, Frame Shed, Frame Garage, 960 SFLA.

Acpt Land 38,500 Accepted Bldg 129,500 Total 168,000

Valuation Report

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 07/12/2019
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	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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00						Land Total 38,500

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 95	Base		211,764
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		3,103
Attic	None			Attic		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	214,867			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	189,083				
Outbuildings/Additions/Improvements						Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1996	180	B 95	18,211	Avq.	88%	100%	100%	16,026
Open Frame Porch	1996	96	B 95	2,968	Avq.	88%	100%	100%	2,612
Wood Deck	2019	200	C 100	2,738	Avq.	92%	100%	100%	2,519
Frame Shed	2020	80	D 100	526	Avq.	92%	100%	100%	484
2,280 SFLA						Outbuilding Total 21,641			
Acpt Land		38,500		Accepted Bldg		210,700		Total 249,200	

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00						Land Total 49,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 95	Base	171,529
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	4,654
Attic	None			Attic	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	176,183
Functional Obsolescence						Value(Rcnd)
None						155,041

Outbuildings/Additions/Improvements		Percent Good		Value
Description	Year	Units	Grade	Rcnd
Wood Deck	1996	24	B 95	474
AB.GR. POOL.....	1996	1	B 95	1,201
Wood Deck	2004	288	B 95	3,710
Frame Shed	2004	240	B 95	1,765
1,701 SFLA				Outbuilding Total 7,150

Acpt Land	49,500	Accepted Bldg	162,200	Total	211,700
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Name: ORR, KRISTY L. AUSTIN J/T

Page 560

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 1.00 Acres-Base Homesite Value (35,000.00) and 1.00 Acres-HS Size Adj (3,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch (1,200 Sqft, 147,381), Exterior (ALUM/VINYL, 0), Foundation (Concrete Slab, -16,774), etc.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Built 1996, Condition Average, Total 130,607, and Functional Obsolescence 88%.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed (1996, 144, D 100, 948) and Wood Deck (1998, 324, C 105, 4,535).

Acpt Land 38,500 Accepted Bldg 119,800 Total 158,300

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	35,000.00	35,000	100%		35,000
0.80	Acres-HS Size Adj	3,500.00	2,800	100%		2,800
0.20	Acres-Wasteland	75.00	15	100%		15
Total Acres 1.00						Land Total 37,815

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,624 Sqft	Grade B 95	Base	197,646
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	24,325
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	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	229,728				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		90%	100% 100%	206,755				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2004	440	B 95	6,334	Avq.	90%	100%	100%	5,701	
Frame Shed	2004	192	B 95	1,604	Avq.	90%	100%	100%	1,444	
Wood Deck	2005	45	C 100	761	Avq.	91%	100%	100%	693	
1,624 SFLA						Outbuilding Total			7,838	
Acpt Land		37,800		Accepted Bldg		214,600		Total		252,400

Valuation Report

Map/Lot:

R03-069-008

Account: 429 Card: 1 of 1

Location:

45 HILLTOP DRIVE

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	35,000.00	35,000	100%		35,000	
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500	
Total Acres 1.00						Land Total	38,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 105	Base	178,822
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	-20,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-5,427
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	157,516
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	141,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Open Frame Porch	2001	120	C 100	3,324	Avq.	89%	100%	100%	2,958	
Frame Garage	2001	320	C 100	13,328	Avq.	89%	100%	100%	11,862	
Encl Frame Porch	2002	120	C 100	5,348	Avq.	90%	100%	100%	4,813	
Wood Deck	2002	384	C 100	5,084	Avq.	90%	100%	100%	4,576	
1,456 SFLA									Outbuilding Total	24,209

Acpt Land 38,500 **Accepted Bldg** 166,000 **Total** 204,500

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.64	Acres-Rear Land 1-10	2,500.00	1,600	100%		1,600
Total Acres 1.64					Land Total	40,100

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,120 Sqft	Grade B 100	Base	252,528
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	11,431
Attic	Floor & Stairs			Attic	2,743
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	266,702			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	245,366			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	936	C 100	30,868	Avq.	92%	100%	100%	28,399
Open Frame Porch	2007	320	C 100	8,386	Avq.	92%	100%	100%	7,715
Wood Deck	2012	400	C 100	5,288	Avq.	92%	100%	100%	4,865
Wood Deck	2015	87	B 100	1,491	Avq.	92%	100%	100%	1,372
2,240 SFLA									
Outbuilding Total									42,351

Acpt Land

40,100

Accepted Bldg

287,700

Total

327,800

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 10/03/2022
Topography	Level	Sale Price 450,000
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03			Land Total			38,575

Dwelling Description				Replacement Cost New		
Ranch	One & 1/2 Story	1,624 Sqft	Grade B 100	Base		301,463
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		111,328
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		4,475
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		9,798
Attic	None			Attic		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	427,064			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	392,899		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SGAR/BSMT.....	2007	672	C 100	32,868	Avq.	92%	100%	100%	30,239
Unfinished Attic	2007	1624	C 100	8,851	Avq.	92%	100%	100%	8,143
Wood Deck	2007	130	C 100	1,845	Avq.	92%	100%	100%	1,697
Open Frame Porch	2007	72	C 100	2,109	Avq.	92%	100%	100%	1,940
2,436 SFLA									
Outbuilding Total									42,019

Acpt Land	38,600	Accepted Bldg	434,900	Total	473,500
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WISCASSET
 Name: OLSEN, IRENE A
 PARR, TONY R

Valuation Report

09/27/2023

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Account: 432 Card: 1 of 1

Map/Lot:
 Location:

R03-069-011
 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	45,000.00	45,000	80%	Topoqrphry	36,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150	
Total Acres 1.46						Land Total	41,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
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	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2018	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	161,466
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	148,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2018	676	C 100	23,464	Avq.	92%	100%	100%	21,587
Frame Garage	2022	392	D 100	13,225	Avq.	92%	100%	100%	12,167
1,344 SFLA	Outbuilding Total								33,754

Acpt Land 41,700 **Accepted Bldg** 182,300 **Total** 224,000

WISCASSET
 Name: BALDEA, MICHAEL

Valuation Report

09/27/2023

Page 566

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	49,500

Acpt Land	49,500	Accepted Bldg	0	Total	49,500
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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) 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 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

38,900

Accepted Bldg

126,400

Total

165,300

Valuation Report

Map/Lot:

R03-069-014

Account: 435 Card: 1 of 1

Location:

26 HILLTOP DRIVE

Neighborhood RURAL NORTHWEST

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

Sale Data
Sale Date 09/08/2022
Sale Price 322,400
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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45						Land Total 39,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
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	4,654
Attic	None			Attic	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	202,300	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		98%	100%	100%	198,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	386	C 100	5,109	Avq.	92%	100%	100%	4,700
Open Frame Porch	2006	240	C 100	6,361	Avq.	92%	100%	100%	5,852
1,960 SFLA						Outbuilding Total			10,552

Acpt Land 39,600 **Accepted Bldg** 208,800 **Total** 248,400

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.51	Acres-Rear Land 1-10	2,500.00	1,275	100%		1,275
Total Acres 1.51					Land Total	39,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	160,350
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	-16,699
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,560
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	141,351			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	130,043			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2006	144	C 100	2,024	Avq.	92%	100%	100%	1,862
Wood Deck	2006	64	C 100	1,004	Avq.	92%	100%	100%	924
Open Frame Porch	2006	288	C 100	7,576	Avq.	92%	100%	100%	6,970
1,344 SFLA						Outbuilding Total			9,756
Acpt Land		39,800		Accepted Bldg		139,800		Total	179,600

Name: BROWN JR., ROBERT C

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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) 50 25 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 38,700 Accepted Bldg 201,800 Total 240,500

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 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 Dwelling Units, 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 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 ONE STORY FRAME, Frame Shed, 1.75 ST SHED..., 1SFr Overhanq, Frame Shed, GARAGE METAL, Wood Deck, 1,982 SFLA.

Accept Land 40,500 Accepted Bldg 159,000 Total 199,500

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.31	Acres-Rear Land 11-20	1,250.00	2,888	100%		2,888
Total Acres 13.31					Land Total	77,388

Acpt Land	77,400	Accepted Bldg	0	Total	77,400
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Name: RINES, STEPHEN L

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RINES, STEPHEN K

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 10/04/2022
Sale Price 199,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length 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 columns: Units, Method - Description, 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).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 2 STORY GARAGE, 1,040 SFLA.

Acpt Land 50,800 Accepted Bldg 81,200 Total 132,000

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, 109,711.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 70%, 100%, 100%, 76,798.

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 53,900 Accepted Bldg 96,600 Total 150,500

Name: CAMPBELL JR., BERTRUM R (J/T)

Page 575

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

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 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. %, and Outbuildings/Improvements.

Acpt Land 50,200 Accepted Bldg 102,400 Total 152,600

Name: PAGE, JR., EARL

Page 576

PAGE, KATHRYN

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

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 1971, 0, TYPICAL, TYPICAL, Average, Typical, 125,638.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 77%, 100%, 100%, 96,741.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, 1,036 SFLA, and Outbuilding Total.

Acpt Land 51,000 Accepted Bldg 122,600 Total 173,600

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	80%	Topoqrphy	36,000
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46					Land Total	38,070

Acpt Land	38,100	Accepted Bldg	0	Total	38,100
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Neighborhood RURAL WEST

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

Sale Data
Sale Date 06/17/2011
Sale Price 0
Sale Type Land & Buildings
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01						Land Total 49,525

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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% 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	112,290			
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
Wood Deck	1975	344	C 100	4,574	Avq+	86%	100%	100%	3,934
1.75 ST GARAGE..	1980	676	C 100	59,024	Avq.	79%	100%	100%	46,629
Frame Shed	1980	100	D 100	658	Avq-	70%	100%	100%	461
960 SFLA						Outbuilding Total			51,024
Acpt Land		49,500		Accepted Bldg		147,600		Total	197,100

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	45,000.00	45,000	100%		45,000	
0.50	Acres-HS Size Adj	4,500.00	2,250	100%		2,250	
Total Acres 0.50						Land Total	47,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1988	14X66	C 100	107,910	Avq.	54%	50%	100%	29,033
Frame Garage	1988	480	C 100	17,884	Avq.	83%	100%	100%	14,844
Frame Shed	1988	96	C 100	735	Avq.	83%	100%	100%	610
924 SFLA						Outbuilding Total			44,487
Accpt Land		47,300	Accepted Bldg		44,500	Total			91,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00						Land Total 85,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	99,003
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	-4,001
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,215
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
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
1900	0	TYPICAL	TYPICAL	Below Average	Typical	92,912
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value 52,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	390	C 100	2,984	Avq-	57%	100%	100%	1,701
Frame Shed	1977	528	D 100	3,474	Avq-	68%	100%	100%	2,362
Frame Shed	1960	480	E 100	2,718	Poor	30%	100%	100%	815
Frame Garage	1985	2000	D 100	52,602	Avq.	81%	100%	100%	42,608
ONE STORY FRAME	1900	78	C 100	6,119	Avq-	57%	100%	100%	3,488
1,044 SFLA									
						Outbuilding Total			50,974

Acpt Land	85,800	Accepted Bldg	103,900	Total	189,700
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Name: POOR, JOSHUA M

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POOR, JAYMI N

Map/Lot:

R03-075-A

Account: 448 Card: 1 of 1

Location:

3 BOUDIN ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 08/15/2022
Topography	Level	Sale Price 345,000
Utilities	Dugwell/LakeSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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) Land Schedule 103

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	4,500.00	4,500	100%		4,500
0.87	Acres-Rear Land 1-10	2,500.00	2,175	100%		2,175
Total Acres 1.87						Land Total 51,675

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	1,120 Sqft	Grade B 95	Base		217,411
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% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH		HEARTHS		0
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,103
Attic	None			Attic		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	220,514				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	176,411					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1992	180	B 95	8,519	Avq.	80%	100%	100%	6,815	
Frame Garage	1979	768	B 95	28,496	Avq.	80%	100%	100%	22,797	
Frame Shed	1985	126	B 95	1,054	Avq.	80%	100%	100%	843	
Frame Shed	1976	80	D 100	526	Fair	55%	100%	100%	289	
1,960 SFLA	Outbuilding Total								30,744	
Acpt Land		51,700		Accepted Bldg		207,200		Total		258,900

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	100%	Access	25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
Total Acres 23.00					Land Total	39,375

Accpt Land	39,400	Accepted Bldg	0	Total	39,400
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WISCASSET
 Name: BOUDIN, FRANK M

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
11.00	Acres-Rear Land 11-20	1,250.00	13,750	100%		13,750
Total Acres 21.00					Land Total	38,750

Acpt Land	38,800	Accepted Bldg	0	Total	38,800
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WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	100%	Access	25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
26.00	R 20+-Rear 20+	625.00	16,250	100%		16,250
15.00	Acres-Wasteland	75.00	1,125	100%		1,125
Total Acres 61.00					Land Total	54,875

Acpt Land	54,900	Accepted Bldg	0	Total	54,900
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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, Material/Type, Area/Quantity, 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 Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

49,600

Accepted Bldg

123,200

Total

172,800

WISCASSET
Name: COSSETTE, CHRIS W

Valuation Report

09/27/2023

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Map/Lot:

R03-080

Account: 454 Card: 1 of 1

Location:

ALNA LINE

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities NoWater/NoSewer

Street Paved

Sale Data
Sale Date 01/03/2023
Sale Price 3,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

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	2,500.00	12,500	100%		12,500
Total Acres 5.00				Land Total		12,500

Acpt Land	12,500	Accepted Bldg	0	Total	12,500
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WISCASSET
 Name: BOUDIN, FRANK M

Valuation Report

09/27/2023

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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	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	2,500.00	25,000	100%		25,000	
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500	
8.00	Acres-Wasteland	75.00	600	100%		600	
Total Acres 21.00					Land Total	66,600	
Acpt Land		66,600	Accepted Bldg		0	Total	66,600

WISCASSET
 Name: BOUDIN, FRANK M

Valuation Report

09/27/2023

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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	2,500.00	3,525	100%		3,525
Total Acres 1.41				Land Total		3,525
Acpt Land		3,500	Accepted Bldg		0	Total
						3,500

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 36,500 Accepted Bldg 150,300 Total 186,800

WISCASSET
 Name: MCCANN, THOMAS D
 MCCANN, SUSAN

Valuation Report

09/27/2023

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Account: 458 Card: 1 of 1

Map/Lot: R03-082
 Location: 225 FOWLE HILL ROAD

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

Sale Data
 Sale Date: 07/06/2017
 Sale Price: 165,000
 Sale Type: Land & Buildings
 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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.22	Acres-Rear Land 1-10	2,500.00	550	100%		550
Total Acres 1.22					Land Total	39,050

Dwelling Description

Replacement Cost New

Ranch	One Story	1,800 Sqft	Grade B 95	Base	234,620
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	-26,179
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	7,757
Attic	None			Attic	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	216,198			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	95% 100%	180,742			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 STORY FR	2003	952	C 100	94,094	Avg.	90%	80%	100%	67,748
3,228 SFLA									67,748
						Outbuilding Total		67,748	

Acpt Land 39,100 **Accepted Bldg** 248,500 **Total** 287,600

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(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, 1 ST BARN, AB.GR. POOL, 1,152 SFLA.

Acpt Land 43,500 Accepted Bldg 138,000 Total 181,500

Valuation Report

Account: 460 Card: 1 of 1

Location: 207 FOWLE HILL ROAD

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

Sale Data
Sale Date: 07/13/2007
Sale Price: 119,000
Sale Type: Land & Buildings
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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07						Land Total 38,675

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	137,555
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	220 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,532
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	148,087			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	114,027			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1970	80	C 100	1,208	Avq.	77%	100%	100%	930
1.75 ST GARAGE..	1990	576	C 100	50,292	Avq.	84%	100%	100%	42,245
Wood Deck	2001	160	C 100	2,228	Avq.	89%	100%	100%	1,983
Wood Deck	2001	416	C 100	5,491	Avq.	89%	100%	100%	4,887
Wood Deck	2001	120	C 100	1,718	Avq.	89%	100%	100%	1,529
1,176 SFLA						Outbuilding Total			51,574

Acpt Land 38,700 **Accepted Bldg** 165,600 **Total** 204,300

WISCASSET

Valuation Report

09/27/2023

Name: FRYE, BRYCE R

Page 593

FRYE, NICOLE K

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

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. Lists various structures like Mobile Home, Frame Porch, ST BARN, Frame Shed, and ONE STORY FRAME.

Acpt Land 53,400 Accepted Bldg 116,500 Total 169,900

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 38,550

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,334 Sqft	Grade D 100	Base	95,851
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	-15,273
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	-2,036
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	78,542
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	69,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	400	C 100	5,288	Avq.	87%	100%	100%	4,601
Wood Deck	1997	120	C 100	1,718	Avq.	87%	100%	100%	1,495
Wood Deck	2000	80	C 100	1,208	Avq.	89%	100%	100%	1,075
1,334 SFLA									
Outbuilding Total									7,171

Accpt Land

38,600

Accepted Bldg

76,300

Total

114,900

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	38,550

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	56,109
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	56,109			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		71%	100% 100%	39,837			
Outbuildings/Additions/Improvements						Value Rcnd			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
12' Mobile Home	1979	12X52	D 100	57,753	Poor	20%	25%	100%	
624 SFLA						Outbuilding Total			
						2,888			

Acpt Land

38,600

Accepted Bldg

42,700

Total

81,300

WISCASSET
 Name: WEBER, WILLIAM E JR

Valuation Report

09/27/2023
 Page 596
 R03-083-C

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adi	3,500.00	3,500	100%		3,500
1.16	Acres-Rear Land 1-10	2,500.00	2,900	100%		2,900
Total Acres 2.16					Land Total	41,400
Acpt Land		41,400	Accepted Bldg		0	Total
						41,400

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 12/10/2015
Topography	Level	Sale Price 35,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	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	2,500.00	250	100%		250
Total Acres 1.10			Land Total			38,750

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	106,609 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,100
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	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-2,050
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2003	TYPICAL	TYPICAL	Below Average	Typical	100,459
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
Value(Rcnld)						57,262

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	128	C 100	1,820	Avq.	84%	100%	100%	1,529
1.75 ST BARN....	1820	500	D 100	29,576	Fair	42%	100%	100%	12,422
1,155 SFLA									
Outbuilding Total									13,951

Acpt Land	38,800	Accepted Bldg	71,200	Total	110,000
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Name: BREWER, ARCHIE W

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 columns: Units, Method - Description, 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, 1.75 ST GARAGE., 1.296 SFLA, and Outbuilding Total.

Acpt Land 45,800 Accepted Bldg 210,900 Total 256,700

WISCASSET

Valuation Report

09/27/2023

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	80,784	Poor	20%	50%	100%	8,078
924 SFLA						Outbuilding Total			8,078
Accpt Land		0	Accepted Bldg		8,100	Total			8,100

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 38,800 Accepted Bldg 140,100 Total 178,900

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.01	Acres-Commercial 1-20	4,750.00	4,798	100%		4,798
Total Acres 2.01					Land Total	57,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN WOOD.....	1960	4000	D 100	112,583	Fair	46%	100%	100%	51,788
WAREHOUSE WD....	1960	2400	D 100	96,090	Poor	30%	100%	100%	28,827
Outbuilding Total									80,615
Accpt Land		57,200	Accepted Bldg		80,600	Total			137,800

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
2.00	Acres-Commercial Prime	52,500.00	105,000	100%		105,000
1.00	Acres-Commercial 1-20	4,750.00	4,750	100%		4,750
Total Acres 4.00					Land Total	162,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1990	7000	D 100	604,236	Avq-	74%	75%	100%	335,351
Frame Garage	1990	576	D 100	17,730	Avq-	74%	75%	100%	9,840
WAREHOUSE WD.....	1990	2200	E 100	75,792	Poor	49%	25%	100%	9,284
WAREHOUSE WD....	1990	10080	E 100	347,264	Poor	49%	25%	100%	42,540
Canopy	1990	240	E 100	2,304	Fair	63%	25%	100%	363
CANOPY AV.....	1998	1340	E 100	19,424	Fair	67%	25%	100%	3,254
CANOPY AV.....	1998	126	E 100	1,826	Fair	67%	25%	100%	306
PAVING.....	1990	20000	D 100	36,464	Avq-	74%	25%	100%	6,746
Outbuilding Total									407,684

Acpt Land	162,200	Accepted Bldg	407,700	Total	569,900
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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	92,367	Fair	70%	25%	100%	16,164
Frame Shed	1990	140	E 100	792	Fair	63%	25%	100%	125
PAVING.....	1990	125000	D 100	227,900	Avq-	74%	25%	100%	42,162
Outbuilding Total									58,451
Accpt Land			0	Accepted Bldg		58,500	Total		58,500

WISCASSET
Name: COASTAL PROPERTY RENTALS, LLC

Valuation Report

09/27/2023

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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	162,200	407,700	569,900	162,200	407,700	569,900
2	0	58,500	58,500	0	58,500	58,500
TOTAL	162,200	466,200	628,400	162,200	466,200	628,400

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

Sale Data
 Sale Date 06/09/2022
 Sale Price 400,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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	47,687.50	47,688	100%		47,688
1.00	Acres-Industrial Size Adj	4,750.00	4,750	100%		4,750
3.00	Acres-Industrial Prime	52,500.00	157,500	100%		157,500
1.50	Acres-Industrial 20+	2,125.00	3,188	100%		3,188
Total Acres 5.50						Land Total 213,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	2002	5040	D 100	201,789	Poor	57%	75%	100%	86,265
WAREHOUSE WD....	1960	3740	D 100	149,740	Poor	30%	75%	100%	33,692
WAREHOUSE WD....	2002	4250	D 100	170,160	Poor	57%	75%	100%	72,743
WAREHOUSE WD....	1960	3192	D 100	127,800	Poor	30%	75%	100%	28,755
WAREHOUSE WD....	2002	1850	D 100	74,070	Poor	57%	75%	100%	31,665
Outbuilding Total									253,120
Acpt Land		213,100	Accepted Bldg		253,100	Total			466,200

WISCASSET
 Name: T.S. JACK, LLC

Valuation Report

09/27/2023

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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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adi	4,750.00	4,750	100%		4,750
2.62	Acres-Commercial Prime	52,500.00	137,550	100%		137,550
Total Acres 3.62						Land Total 189,988

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
DRYING SHED.....	1960	3540	D 90	23,235	Fair	46%	50%	100%	5,344
MAN STEEL.....	1960	14150	D 90	314,924	Fair	46%	50%	100%	72,432
WAREHOUSE WD....	1960	3900	D 90	140,532	Fair	46%	50%	100%	32,322
Outbuilding Total									110,098

Acpt Land

190,000

Accepted Bldg

110,100 **Total**

300,100

Name: MIETE, BARRY R J/T

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 60,900 Accepted Bldg 37,500 Total 98,400

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
7.77	Acres-Rear Land 1-10	2,500.00	19,425	100%		19,425	
Total Acres 8.77						Land Total	68,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
16' Mobile Home	2008	16X76	D 100	104,652	Avq.	90%	50%	100%	47,093	
Frame Shed	1999	120	C 100	918	Avq.	88%	100%	100%	808	
Frame Shed	2009	960	C 100	7,344	Avq.	92%	100%	100%	6,756	
Frame Shed	2009	440	B 105	4,064	Avq.	92%	100%	100%	3,739	
1,216 SFLA									Outbuilding Total	58,396

Acpt Land	68,900	Accepted Bldg	58,400	Total	127,300
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WISCASSET

Valuation Report

09/27/2023

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	104.652	Ava.	90%	50%	100%	47,093
Frame Shed	1999	220	C 100	1.682	Ava.	88%	100%	100%	1,480
Frame Shed	1999	100	C 100	765	Ava.	88%	100%	100%	673
Wood Deck	2009	200	C 100	2,738	Ava.	92%	100%	100%	2,519
1,216 SFLA									
						Outbuilding Total			51,765

Acpt Land

0

Accepted Bldg

51,800

Total

51,800

WISCASSET
 Name: GILLESPIE, MICHAEL
 BAILEY, JOSHUA

Valuation Report

09/27/2023

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Map/Lot:

R03-085-F

Account: 21 Card: 1 of 1

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	47,687.50	47,688	100%		47,688
1.00	Acres-Industrial Size Adj	4,750.00	4,750	100%		4,750
1.02	Acres-Commercial 1-20	4,750.00	4,845	100%		4,845
Total Acres 2.02					Land Total	57,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	1960	2604	D 100	104,257	Poor	30%	75%	100%	23,458
1 ST BARN.....	1960	2208	D 100	56,348	Poor	30%	75%	100%	12,678
WAREHOUSE WD....	1960	672	D 100	26,905	Poor	30%	75%	100%	6,054

Outbuilding Total 42,190

Acpt Land 57,300 **Accepted Bldg** 42,200 **Total** 99,500

WISCASSET
 Name: BREWER, MILES

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.78	Acres-Rear Land 1-10	2,500.00	1,950	100%		1,950	
Total Acres 1.78						Land Total	51,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X66	D 100	80,784	Fair	55%	50%	100%	22,322
SLAB.....	2016	924	C 100	2,888	Avq.	92%	100%	100%	2,657
924 SFLA	Outbuilding Total								24,979
Accpt Land		51,500	Accepted Bldg		25,000	Total		76,500	

WISCASSET

Valuation Report

09/27/2023

Name: CHAPMAN, MICHAEL A

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CHAPMAN, BRITTNEY L

Map/Lot:

R03-085-H

Account: 440 Card: 1 of 1

Location:

Neighborhood RURAL WEST

Zoning/Use RURAL
Topography Level

Utilities

Street Paved

Sale Data	
Sale Date	08/23/2022
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
1.23	Acres-Rear Land 1-10	2,500.00	3,075	75%	Size/Shape	2,306
Total Acres 2.23					Land Total	51,806

Acpt Land	51,800	Accepted Bldg	0	Total	51,800
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72			Land Total			51,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X66	D 100	80,784	Fair	55%	50%	100%	22,322
SLAB.....	2016	924	C 100	2,888	Avg.	92%	10%	100%	266
924 SFLA							Outbuilding Total		22,588
Acpt Land		51,300	Accepted Bldg		22,600	Total		73,900	

Name: LAVOIE, GEORGE J/T

Page 614

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 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, 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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1959, 0 TYPICAL, TYPICAL, Average, Typical, 140,354.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Wood Deck, Frame Shed, 1,562 SFLA.

Acpt Land 38,500 Accepted Bldg 125,300 Total 163,800

WISCASSET

Valuation Report

09/27/2023

Name: BUSLER, DANA L

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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 43,500 Accepted Bldg 18,900 Total 62,400

Name: SMITH, MATTHEW J

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TAYLOR, CHELSEA B

Map/Lot:

R03-086-B

Account: 471 Card: 1 of 1

Location:

210 FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

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

Sale Data
Sale Date 01/09/2023
Sale Price 250,000
Sale Type Land & Buildings
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) 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 2004, 0, TYPICAL, TYPICAL, Above Average, Typical, 132,900, None, None, 96%, 100%, 100%, 127,584, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld.

Acpt Land 38,800 Accepted Bldg 128,600 Total 167,400

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	87,500	100%		87,500
Total Acres 35.00				Land Total		87,500

Land	74,200	Accepted Bldg	0	Total	74,200
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WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	60,000	100%		60,000
Total Acres 24.00				Land Total		60,000
Land		50,900	Accepted Bldg	0	Total	50,900

Name: ANDERSON, MAX

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ANDERSON, CAITLYN

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: 08/05/2022
Sale Price: 150,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

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 columns: Units, Method - Description, 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 rows for Outbuildings/Additions/Improvements and a final summary row for Acpt Land and Accepted Bldg.

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/27/2023

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Map/Lot: R04-002
 Location: 970 GARDINER ROAD

Account: 475 Card: 1 of 1

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	15,875.00	476,250	100%		476,250
2.00	Acres-Base Homesite Value	45,000.00	90,000	10%		9,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 14.00					Land Total	521,750

Land 442,400 **Accepted Bldg** 0 **Total** 442,400

WISCASSET
 Name: KYLE ARSENAULT

Valuation Report

09/27/2023

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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 07/19/2022
 Sale Price 25,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BILL OF SALE 9/01/22
 Reference 2 BILL OF SALE 7/19/22
 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	2009	14X40	D 100	55,395	Ava.	90%	40%	100%	19,942
Wood Deck	2018	60	C 100	952	Ava.	92%	100%	100%	876
Wood Deck	2018	36	C 100	646	Ava.	92%	100%	100%	594
560 SFLA									
						Outbuilding Total			21,412
Acpt Land			0	Accepted Bldg		21,400	Total		21,400

WISCASSET
 Name: NI DOMHNAILL, MEGHI AINE LAUREL

Valuation Report

09/27/2023

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Account: 2437 Card: 1 of 1

Map/Lot: R04-002-002
 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	80,784	Avg-	56%	50%	100%	22,519
Wood Deck	2018	60	C 100	952	Avg.	92%	100%	100%	876
924 SFLA						Outbuilding Total			23,395
Acpt Land		0	Accepted Bldg		23,400	Total			23,400

WISCASSET
 Name: ECKERT, DIANE

Valuation Report

09/27/2023

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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) 50 0 0 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	71,019	Fair	36%	50%	100%	12,896
Wood Deck	2021	60	C 100	952	Avg.	92%	100%	100%	876
Wood Deck	2021	24	C 100	494	Avg.	92%	100%	100%	454
784 SFLA						Outbuilding Total			14,226
Accpt Land		0	Accepted Bldg		14,200	Total			14,200

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/27/2023

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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
14' Mobile Home	1999	14X72	D 100	86.643	Avg-	67%	50%	100%	29,025
1,008 SFLA						Outbuilding Total			29,025
Acpt Land			0	Accepted Bldg		29,000	Total		29,000

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R04-002-005

970 GARDINER ROAD LOT #5

Account: 25 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 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	82.737	Avg-	40%	50%	100%	16,547	
Wood Deck	2021	72	C 100	1.105	Avg.	92%	100%	100%	1,017	
952 SFLA									17,564	
Acpt Land						0	Accepted Bldg		17,600	Total
									17,600	

WISCASSET
 Name: WADE, JOSEPH

Valuation Report

09/27/2023

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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	80,784	Avg-	42%	50%	100%	17,066
Wood Deck	2021	60	C 100	952	Avg.	92%	100%	100%	876
Frame Shed	1988	64	D 100	421	Fair	62%	100%	100%	261
924 SFLA						Outbuilding Total			18,203
Acpt Land			0	Accepted Bldg			18,200	Total	18,200

WISCASSET
 Name: LTV WISCASSET, LLC.

Valuation Report

09/27/2023

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Account: 27 Card: 1 of 1

Map/Lot: R04-002-007
 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: BILL OF SALE 03302023
 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	84.690	Avg-	47%	50%	100%	19,796
Frame Shed	1990	80	C 100	612	Fair	63%	100%	100%	386
Wood Deck	2021	100	C 100	1.462	Avg.	92%	100%	100%	1,345
980 SFLA									
						Outbuilding Total			21,527
Acpt Land			0	Accepted Bldg		21,500	Total		21,500

WISCASSET
 Name: BALLARD, JUDITH IRENE

Valuation Report

09/27/2023

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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	80,784	Avg-	49%	50%	100%	19,792
924 SFLA									19,792
Accpt Land						0	Accepted Bldg		19,800
						19,800	Total		19,800

WISCASSET
 Name: BOWEN, ADAM

Valuation Report

09/27/2023

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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	59,436	Fair	30%	25%	100%	4,458
Wood Deck	2010	36	C 100	646	Ava.	92%	100%	100%	594
648 SFLA									
						Outbuilding Total			5,052
Acpt Land			0	Accepted Bldg		5,100	Total		5,100

WISCASSET
 Name: GUNTHER, PETER J

Valuation Report

09/27/2023

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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	91.526	Avg-	40%	50%	100%	18,305
Wood Deck	2015	48	D 100	688	Avg.	92%	100%	100%	633
1,078 SFLA									
						Outbuilding Total			18,938
Acpt Land		0		Accepted Bldg		18,900	Total		18,900

WISCASSET
 Name: SCHLEIS, LORRAINE M

Valuation Report

09/27/2023

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Map/Lot: R04-002-011

Account: 31 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #11

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

Sale Data
 Sale Date 07/06/2022
 Sale Price 26,360
 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	71.019	Avg-	47%	50%	100%	16.601
Wood Deck	2017	35	D 100	545	Avg.	92%	100%	100%	501
784 SFLA						Outbuilding Total			17,102
Acpt Land		0	Accepted Bldg			17,100	Total		17,100

WISCASSET
 Name: FURLONG, JIM
 FURLONG, MARIE

Valuation Report

09/27/2023

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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	61.119	Poor	20%	50%	100%	6.112
MH OPEN PORCH...	1975	60	D 100	645	Poor	40%	50%	100%	129
MH OPEN PORCH...	1975	168	D 100	1,806	Poor	40%	50%	100%	361
Frame Shed	1975	140	D 100	921	Avq.	76%	100%	100%	700
672 SFLA						Outbuilding Total			7,302
Acpt Land			0	Accepted Bldg		7,300	Total		7,300

Account: 33 Card: 1 of 1

Location: 970 GARDINER ROAD LOT #13

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	80,784	Avg.	71%	50%	100%	28,659
Frame Shed	1997	56	C 100	429	Avg.	87%	100%	100%	373
Wood Deck	1997	96	D 100	1,214	Avg-	77%	100%	100%	935
924 SFLA									
						Outbuilding Total			29,967
Acpt Land			0	Accepted Bldg		30,000	Total		30,000

WISCASSET

Valuation Report

09/27/2023

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, Open Frame Porch, Wood Deck, 924 SFLA, and summary rows for Accpt Land and Accepted Bldg.

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/27/2023

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Account: 35 Card: 1 of 1

Map/Lot: R04-002-015
 Location: 970 GARDINER ROAD LOT #15

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	80,784	Avg-	69%	50%	100%	27,971
Wood Deck	2018	60	C 100	952	Avg.	92%	100%	100%	876
924 SFLA						Outbuilding Total			28,847
Acpt Land		0	Accepted Bldg		28,800	Total			28,800

WISCASSET
 Name: CONNORS, STERLING

Valuation Report

09/27/2023

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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	80,784	Avg-	40%	50%	100%	16,157
Wood Deck	1985	54	D 100	754	Avg-	72%	100%	100%	543
924 SFLA									
						Outbuilding Total			16,700
Acpt Land		0		Accepted Bldg		16,700	Total		16,700

WISCASSET
 Name: GILES, AMANDA LEWIS

Valuation Report

09/27/2023

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Map/Lot: R04-002-017
 Location: 970 GARDINER ROAD LOT #17

Account: 2207 Card: 1 of 1

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	81.760	Avg-	69%	50%	100%	28,309
Wood Deck	2000	64	C 100	1.004	Ava.	89%	100%	100%	894
938 SFLA									
						Outbuilding Total			29,203
Acpt Land			0	Accepted Bldg		29,200	Total		29,200

WISCASSET
 Name: ABBOTT, JAMES
 DOW, JUDITH

Valuation Report

09/27/2023

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Map/Lot: R04-002-019
 Location: 970 GARDINER ROAD LOT #19

Account: 39 Card: 1 of 1

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	82,737	Avg.	69%	50%	100%	28,564
Wood Deck	1996	112	D 100	1,389	Avg-	77%	100%	100%	1,070
Frame Shed	1996	80	C 100	612	Avg-	77%	100%	100%	471
Frame Shed	1996								1,200
952 SFLA				----- S O U N D V A L U E -----					1,200
							Outbuilding Total		31,305
Acpt Land			0	Accepted Bldg			31,300	Total	31,300

WISCASSET
 Name: DALTON, WILLIAM

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 04/19/2022
 Sale Price 34,000
 Sale Type Mobile Home
 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	89,640	Fair	32%	100%	100%	28,779
Wood Deck	2017	60	C 100	952	Avq.	92%	100%	100%	876
728 SFLA									29,655
Acpt Land		0				29,700	Total		29,700

WISCASSET
 Name: SPILLANE, MICHAEL A

Valuation Report

09/27/2023

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Account: 2271 Card: 1 of 1

Map/Lot: R04-002-021
 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) 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	2005	14X60	D 100	74,925	Avg-	81%	50%	100%	30,157
Wood Deck	2020	60	D 100	819	Avg.	92%	100%	100%	753
840 SFLA						Outbuilding Total			30,910
Acpt Land		0	Accepted Bldg		30,900	Total			30,900

WISCASSET
 Name: SPILLANE, ROBERT M

Valuation Report

09/27/2023

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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	490	Fair	67%	100%	100%	328
14' Mobile Home	1989	14X76	C 100	120.960	Ava.	56%	50%	100%	33,696
1,064 SFLA									
						Outbuilding Total			34,024
Acpt Land			0	Accepted Bldg		34,000	Total		34,000

WISCASSET
 Name: WOODSIDE, RONALD

Valuation Report

09/27/2023

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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	80,784	Poor	20%	25%	100%	4,039	
Wood Deck	1984	36	D 100	556	Poor	45%	25%	100%	62	
Frame Shed	1984	64	D 100	421	Fair	59%	100%	100%	248	
924 SFLA									4,349	
Accpt Land						0	Accepted Bldg		4,300	Total
									4,300	

WISCASSET
 Name: CHUTE, JAYE.

Valuation Report

09/27/2023

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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	107.910	Ava.	58%	50%	100%	31.088
Wood Deck	2008	80	C 100	1.208	Ava.	92%	100%	100%	1.111
924 SFLA						Outbuilding Total			32,199
Acpt Land		0		Accepted Bldg		32,200	Total		32,200

WISCASSET
 Name: LTV WISCASSET, LLC

Valuation Report

09/27/2023

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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	107,910	Fair	30%	50%	100%	16,186
Open Frame Porch	2017	60	C 100	1,805	Avg.	92%	100%	100%	1,661
Frame Shed	2021	80	D 100	526	Avg.	92%	100%	100%	484
Outbuilding Total									18,331
Acpt Land			0	Accepted Bldg		18,300	Total		18,300

WISCASSET
 Name: COLBY, DARLENE

Valuation Report

09/27/2023

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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	84,690	Fair	30%	50%	100%	12,704
Wood Deck	2001	48	D 100	688	Fair	69%	100%	100%	475
Frame Shed	1985	64	D 100	421	Fair	60%	100%	100%	253
980 SFLA									
						Outbuilding Total			13,432
Accpt Land			0	Accepted Bldg		13,400	Total		13,400

WISCASSET

Valuation Report

09/27/2023

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) 50 0 0 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	122,760	Fair	30%	50%	100%	18,414
Wood Deck	2017	60	C 100	952	Ava.	92%	100%	100%	876
924 SFLA									
Outbuilding Total									19,290
Acpt Land			0	Accepted Bldg		19,300	Total		19,300

WISCASSET
 Name: BAILEY, JOHN

Valuation Report

09/27/2023

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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	122.760	Avg-	40%	50%	100%	24,552	
Wood Deck	2017	60	C 100	952	Avg.	92%	100%	100%	876	
Frame Shed	2021	144	C 100	1.101	Avg.	92%	100%	100%	1,013	
924 SFLA										
Outbuilding Total									26,441	
Acpt Land			0	Accepted Bldg			26,400	Total		26,400

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.78	Acres-Rear Land 1-10	2,500.00	6,950	100%		6,950
Total Acres 3.78					Land Total	56,450

Accpt Land	56,500	Accepted Bldg	0	Total	56,500
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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 64,500 Accepted Bldg 317,600 Total 382,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						52,000

Dwelling Description

Replacement Cost New

Colonial	Two Story	868 Sqft	Grade B 95	Base	189,642
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	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	204,371
Functional Obsolescence						Value(Rcnld)
None						169,628

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year								
ONE STORY FRAME	1988	168	C 100	13,180	Avq.	83%	100%	100%	10,939
Frame Garage	1988	638	C 100	22,382	Avq.	83%	100%	100%	18,577
Open Frame Porch	1988	140	C 100	3,830	Avq.	83%	100%	100%	3,179
Wood Deck	1988	256	C 100	3,451	Avq.	83%	100%	100%	2,864
Frame Shed	1988	80	D 100	526	Fair	62%	100%	100%	326
1SFr Overhanq	1988	110	C 100	8,630	Avq.	83%	100%	100%	7,163
2,014 SFLA									43,048

Acpt Land	52,000	Accepted Bldg	212,700	Total	264,700
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WISCASSET
 Name: McMORROW, J BRENDAN

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	53,250

Accpt Land	53,300	Accepted Bldg	0	Total	53,300
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Valuation Report

Map/Lot:

R04-002-E

Account: 480 Card: 1 of 1

Location:

936 GARDINER ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	53,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1975	12X66	D 100	69,534	Poor	20%	10%	100%	1,391
1.75 ST GARAGE..	2005	624	D 100	46,855	Fair	71%	50%	100%	16,634
Frame Garaqe	1990	576	D 100	17,730	Fair	63%	100%	100%	11,170
SLAB.....	2015	780	C 100	2,438	Avg.	92%	100%	100%	2,243
792 SFLA						Outbuilding Total			31,438

Acpt Land 53,800 **Accepted Bldg** 31,400 **Total** 85,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 3.70					Land Total	56,250

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	528 Sqft	Grade D 100	Base	51,596
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	-7,657
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,022
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
2022	0	TYPICAL	TYPICAL	Average	Typical	40,917
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		92%	40%	100%
						15,057
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	2022					
528 SFLA						
----- S O U N D V A L U E -----						500
Outbuilding Total						500

Acpt Land

56,300

Accepted Bldg

15,600

Total

71,900

WISCASSET

Valuation Report

09/27/2023

Name: FARMER, MARTIN W.

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ALEXANDER-FARMER, ELIZABETH A

Map/Lot:

R04-003

Account: 481 Card: 1 of 1

Location:

36 BOG ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE RES PROTEC
Topography RollingLevel
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 04/28/2022
Sale Price 150,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

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 93,300 Accepted Bldg 0 Total 93,300

WISCASSET
 Name: KAZZY LLC

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 14.00					Land Total	30,000

Acpt Land	30,000	Accepted Bldg	0	Total	30,000
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

Page 656

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	57,000

Accpt Land	57,000	Accepted Bldg	0	Total	57,000
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Neighborhood: RURAL WEST
Zoning/Use: SHORE RES PROTEC
Topography: Below StreetLevel
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/23/2022
Sale Price: 100,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
2.00	Acres-Wasteland	75.00	150	100%		150
Total Acres 3.08						Land Total 49,850

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,560 Sqft	Grade D 100	Base	112,090
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	-17,860
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,560	Insulation	-2,381
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	95,513
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		85%	100%	100%
						Value(Rcld)
						81,186

Acpt Land 49,900 **Accepted Bldg** 81,200 **Total** 131,100

WISCASSET
 Name: K & S RENTALS, LLC

Valuation Report

09/27/2023

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Map/Lot:

R04-007-001

Account: 484 Card: 1 of 1

Location:

1072 GARDINER ROAD

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	71.019	Avg.	88%	50%	100%	31,282	
Frame Shed	1975	144	D 100	948	Fair	55%	100%	100%	521	
SLAB.....	2006	784	D 100	2.108	Avg.	92%	50%	100%	970	
784 SFLA						Outbuilding Total			32,773	
Acpt Land			0	Accepted Bldg			32,800	Total		32,800

WISCASSET
 Name: K & S RENTALS, LLC

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R04-007-003
 1076 GARDINER ROAD

Account: 487 Card: 1 of 1

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	71.019	Avg.	88%	50%	100%	31,282
SLAB.....	2006	784	D 100	2,108	Avg.	92%	100%	100%	1,939
Frame Shed	1975	96	D 100	632	Fair	55%	100%	100%	348
784 SFLA						Outbuilding Total			33,569
Accpt Land		0	Accepted Bldg		33,600	Total			33,600

WISCASSET
 Name: K & S RENTALS, LLC

Valuation Report

09/27/2023

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Account: 23 Card: 1 of 1

Map/Lot: R04-007-A
 Location: GARDINER ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	SHORE RES PROTEC	Sale Date
Topography	Below StreetLevel	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
1.09	Acres-Rear Land 1-10	2,500.00	2,725	100%		2,725	
Total Acres 2.09					Land Total	52,225	
Accpt Land		52,200	Accepted Bldg		0	Total	
						52,200	

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Accpt Land	52,000	Accepted Bldg	0	Total	52,000
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WISCASSET
Name: MARTIN, NORMA A

Valuation Report

09/27/2023

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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	75.00	269	100%		269
Total Acres 3.59					Land Total	269

Acpt Land

300

Accepted Bldg

0

Total

300

Name: MARTIN, DANA

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MARTIN, NORMA

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

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, 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 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 ENC.PORCH/BSMT, Wood Deck, Open Frame Porch, 2 STORY GARAGE, Open Frame Porch, and 1,568 SFLA.

Acpt Land

62,400

Accepted Bldg

318,000 Total

380,400

WISCASSET
 Name: BRANN, TODD M J/T
 BRANN, SANDRA L

Valuation Report

09/27/2023

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Account: 491 Card: 1 of 1

Map/Lot:
 Location:

R04-009-A
 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

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	4,500.00	4,500	100%		4,500
3.27	Acres-Rear Land 1-10	2,500.00	8,175	100%		8,175
Total Acres 4.27						57,675

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	912 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,436
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	4,899
Attic	None			Attic	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	192,746
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	165,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	192	C 100	2,635	Avq.	85%	100%	100%	2,240
Frame Shed	1992	64	D 100	421	Avq.	85%	100%	100%	358
1/2S AD/GAR.....	2002	896	C 110	52,795	Avq.	90%	100%	100%	47,516
Patio	2003	378	C 110	4,182	Avq.	90%	100%	100%	3,764
BSMT ENTRY.....	1992	42	B 100	739	Avq.	86%	100%	100%	636
Frame Garage	1900	400	D 100	13,420	Poor	25%	100%	100%	3,355
Frame Shed	1970	784	E 100	4,439	Poor	36%	100%	100%	1,598
1.75 ST GARAGE..	1970	592	D 100	44,452	Poor	36%	100%	100%	16,003
1.596 SFLA						Outbuilding Total			75,470

Acpt Land 57,700 **Accepted Bldg** 241,200 **Total** 298,900

Valuation Report

Map/Lot:

R04-010-A

Account: 493 Card: 1 of 1

Location:

1051 GARDINER ROAD

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	15,875.00	539,750	100%		539,750
2.00	Acres-Base Homesite Value	45,000.00	90,000	10%		9,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
13.48	R 20+-Rear 20+	625.00	8,425	100%		8,425
Total Acres 35.48			Land Total			603,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1970	760	D 100	5,000	Fair	52%	100%	100%	2,600
Frame Shed	2021	480	C 100	3,672	Avq.	92%	100%	100%	3,378
						Outbuilding Total			5,978
Land		511,900	Accepted Bldg		6,000	Total			517,900

WISCASSET

Valuation Report

09/27/2023

Name: GOLD, KACY J

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GOLD, CLINTON A

Map/Lot:

R04-010-A01

Account: 2045 Card: 1 of 1

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	84.690	Fair	30%	50%	100%	12,704
Wood Deck	1988	80	D 100	1,039	Avg-	73%	100%	100%	758
Frame Shed	1988	70	D 100	460	Avg.	83%	100%	100%	382
980 SFLA									
						Outbuilding Total			13,844
Acpt Land			0	Accepted Bldg		13,800	Total		13,800

WISCASSET
 Name: WISCASSET MHP, LLC

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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: 05/27/2021
 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	84,690	Avg-	51%	50%	100%	21,702	
Wood Deck	1992	36	C 100	646	Avg.	85%	100%	100%	549	
980 SFLA									22,251	
Acpt Land						0	Accepted Bldg		22,300	Total
									22,300	

WISCASSET
 Name: BUTLER, ALAN C

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09/27/2023

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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	81.760	Avg-	65%	50%	100%	26,470
Wood Deck	2001	80	D 100	1.039	Avg-	79%	100%	100%	821
938 SFLA						Outbuilding Total			27,291
Acpt Land		0		Accepted Bldg		27,300	Total		27,300

WISCASSET
 Name: BEDARD, MICHAEL

Valuation Report

09/27/2023

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Map/Lot: R04-010-A04
 Location: 1051 GARDINER ROAD LOT #4

Account: 1928 Card: 1 of 1

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	80,784	Fair	30%	50%	100%	12,118
Frame Shed	1979	160	D 100	1,052	Avg-	69%	100%	100%	726
SLAB.....	1979	924	C 100	2,888	Avg.	78%	100%	100%	2,253
Wood Deck	2019	144	D 100	1,740	Avg.	92%	100%	100%	1,601
Wood Deck	2011	64	D 100	864	Avg.	92%	100%	100%	795
924 SFLA									
						Outbuilding Total			17,493
Acpt Land			0	Accepted Bldg		17,500	Total		17,500

WISCASSET
 Name: WILLIS, RICHARD

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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	84.690	Ava.	75%	50%	100%	31.658
Wood Deck	2022	60	D 100	819	Ava.	92%	100%	100%	753
Frame Shed	2015	96	D 100	632	Ava.	92%	100%	100%	581
980 SFLA									
						Outbuilding Total			32,992
Acpt Land			0	Accepted Bldg		33,000	Total		33,000

WISCASSET
 Name: HINCKS, ERIKA JO

Valuation Report

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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	78.831	Ava.	77%	50%	100%	30,219
Wood Deck	2018	120	C 100	1.718	Ava.	92%	100%	100%	1,581
896 SFLA									31,800
Acpt Land				0	Accepted Bldg	31,800	Total		31,800

WISCASSET
 Name: BUNKER, SAMUEL P

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Map/Lot: R04-010-A08

Account: 2144 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #8

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	765	Ava.	88%	100%	100%	673
Young American..	1999	14X76	D 100	90.549	Ava.	75%	50%	100%	33,848
1,064 SFLA									
						Outbuilding Total			34,521
Acpt Land			0	Accepted Bldg		34,500	Total		34,500

WISCASSET
 Name: PEASLEE, THOMAS E JR

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Map/Lot: R04-010-A10
 Location: 1051 GARDINER ROAD LOT #10

Account: 1933 Card: 1 of 1

Neighborhood RURAL WEST
 Zoning/Use RURAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/30/2020
 Sale Price 20,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Other Source
 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	80,784	Ava.	90%	50%	100%	36,353
Wood Deck	2021	80	C 100	1,208	Ava.	92%	100%	100%	1,111
Wood Deck	2021	80	C 100	1,208	Ava.	92%	100%	100%	1,111
924 SFLA									
						Outbuilding Total			38,575
Acpt Land		0		Accepted Bldg		38,600		Total	38,600

WISCASSET
 Name: BARTOS, PATTI J

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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	80,784	Avg-	49%	50%	100%	19,792	
924 SFLA									19,792	
Accpt Land						0	Accepted Bldg		19,800	Total
									19,800	

WISCASSET
 Name: KURTZ, THOMAS P

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Map/Lot: R04-010-A12
 Location: 1051 GARDINER ROAD LOT #12

Account: 2046 Card: 1 of 1

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	104.652	Ava.	71%	50%	100%	37,127
SLAB.....	1997	1216	C 100	3.800	Ava.	87%	100%	100%	3,306
Outbuilding Total									40,433
Acpt Land		0		Accepted Bldg		40,400	Total		40,400

WISCASSET
 Name: LOGAN, KATHLEEN

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Map/Lot:

R04-010-A13

Account: 2067 Card: 1 of 1

Location: 1051 GARDINER ROAD LOT #13

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	94.860	Ava.	88%	50%	100%	41.784
Wood Deck	2015	144	C 100	2.024	Ava.	92%	100%	100%	1.862
784 SFLA									
						Outbuilding Total			43,646
Acpt Land			0	Accepted Bldg		43,600	Total		43,600

WISCASSET
 Name: HALL, LAURA

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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	100,134	Avg-	49%	50%	100%	24,533
Wood Deck	2005	128	D 100	1,565	Avg-	81%	100%	100%	1,268
SLAB.....	1991	1672	C 100	5,225	Avg.	84%	100%	100%	4,389
Frame Shed	2019	144	D 100	948	Avg.	92%	100%	100%	872
1,152 SFLA									
						Outbuilding Total			31,062
Acpt Land		0		Accepted Bldg		31,100		Total	31,100

WISCASSET

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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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16' Mobile Home	1998	16X80	D 100	109.170	Avg.	73%	50%	100%	39,769
Frame Shed	1998	80	D 100	526	Avg-	78%	100%	100%	410
Encl Frame Porch	1998	96	D 100	3,758	Avg-	78%	100%	100%	2,931
Wood Deck	2010	64	C 100	1,004	Avg.	92%	100%	100%	924
1,280 SFLA						Outbuilding Total			44,034
Acpt Land		0		Accepted Bldg		44,000	Total		44,000

WISCASSET
 Name: WISCASSET MHP, LLC

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Map/Lot: R04-010-A17
 Location: 1051 GARDINER ROAD LOT #17

Account: 1955 Card: 1 of 1

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

Sale Data
 Sale Date 05/27/2021
 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	67.113	Avg-	51%	50%	100%	17,198
728 SFLA						Outbuilding Total			17,198
Accpt Land			0	Accepted Bldg		17,200	Total		17,200

WISCASSET
 Name: WISCASSET MHP, LLC

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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 05/27/2021
 Sale Price 0
 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	84.690	Ava.	67%	50%	100%	28,432
Wood Deck	1995	80	D 100	1.039	Ava.	86%	100%	100%	894
980 SFLA						Outbuilding Total			29,326
Acpt Land		0	Accepted Bldg		29,300	Total			29,300

WISCASSET
 Name: PINKHAM, MIKE

Valuation Report

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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	3,182	Fair	60%	100%	100%	1,909
Frame Shed	1985	96	C 100	735	Avq.	81%	100%	100%	595
14' Mobile Home	1984	14X76	D 100	90,549	Fair	30%	50%	100%	13,582
Frame Shed	2005	120	D 100	789	Avq.	91%	100%	100%	718
1,064 SFLA						Outbuilding Total			16,804
Acpt Land			0	Accepted Bldg		16,800	Total		16,800

WISCASSET
 Name: GAGNE, DARYL

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Map/Lot: R04-010-A20
 Location: 1051 GARDINER ROAD LOT #20

Account: 1940 Card: 1 of 1

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 04/01/2007
 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	104.652	Avg.	71%	50%	100%	37,127
Wood Deck	1999	96	D 100	1.214	Avg-	78%	100%	100%	947
1,216 SFLA									
						Outbuilding Total			38,074
Acpt Land			0	Accepted Bldg		38,100	Total		38,100

WISCASSET
 Name: WISCASSET MHP, LLC

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Map/Lot: R04-010-A21
 Location: 1051 GARDINER ROAD LOT #21

Account: 2435 Card: 1 of 1

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

Sale Data
 Sale Date: 05/27/2021
 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	71.019	Avq-	40%	50%	100%	14,204
MH OPEN PORCH...	1980	90	D 100	968	Avq-	70%	100%	100%	678
Frame Shed	2018	80	D 100	526	Avq-	82%	100%	100%	431
784 SFLA						Outbuilding Total			15,313
Accpt Land		0	Accepted Bldg		15,300	Total			15,300

WISCASSET
 Name: ALLEN, COURTNEY

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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	104.652	Avg.	73%	50%	100%	38,123
Wood Deck	1999	144	D 100	1.740	Avg-	78%	100%	100%	1,357
1,216 SFLA									
						Outbuilding Total			39,480
Acpt Land		0		Accepted Bldg		39,500	Total		39,500

WISCASSET
 Name: WISCASSET MHP, LLC

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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 05/27/2021
 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	1.720	Avg-	79%	100%	100%	1.359
14' Mobile Home	1987	14X66	D 100	80.784	Avg-	40%	50%	100%	16.157
Wood Deck	2010	100	C 100	1.462	Avg.	92%	100%	100%	1.345
924 SFLA									
						Outbuilding Total			18,861
Acpt Land			0	Accepted Bldg		18,900	Total		18,900

WISCASSET
 Name: WISCASSET MHP, LLC

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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: 05/27/2021
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Conventional
 Verified: Buyer
 Validity: Arms Length Sale

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	67,113	Ava.	77%	50%	100%	25,727
Wood Deck	2020	70	D 100	929	Ava.	92%	100%	100%	855
Frame Shed	2000	144	D 100	948	Ava.	89%	100%	100%	844
728 SFLA									
						Outbuilding Total			27,426
Acpt Land			0	Accepted Bldg		27,400	Total		27,400

WISCASSET
 Name: KEITH, HOLLY

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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	1,285	Avq.	76%	100%	100%	977
Wood Deck	1975	49	C 100	812	Avq-	67%	100%	100%	544
Wood Deck	1975	96	C 100	1,411	Avq-	67%	100%	100%	945
Frame Shed	1975	64	D 100	421	Avq.	76%	100%	100%	320
14' Mobile Home	1976	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
924 SFLA									
						Outbuilding Total			14,904
Acpt Land			0	Accepted Bldg		14,900	Total		14,900

WISCASSET
 Name: LEVESQUE, DENNIS

Valuation Report

09/27/2023

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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	86.643	Avg-	49%	50%	100%	21,228
Wood Deck	2001	80	D 100	1.039	Avg-	79%	100%	100%	821
Frame Shed	2001	144	C 100	1.101	Avg.	89%	100%	100%	980
1,008 SFLA									
						Outbuilding Total			23,029
Accpt Land			0	Accepted Bldg		23,000	Total		23,000

WISCASSET
 Name: ANDERSON, THOMAS

Valuation Report

09/27/2023

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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	80,784	Avg.	75%	50%	100%	30,198
Frame Shed	1999			----- SOUND VALUE -----					400
924 SFLA				Outbuilding Total					30,598
Acpt Land			0	Accepted Bldg			30,600	Total	30,600

WISCASSET

Valuation Report

09/27/2023

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) 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	16X76	D 100	104.652	Avg.	75%	50%	100%	39,120
Frame Shed	2020	120	D 100	789	Avg.	92%	100%	100%	726
Wood Deck	2022	60	C 100	952	Avg.	92%	100%	100%	876
Wood Deck	2022	96	C 100	1,411	Avg.	92%	100%	100%	1,298
1,216 SFLA									
						Outbuilding Total			42,020
Acpt Land			0	Accepted Bldg		42,000	Total		42,000

WISCASSET
 Name: MORSE, JANE

Valuation Report

09/27/2023

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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	74.925	Ava.	82%	50%	100%	30.862
Open Frame Porch	2006	48	D 100	1.291	Ava.	92%	100%	100%	1.188
840 SFLA						Outbuilding Total			32,050
Acpt Land		0		Accepted Bldg		32,100	Total		32,100

WISCASSET

Valuation Report

09/27/2023

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) 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	1987	14X72	D 100	86.643	Avg.	52%	50%	100%	22,486
Wood Deck	2017	128	C 100	1,820	Avg.	92%	100%	100%	1,674
Frame Shed	2019	120	D 100	789	Avg.	92%	100%	100%	726
Wood Deck	2017	100	C 100	1,462	Avg.	92%	100%	100%	1,345
Frame Shed	2010	80	D 100	526	Avg.	92%	100%	100%	484
1,008 SFLA						Outbuilding Total			26,715
Acpt Land			0	Accepted Bldg		26,700	Total		26,700

WISCASSET

Valuation Report

09/27/2023

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	86.643	Ava.	60%	50%	100%	25.787
Wood Deck	1991	128	D 100	1.565	Ava-	75%	100%	100%	1.174
Frame Shed	2002	144	C 100	1.101	Ava.	90%	100%	100%	991
1,008 SFLA						Outbuilding Total			27,952
Accpt Land		0		Accepted Bldg		28,000	Total		28,000

Account: 1953 Card: 1 of 1

Map/Lot: R04-010-A33
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	79,670
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	-12,694
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	5,129
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			72,105	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None			92%	100%	100%	66,337		
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1980	64	C 100	490	Avq.	79%	100%	100%	387
Frame Shed	2018	240	C 100	1,836	Avq.	92%	100%	100%	1,689
1,056 SFLA					Outbuilding Total			2,076	
Acpt Land			0	Accepted Bldg		68,400	Total		68,400

WISCASSET

Valuation Report

09/27/2023

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	104.652	Ava.	77%	50%	100%	40.117
Frame Shed	1994	192	C 100	1.469	Ava.	86%	100%	100%	1.263
Wood Deck	1998	176	C 100	2.431	Ava.	88%	100%	100%	2.139
Frame Shed	1998	64	C 100	490	Ava.	88%	100%	100%	431
Frame Shed	2012	160	C 100	1.224	Ava.	92%	100%	100%	1.126
1,216 SFLA									
						Outbuilding Total			45,076
Acpt Land			0	Accepted Bldg		45,100	Total		45,100

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 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 1840, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 117,027.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Encl Frame Porch, Frame Shed, 1.75 ST SHED..., Frame Shed, Frame Shed, Frame Shed, 1,270 SFLA, and Outbuilding Total.

Acpt Land 49,600 Accepted Bldg 108,700 Total 158,300

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 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 Built 1820, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Good, Layout Typical, Total 197,584.

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Finished Attic, Open Frame Porch, 1.50 ST GARAGE.., 2,467 SFLA.

Acpt Land 72,000 Accepted Bldg 242,400 Total 314,400

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 1987, 0 TYPICAL, TYPICAL, Average, Typical, 95,982, None, None, 84%, 60%, 100%, 48,375, and Outbuildings/Additions/Improvements.

Acpt Land

55,100

Accepted Bldg

74,400

Total

129,500

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49					Land Total	50,725

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	145,977
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	14,428
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	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	163,245			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Deferred Maintenance		None		85%	90% 100%	124,882			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	130	D 100	8,771	Avq-	74%	95%	100%	6,166
Frame Garage	1990	720	C 95	23,481	Avq.	84%	95%	100%	18,738
AB.GR. POOL.....	1990	1	C 100	1,250	Avq.	84%	100%	100%	1,050
Wood Deck	1990	100	C 100	1,462	Avq-	74%	100%	100%	1,082
1,378 SFLA									
Outbuilding Total									27,036

Acpt Land 50,700 **Accepted Bldg** 151,900 **Total** 202,600

WISCASSET
 Name: LINCOLN, ROBERT A
 LINCOLN, LYNN E

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,152 Sqft	Grade D 100	Base	82,774
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	-13,189
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,759
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	TYPICAL	TYPICAL	Below Average	Typical	71,490	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	53,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	72	D 100	950	Avq-	75%	100%	100%	712
Wood Deck	1988	576	D 100	6,478	Avq-	75%	100%	100%	4,858
Frame Garage	1988	572	D 100	17,632	Avq-	73%	100%	100%	12,871
1,152 SFLA									18,441
Outbuilding Total									18,441

Acpt Land 50,800 **Accepted Bldg** 72,100 **Total** 122,900

Valuation Report

Map/Lot:

R04-011-A3

Account: 498 Card: 1 of 1

Location:

21 BOG ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27						Land Total 50,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1995	14X56	D 100	71,019	Avq-	58%	50%	100%	20,596
Open Frame Porch	1995	126	D 100	2,990	Avq-	77%	100%	100%	2,302
Frame Shed	1995	96	D 100	632	Avq.	86%	100%	100%	544
Frame Garage	2003	672	C 100	23,350	Avq.	90%	100%	100%	21,015
Canopy	2003	140	D 100	1,598	Avq-	80%	100%	100%	1,278
Frame Shed	2003	240	C 100	1,836	Avq.	90%	100%	100%	1,652
SLAB.....	1995	784	C 100	2,450	Avq.	86%	100%	100%	2,107
784 SFLA	Outbuilding Total								49,494

Acpt Land 50,200 **Accepted Bldg** 49,500 **Total** 99,700

Account: 499 Card: 1 of 1

Map/Lot: R04-011-A4
Location: 31 BOG ROAD

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475	
Total Acres 1.19						Land Total	49,975

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
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	-17,311
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1995	0	TYPICAL	TYPICAL	Below Average	Typical	92,686				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		78%	100%	100%				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1995	192	C 100	2,635	Avq.	86%	100%	100%	2,266	
Frame Shed	1995	144	D 100	948	Avq-	77%	100%	100%	730	
Wood Deck	1995	192	C 100	2,635	Avq.	86%	100%	100%	2,266	
1,512 SFLA									Outbuilding Total	5,262
Acpt Land		50,000		Accepted Bldg		77,600		Total	127,600	

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): 50 0 0 Land Schedule 103

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	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						59,500

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	83,420 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,892
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,584
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	84,728
Functional Obsolescence						Value(Rcld)
None						74,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	2001	198	C 100	2,712	Avg.	89%	100%	100%	2,414
1SFr Overhang	2001	64	B 95	5,485	Avg.	89%	100%	100%	4,882
736 SFLA									7,296

Acpt Land 59,500 **Accepted Bldg** 81,900 **Total** 141,400

WISCASSET
 Name: WHITMORE, JASON E J/T
 WHITMORE, BILLIE JO

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10						52,250

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	925 Sqft	Grade B 100	Base	189,009
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	-14,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-9,088
Rooms	6	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	Above Average	Typical	165,760			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	100%			
Value(Rcnld)						145,869			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	192	B 100	5,919	Avq+	88%	100%	100%	5,209
Frame Shed	1980	200	B 100	1,760	Avq+	88%	100%	100%	1,549
Frame Shed	1980	80	D 100	526	Avq-	70%	100%	100%	368
1.75 ST GARAGE..	1980	676	C 100	59,024	Avq.	79%	100%	100%	46,629
ONE STORY FRAME	2008	576	C 100	45,188	Avq.	92%	100%	100%	41,573
2,195 SFLA									95,328
Acpt Land				52,300	Accepted Bldg		241,200	Total	293,500

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.80	Acres-Rear Land 1-10	2,500.00	17,000	100%		17,000
Total Acres 7.80					Land Total	66,500

Accpt Land	66,500	Accepted Bldg	0	Total	66,500
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WISCASSET

Valuation Report

09/27/2023

Name: GTP ACQUISITION PARTNERS, II, LLC

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Map/Lot:

R04-011-B1-001

Account: 2272 Card: 1 of 1

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

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TOWER.....	2002	808	C 100	185,500	Ava.	90%	100%	100%	166,950
UTILITY BLDG....	2002	240	B 100	23,649	Ava.	90%	100%	100%	21,284
UTILITY BLDG....	2006	330	C 100	26,288	Ava.	92%	100%	100%	24,185
Outbuilding Total									212,419
Accpt Land			0	Accepted Bldg		212,400	Total		212,400

WISCASSET

Valuation Report

09/27/2023

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 41,900 Accepted Bldg 0 Total 41,900

WISCASSET
 Name: GAUTHIER, DENNIS

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04					Land Total	49,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12' Mobile Home	1977	12X56	D 100	61,119	Poor	20%	15%	100%	1,834	
MH ENC. PORCH...	1977	408	D 100	8,772	Poor	41%	50%	100%	1,798	
Field Price	1990			----- S O U N D V A L U E -----					2,500	
672 SFLA									Outbuilding Total	6,132

Acpt Land	49,600	Accepted Bldg	6,100	Total	55,700
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WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
60.00	R 20+-Rear 20+	625.00	37,500	100%		37,500
Total Acres 81.00					Land Total	124,500

Acpt Land	124,500	Accepted Bldg	0	Total	124,500
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WISCASSET
 Name: PRAY, JAMES E
 PRAY, PHOEBE Z

Valuation Report

09/27/2023

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Account: 504 Card: 1 of 1

Map/Lot: R04-012-004
 Location: 10 NORTHWOOD COURT

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 05/25/2022
Topography	Level	Sale Price 210,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Private	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) Land Schedule 104

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
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02			Land Total			38,550

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
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	127,730
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	108,570
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy Func Econ
Frame Garage	2014	768	C 100	26,084	Avg.	92% 100% 100%
1,040 SFLA						Outbuilding Total
						23,997

Acpt Land 38,600 **Accepted Bldg** 132,600 **Total** 171,200

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	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	2,500.00	700	100%		700
Total Acres 1.28					Land Total	39,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 95	Base	171,748
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	7,757
Attic	None			Attic	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	179,505			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	161,555			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	2002	168	B 95	16,999	Avq.	90%	100%	100%	15,299
Frame Garage	2002	576	C 105	21,648	Avq.	90%	100%	100%	19,483
Wood Deck	2003	96	C 105	1,482	Avq.	90%	100%	100%	1,334
1,512 SFLA						Outbuilding Total			36,116
Acpt Land		39,200	Accepted Bldg		197,700	Total		236,900	

WISCASSET

Valuation Report

09/27/2023

Name: KEANE, DEREK J

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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 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, Grade/Type, Replacement Cost, Total. 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 2004, Functional Obsolescence, Economic Obsolescence, and Phys. %.

Acpt Land 38,800 Accepted Bldg 150,200 Total 189,000

Valuation Report

Account: 507 Card: 1 of 1

Location: 45 NORTHWOOD COURT

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/10/2017
Sale Price 220,000
Sale Type Land & Buildings
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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61					Land Total	40,025

Dwelling Description

Replacement Cost New

Ranch	One Story	1,260 Sqft	Grade B 95	Base	161,014
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	7,757
Attic	None			Attic	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	168,771
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	153,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	24	C 100	894	Avq.	91%	100%	100%	814
1 Story/BASEMENT	2004	152	C 100	14,078	Avq.	91%	100%	100%	12,811
Frame Garage	2004	1120	C 100	36,108	Avq.	91%	100%	100%	32,858
Wood Deck	2004	240	C 100	3,248	Avq.	91%	100%	100%	2,956
Encl Frame Porch	2006	312	B 95	14,404	Avq.	91%	100%	100%	13,108
Frame Shed	2006	144	B 95	1,202	Avq.	91%	100%	100%	1,094
1,412 SFLA									63,641

Acpt Land 40,000 **Accepted Bldg** 217,200 **Total** 257,200

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. 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, 1,792 SFLA, and Outbuilding Total.

Acpt Land 38,500 Accepted Bldg 283,100 Total 321,600

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, 172,561.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 91%, 100%, 100%, 157,031.

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 38,800 Accepted Bldg 159,600 Total 198,400

WISCASSET
 Name: HODSON, MICHAEL
 HODSON, KELLY J

Valuation Report

09/27/2023

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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48						Land Total 39,700

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,008 Sqft	Grade B 95	Base	215,912
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			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	220,566
Functional Obsolescence						Value(Rcnld)
None						200,715

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2004	36	C 100	1,198	Avq.	91%	100%	100%	1,090
Wood Deck	2004	360	C 100	4,778	Avq.	91%	100%	100%	4,348
Frame Shed	2004	80	C 100	612	Avq.	91%	100%	100%	557
2,016 SFLA									Outbuilding Total 5,995

Acpt Land 39,700 Accepted Bldg 206,700 Total 246,400

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	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	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	39,750

Dwelling Description				Replacement Cost New		
Colonial	Two Story	896 Sqft	Grade B 95	Base		191,921
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		7,757
Attic	None			Attic		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	199,678				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	183,704					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2010	56	B 95	1,861	Avq.	92%	100%	100%	1,712	
Wood Deck	2010	144	C 100	2,024	Avq.	92%	100%	100%	1,862	
Frame Garage	2010	528	B 95	21,030	Avq.	92%	100%	100%	19,348	
1,792 SFLA									22,922	
Acpt Land					39,800	Accepted Bldg		206,600	Total	246,400

Neighborhood	RURAL NORTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 08/01/2022
Topography	Level	Sale Price 375,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Private	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) Land Schedule 104

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
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19			Land Total			38,975

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,080 Sqft	Grade B 95	Base		131,440
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		49,258
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		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	185,352
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	168,670

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	32	B 95	1,198	Avq.	91%	100%	100%	1,090
ONE STORY FRAME	2004	192	B 95	16,455	Avq.	91%	100%	100%	14,974
Wood Deck	2004	188	C 100	2,585	Avq.	91%	100%	100%	2,352
BSMT ENTRY.....	2004	16	B 95	268	Avq.	91%	100%	100%	244
1SFr Overhang	2004	32	B 95	2,742	Avq.	91%	100%	100%	2,495
Wood Deck	2004	425	C 100	5,606	Avq.	91%	100%	100%	5,101
Frame Garage	2004	672	C 100	23,350	Avq.	91%	100%	100%	21,248
CARPOT.....	2004	432	C 100	6,848	Avq.	91%	100%	100%	6,232
1,304 SFLA									
Outbuilding Total									53,736

Acpt Land	39,000	Accepted Bldg	222,400	Total	261,400
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WISCASSET

Valuation Report

09/27/2023

Name: FITZPATRICK, RYAN A

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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

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
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61					Land Total	40,025

Accpt Land	40,000	Accepted Bldg	0	Total	40,000
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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.19	Acres-Rear Land 1-10	2,500.00	2,975	100%		2,975
Total Acres 2.19						41,475

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,060 Sqft	Grade C 100	Base	207,826
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	-14,111
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-10,348
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	183,367				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
Incomplete		None		81%	90% 100%	133,675				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1979	120	C 100	9,414	Avq.	78%	100%	100%	7,343	
Open Frame Porch	1979	184	C 100	4,944	Avq.	78%	100%	100%	3,856	
Wood Deck	1979	144	C 100	2,024	Avq.	78%	100%	100%	1,579	
2,240 SFLA										
Outbuilding Total									12,778	
Acpt Land		41,500		Accepted Bldg		146,500		Total		188,000

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	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	2,500.00	25	100%		25
Total Acres 1.01						Land Total 38,525

Dwelling Description

Replacement Cost New

Colonial	Two Story	768 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 Slab	Basement	None	Basement	-11,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,191
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	149,797			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	122,834				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	180	B 95	15,428	Avq.	80%	100%	100%	12,342
Frame Garage	1982	1276	B 95	44,300	Avq.	80%	100%	100%	35,440
ONE STORY FRAME	2002	408	B 95	34,969	Avq.	90%	100%	100%	31,472
Frame Shed	2003	160	C 100	1,224	Avq.	90%	100%	100%	1,102
2,124 SFLA	Outbuilding Total								80,356

Acpt Land

38,500

Accepted Bldg

203,200

Total

241,700

Name: LAROCK, KEIR J/T

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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, 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. %, and Outbuildings/Improvements.

Acpt Land 38,900 Accepted Bldg 88,900 Total 127,800

Name: GUIDOBONI, NORMAN H

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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 39,300 Accepted Bldg 160,500 Total 199,800

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03			Land Total			38,575

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 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			
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	137,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	121,048			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1996	432	C 100	5,695	Avq.	87%	100%	100%	4,955
Frame Shed	2012	160	C 100	1,224	Avq.	92%	100%	100%	1,126
Encl Frame Porch	2012	144	C 100	6,328	Avq.	92%	100%	100%	5,822
Frame Garage	2017	390	C 100	15,320	Avq.	92%	100%	100%	14,094
Canopy	2017	364	D 100	4,018	Avq.	92%	100%	100%	3,697
1,120 SFLA						Outbuilding Total			29,694
Acpt Land		38,600		Accepted Bldg		150,700		Total	189,300

WISCASSET
 Name: BLAGDON, III, JOHN L.

Valuation Report

09/27/2023

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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+	625.00	75,550	100%		75,550
Total Acres 120.88				Land Total		75,550

Acpt Land	75,600	Accepted Bldg	0	Total	75,600
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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.09	Acres-Rear Land 1-10	2,500.00	7,725	100%		7,725
Total Acres 4.09						Land Total 46,225

Dwelling Description

Replacement Cost New

Ranch	One Story	1,528 Sqft	Grade B 95	Base	195,261
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	195,261			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	173,782			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1999	120	C 100	5,348	Avq.	88%	100%	100%	4,706
Frame Garage	1999	400	C 100	15,605	Avq.	88%	100%	100%	13,732
Wood Deck	1999	352	C 100	4,675	Avq.	88%	100%	100%	4,114
Frame Shed	2014	80	C 100	612	Avq.	92%	100%	100%	563
1,528 SFLA									Outbuilding Total 23,115

Acpt Land

46,200

Accepted Bldg

196,900

Total

243,100

WISCASSET

Valuation Report

09/27/2023

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
20.00	R 20+-Rear 20+	625.00	12,500	100%		12,500
Total Acres 40.00					Land Total	50,000

Accpt Land	50,000	Accepted Bldg	0	Total	50,000
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WISCASSET
 Name: KIPP, RICHARD J
 KIPP, DEBRA S

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 14.00					Land Total	30,000
Acpt Land		30,000	Accepted Bldg		0	Total
						30,000

WISCASSET
 Name: PAGE, NEIL T J/T
 PAGE, LISA A

Valuation Report

09/27/2023

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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
9.41	Acres-Rear Land 1-10	2,500.00	23,525	100%		23,525
Total Acres 10.41					Land Total	62,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2000	128	C 100	979	Avq.	89%	100%	100%	871
Frame Shed	2000	96	C 100	735	Avq.	89%	100%	100%	654
CARPORT.....	2006	200	C 100	3,324	Avq.	92%	100%	100%	3,058
Outbuilding Total									4,583

Acpt Land 62,000 **Accepted Bldg** 4,600 **Total** 66,600

WISCASSET
 Name: PAGE, NEIL T J/T
 PAGE, LISA A

Valuation Report

09/27/2023

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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	216,453
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	4,260
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			220,713	
Functional Obsolescence	Economic Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnd)
None	None				92%	100%	100%	203,056
Accpt Land			0	Accepted Bldg		203,100	Total	203,100

WISCASSET

Valuation Report

09/27/2023

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	62,000	4,600	66,600	62,000	4,600	66,600
2	0	203,100	203,100	0	203,100	203,100
TOTAL	62,000	207,700	269,700	62,000	207,700	269,700

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

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
5.25	Acres-Rear Land 1-10	2,500.00	13,125	100%		13,125
Total Acres 6.25						Land Total 51,625

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,040 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	202,514 0 0
Foundation	Concrete Slab	Basement	None	Basement	-15,126
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	4,654
Attic	None			Attic	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	192,042
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	172,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1997	96	C 100	735	Avq.	87%	100%	100%	639
Frame Shed	2001	96	C 100	735	Avq.	89%	100%	100%	654
Open Frame Porch	2002	140	C 100	3,830	Avq.	90%	100%	100%	3,447
Wood Deck	2002	192	C 100	2,635	Avq.	90%	100%	100%	2,372
AB.GR. POOL.....	2006	1	C 100	1,250	Avq.	99%	100%	100%	1,238
2,080 SFLA									Outbuilding Total 8,350

Acpt Land 51,600 Accepted Bldg 181,200 Total 232,800

WISCASSET
Name: PAGE, NEIL T

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
196.56	R 20+-Rear 20+	625.00	122,850	100%		122,850
Total Acres 216.56					Land Total	160,350

Accpt Land	160,400	Accepted Bldg	0	Total	160,400
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WISCASSET
 Name: PAGE, JOSHUA R

Valuation Report

09/27/2023
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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	2,500.00	25,000	100%		25,000
0.44	Acres-Rear Land 11-20	1,250.00	550	100%		550
Total Acres 10.44					Land Total	25,550
Acpt Land		25,600	Accepted Bldg		0	Total
						25,600

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 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 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 1 Story/BASEMENT, Frame Garage, Wood Deck, Open Frame Porch, Open Frame Porch, 1,640 SFLA.

Acpt Land

44,900

Accepted Bldg

239,900

Total

284,800

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, 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 10 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.

WISCASSET
 Name: O'NEILL, MARY E
 O'NEILL, EUGENE

Valuation Report

09/27/2023

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Map/Lot:

R04-017-B

Account: 527 Card: 1 of 1

Location:

20 DELANO DRIVE

Neighborhood RURAL NORTHWEST

Zoning/Use SHORE RES PROTEC
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/24/2020
 Sale Price 221,000
 Sale Type Land & Buildings
 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	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	2,500.00	11,750	100%		11,750
2.00	Acres-Wasteland	75.00	150	100%		150
Total Acres 7.70			Land Total			50,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
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	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-22,577

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	155,305
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		91%	100% 100%	141,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2004	96	D 100	1,214	Fair	70%	100%	100%	850
UA/Fr/B	2004	168	B 95	18,145	Avq.	91%	100%	100%	16,512
Open Frame Porch	2004	96	B 95	2,969	Avq.	91%	100%	100%	2,702
Frame Garage	2005	896	B 95	32,479	Fair	71%	100%	100%	23,060
Unfinished Attic	2005	896	B 95	5,335	Fair	71%	100%	100%	3,788
1,235 SFLA									46,912
Outbuilding Total									46,912

Acpt Land 50,400 **Accepted Bldg** 188,200 **Total** 238,600

Name: BUEHLER, GERT R J/T

Page 738

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

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 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 2,342 SFLA.

Acpt Land

54,700

Accepted Bldg

291,200

Total

345,900

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	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	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	56,000

Dwelling Description

Replacement Cost New

Modern/Contemp.	One Story	552 Sqft	Grade B 100	Base	72,130
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	-3,099
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	563
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	74,493
Functional Obsolescence						Value(Rcld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				93%	100%	100%
69,278						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1 Story/BASEMENT	1994	364	B 100	38,768	Avq+	92%	100%	100%	35,667
Open Frame Porch	1994	144	B 100	4,521	Avq+	92%	100%	100%	4,159
Wood Deck	1994	336	B 100	5,142	Avq+	92%	100%	100%	4,731
1 STORY GARAGE..	1994	624	B 100	25,281	Avq+	92%	100%	100%	23,259
Frame Shed	1994	144	B 100	1,266	Avq+	92%	100%	100%	1,165
Frame Shed	1994	64	B 100	564	Avq+	92%	100%	100%	519
1.75 Story/BSMT	1994	312	B 100	45,886	Avq+	92%	100%	100%	42,215
1,462 SFLA									111,715
Outbuilding Total									111,715

Acpt Land

56,000

Accepted Bldg

181,000

Total

237,000

Name: JONES, ROBERT E (TRUSTEE)

Page 740

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, 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 1985, 0, TYPICAL, TYPICAL, Average, Typical, 164,382.

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.

Acpt Land 88,100 Accepted Bldg 209,700 Total 297,800

WISCASSET

Valuation Report

09/27/2023

Name: MACLAREN, JOHN D. TRUSTEE

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MACLAREN, A. JEANETTE TRUSTEE

Map/Lot:

R04-019-A

Account: 532 Card: 1 of 1

Location:

DORR 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	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	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
46.46	R 20+-Rear 20+	625.00	29,038	100%		29,038
Total Acres 70.46					Land Total	108,788

Acpt Land	108,800	Accepted Bldg	0	Total	108,800
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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00						Land Total 38,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
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	-19,234
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	102,577
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	92,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	2002	672	C 100	23,350	Avq.	90%	100%	100%	21,015
Frame Shed	2002	96	C 100	735	Avq.	90%	100%	100%	662
Wood Deck	2002	96	C 100	1,411	Avq.	90%	100%	100%	1,270
1,680 SFLA	Outbuilding Total								22,947

Acpt Land 38,500 **Accepted Bldg** 115,300 **Total** 153,800

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03			Land Total			38,575

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	786 Sqft	Grade B 95	Base		134,649
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		3,103
Attic	None			Attic		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	137,752
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	118,467

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	592	D 100	6,652	Avg.	84%	100%	100%	5,588
Frame Garage	1991	480	C 100	17,884	Avg.	84%	100%	100%	15,023
1,179 SFLA									
Outbuilding Total									20,611

Acpt Land	38,600	Accepted Bldg	139,100	Total	177,700
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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. Rows include 1980, 0, TYPICAL, TYPICAL, Average, Typical, 132,509.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 81%, 100%, 100%, 107,332.

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, 1.75 ST GARAGE., 1,177 SFLA.

Acpt Land 40,200 Accepted Bldg 168,100 Total 208,300

WISCASSET
 Name: MACLAREN, JOHN D II

Valuation Report

09/27/2023

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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	35,000.00	35,000	100%		35,000	
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500	
2.31	Acres-Rear Land 1-10	2,500.00	5,775	100%		5,775	
Total Acres 3.31					Land Total	44,275	
Accpt Land		44,300	Accepted Bldg		0	Total	44,300

WISCASSET
 Name: DORR, CHESTER G
 DORR, LOIS E

Valuation Report

09/27/2023

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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	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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
105.00	R 20+-Rear 20+	625.00	65,625	100%		65,625
Total Acres 126.00						Land Total 141,625

Dwelling Description

Replacement Cost New

Log	One & 1/2 Story	828 Sqft	Grade B 95	Base	159,923
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	-2,810
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	157,113			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	102,123			
Outbuildings/ Additions/ Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1900	138	D 100	3,251	Avq-	57%	100%	100%	1,853
Frame Shed	1960	48	C 100	368	Avq.	69%	100%	100%	254
Frame Shed	1960	96	D 100	632	Avq-	61%	100%	100%	386
1,242 SFLA									Outbuilding Total 2,493
Acpt Land		141,600		Accepted Bldg		104,600		Total 246,200	

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00						38,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,280 Sqft	Grade B 95	Base	225,882
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	4,654
Attic	None			Attic	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	230,536		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		88%	80%	100%		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Shed	1970	144	D 100	948	Avq-	65%	100%	100%
2,240 SFLA							616	
						Outbuilding Total	616	

Acpt Land 38,500 **Accepted Bldg** 162,900 **Total** 201,400

WISCASSET
 Name: WHITE, VICKI

Valuation Report

09/27/2023
 Page 748
 R04-021
 DORR ROAD

Account: 538 Card: 1 of 1

Map/Lot:
 Location:

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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.00	R 20+-Rear 20+	625.00	9,375	100%		9,375
Total Acres 35.00					Land Total	46,875
Accpt Land		46,900	Accepted Bldg		0	Total
						46,900

WISCASSET
Name: DORR, CHESTER G

Valuation Report

09/27/2023

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Map/Lot:

R04-022

Account: 539 Card: 1 of 1

Location:

DORR ROAD

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	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 12.00					Land Total	27,500
Acpt Land		27,500	Accepted Bldg	0	Total	27,500

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	25,000	50%	Access	12,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	50%	Access	6,250
Total Acres 20.00					Land Total	18,750

Acpt Land	18,800	Accepted Bldg	0	Total	18,800
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WISCASSET
 Name: DORR, HEIRS, BLANCHE

Valuation Report

09/27/2023

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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	2,500.00	22,500	50%	Access	11,250
Total Acres 9.00					Land Total	11,250
Acpt Land		11,300	Accepted Bldg		0	Total
						11,300

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	20,000	50%	Access	10,000
Total Acres 8.00					Land Total	10,000

Acpt Land	10,000	Accepted Bldg	0	Total	10,000
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Valuation Report

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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
Total Acres 23.00						Land Total 39,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2003	192	D 100	1,262	Avq-	80%	100%	100%	1,010
Frame Shed	2005	80	D 100	526	Avq-	81%	100%	100%	426
Frame Shed	2005	192	D 100	1,262	Avq-	81%	100%	100%	1,022
Frame Shed	2005	192	D 100	1,262	Avq-	81%	100%	100%	1,022
Outbuilding Total									3,480

Acpt Land 39,400 **Accepted Bldg** 3,500 **Total** 42,900

WISCASSET
 Name: BLAGDEN, ROBERT L

Valuation Report

09/27/2023

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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	2,500.00	25,000	50%	Access	12,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	50%	Access	6,250
10.00	R 20+-Rear 20+	625.00	6,250	50%	Access	3,125
Total Acres 30.00					Land Total	21,875

Accpt Land	21,900	Accepted Bldg	0	Total	21,900
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WISCASSET
 Name: BLAGDEN, ROBERT L

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 38.00					Land Total	48,750

Accpt Land	48,800	Accepted Bldg	0	Total	48,800
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WISCASSET
 Name: KELLEY, MICHAEL J

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625	
Total Acres 37.00					Land Total	48,125	
Accpt Land		48,100	Accepted Bldg		0	Total	48,100

WISCASSET

Valuation Report

09/27/2023

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	311.00	14,617	100%		14,617
67.00	Acres-Mixed Wood	387.00	25,929	100%		25,929
12.00	Acres-Hardwood	251.00	3,012	100%		3,012
7.00	Acres-Wasteland	75.00	525	100%		525
Total Acres 133.00			Land Total			44,083

Acpt Land 44,100 **Accepted Bldg** 0 **Total** 44,100

WISCASSET
Name: BOUDIN, FRANK M

Valuation Report

09/27/2023

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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	2,500.00	25,000	25%	Access	6,250	
Total Acres 10.00				Land Total		6,250	
Acpt Land		6,300	Accepted Bldg		0	Total	6,300

WISCASSET
 Name: DALTON(HEIRS OF), CONNIE

Valuation Report

09/27/2023

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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	2,500.00	12,500	25%	Access	3,125
Total Acres 5.00					Land Total	3,125

Acpt Land	3,100	Accepted Bldg	0	Total	3,100
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WISCASSET

Valuation Report

09/27/2023

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	251.00	1,255	100%		1,255
Total Acres 5.00				Land Total		1,255

Acpt Land	1,300	Accepted Bldg	0	Total	1,300
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Name: JOHNSON, JOEY C

Page 761

JOHNSON, DEBORAH L

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

Sale Data
Sale Date 05/09/2022
Sale Price 196,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2828P0165
Reference 2 R-05-001/00 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, 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 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 1900, 2002, TYPICAL, Above Average, Typical, and Functional Obsolescence.

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 150,200 Accepted Bldg 181,500 Total 331,700

WISCASSET
 Name: SOULE, RAYMOND A

Valuation Report

09/27/2023

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
4.70	Acres-Rear Land 1-10	2,500.00	11,750	100%		11,750
Total Acres 5.70					Land Total	59,875

Accpt Land	59,900	Accepted Bldg	0	Total	59,900
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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00						Land Total 65,625

Dwelling Description

Replacement Cost New

Log	One Story	936 Sqft	Grade C 105	Base	125,905
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	125,905
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	101,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	576	C 100	4,406	Avq-	70%	100%	100%	3,084
Wood Deck	1980	48	C 105	840	Avq.	81%	100%	100%	680
936 SFLA						Outbuilding Total			3,764

Acpt Land 65,600 **Accepted Bldg** 105,700 **Total** 171,300

WISCASSET

Valuation Report

09/27/2023

Name: BICKFORD, ROBERT L JR

Page 764

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 43,400 Accepted Bldg 0 Total 43,400

WISCASSET
 Name: LEBOURDAIS, JANE

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R05-001-C-001-001
 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	107,910	Avg-	40%	50%	100%	21.582
Wood Deck	1986	288	C 100	3,860	Avg.	82%	100%	100%	3.165
Frame Shed	2006	384	C 100	2,938	Avg.	92%	100%	100%	2.703
924 SFLA									
						Outbuilding Total			27,450
Acpt Land			0	Accepted Bldg		27,500	Total		27,500

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 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 1992, 0, TYPICAL, TYPICAL, Average, Typical, 188,183.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Wood Deck, Frame Shed, 1,820 SFLA, and Outbuilding Total.

Accpt Land 51,100 Accepted Bldg 174,000 Total 225,100

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) 50 0 0 Land Schedule 104

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	2,500.00	17,500	100%		17,500
Total Acres 8.00						Land Total 56,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	116,969
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	4,260
Attic	None			Attic	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	121,229
Functional Obsolescence						Value(Rcnld)
None						105,469

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1995	96	D 100	632	Fair	65%	100%	100%	411
Wood Deck	2002	192	C 100	2,635	Avq.	90%	100%	100%	2,372
AB.GR. POOL.....	2004	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	2006	100	C 100	1,462	Avq.	87%	100%	100%	1,272
Wood Deck	2006	37	C 100	659	Avq.	87%	100%	100%	573
Frame Garage	2007	1008	C 100	32,918	Avq.	92%	100%	100%	30,285
1,000 SFLA									36,151
Outbuilding Total									36,151

Acpt Land 56,000 **Accepted Bldg** 141,600 **Total** 197,600

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000	
1.50	Acres-Rear Land 11-20	1,250.00	1,875	100%		1,875	
Total Acres 11.50					Land Total	26,875	
Acpt Land		26,900	Accepted Bldg		0	Total	26,900

Name: ATWOOD, FRANK J

Page 769

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

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). Rows include Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land 57,600 Accepted Bldg 258,900 Total 316,500

Name: MACELMAN, MARY J/T

Page 770

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, 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.

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	43,750.00	43,750	100%		43,750
0.42	Acres-HS Size Adj	4,375.00	1,838	100%		1,838
Total Acres 0.42						45,588

Dwelling Description

Replacement Cost New

Ranch	One Story	1,073 Sqft	Grade C 105	Base	131,783
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	2,400
FirePlaces	1			Fireplace	6,701
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	140,884
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	100,028
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	1955	168	C 105	16,336	Avq.	11,599
Wood Deck	1986	84	C 105	1,321	Avq.	938
1,241 SFLA	Outbuilding Total					12,537

Acpt Land 45,600 **Accepted Bldg** 112,600 **Total** 158,200

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	43,750.00	43,750	80%	Topoqrphry	35,000	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
1.32	Acres-Rear Land 1-10	2,500.00	3,300	100%		3,300	
Total Acres 2.32						Land Total	42,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	0	144	D 100	1,740	Avq-	57%	100%	100%	992
Frame Garage	0	480	D 100	15,380	Avq-	57%	100%	100%	8,767
Frame Shed	1960	49	E 100	278	Poor	30%	100%	100%	83
14' Mobile Home	1984	14X66	C 105	113,306	Avq.	50%	50%	100%	28,326
924 SFLA						Outbuilding Total			38,168
Acpt Land		42,700		Accepted Bldg		38,200		Total	80,900

Name: MURPHY, HEATHER L

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 (43,750.00) and 0.92 Acres-HS Size Adj (4,025.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional (153,550), 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 Built 1920, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 153,550.

Acpt Land 47,800 Accepted Bldg 91,700 Total 139,500

Name: MALDOVAN, MARC

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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 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 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 1972, 0 TYPICAL, TYPICAL, Average, Typical, 137,198.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 78%, 100%, 100%, 107,014.

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.

Summary row: Acpt Land 46,200 Accepted Bldg 147,300 Total 193,500

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	50,675

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	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	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
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
1973	0	TYPICAL	TYPICAL	Below Average	Typical	114,327
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						78,886

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	1920	D 100	12,631	Avq-	65%	100%	100%	8,210
Frame Shed	1970	480	E 100	2,718	Poor	36%	100%	100%	978
Frame Shed	1990	960	D 100	6,315	Fair	63%	100%	100%	3,978
1 ST BARN.....	1974	988	D 100	26,918	Avq-	67%	100%	100%	18,035
BSMT ENTRY.....	1973	30	C 105	481	Avq-	69%	100%	100%	332
960 SFLA									
Outbuilding Total									31,533

Acpt Land	50,700	Accepted Bldg	110,400	Total	161,100
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Neighborhood RURAL NORTH

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

Sale Data
Sale Date 05/26/2022
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) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
7.70	Acres-Rear Land 1-10	2,500.00	19,250	100%		19,250
Total Acres 8.70						Land Total 67,375

Dwelling Description

Replacement Cost New

Split Level	One Story	768 Sqft	Grade B 95	Base	93,468
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,213
Fin. Basement Area	280 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,028
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	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	113,040
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	94,954	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	480	B 95	41,140	Avq.	84%	100%	100%	34,558
Frame Garage	1987	288	B 95	13,565	Avq.	84%	100%	100%	11,395
1SFr Overhang	1987	44	B 95	3,770	Avq.	84%	100%	100%	3,167
Frame Garage	1980	896	D 100	25,566	Avq.	79%	100%	100%	20,197
Canopy	1980	336	E 100	3,196	Fair	57%	100%	100%	1,822
BSMT ENTRY.....	1987	30	B 95	501	Avq.	84%	100%	100%	421
Wood Deck	1987	160	B 95	2,434	Avq.	84%	100%	100%	2,045
Encl Frame Porch	2015	64	C 100	3,062	Avq.	92%	100%	100%	2,817
1,292 SFLA									Outbuilding Total 76,422

Acpt Land 67,400 **Accepted Bldg** 171,400 **Total** 238,800

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	48,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 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	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	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	195,409			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	189,547			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST GARAGE..	2002	728	C 100	53,501	Avq.	90%	100%	100%	48,151
Open Frame Porch	2002	55	C 100	1,679	Avq.	90%	100%	100%	1,511
Wood Deck	2002	44	C 100	749	Avq.	90%	100%	100%	674
1 Story/BASEMENT	2002	187	C 100	17,319	Avq.	90%	100%	100%	15,587
Wood Deck	2003	168	C 100	2,330	Avq.	90%	100%	100%	2,097
1,951 SFLA	Outbuilding Total								68,020
Acpt Land		48,900		Accepted Bldg		257,600		Total	306,500

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
13.00	R 20+-Rear 20+	625.00	8,125	100%		8,125
Total Acres 34.00					Land Total	93,750

Acpt Land	93,800	Accepted Bldg	0	Total	93,800
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WISCASSET

Valuation Report

09/27/2023

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	35,000.00	35,000	50%	Access	17,500
1.00	Acres-HS Size Adj	3,500.00	3,500	50%	Access	1,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
11.00	Acres-Rear Land 11-20	1,250.00	13,750	100%		13,750
Total Acres 22.00					Land Total	58,000

Acpt Land	58,000	Accepted Bldg	0	Total	58,000
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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-section for Outbuildings/Additions/Improvements.

Acpt Land

48,600

Accepted Bldg

195,500 Total

244,100

WISCASSET
 Name: MARCUS, ROBERT G

Valuation Report

09/27/2023

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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

WISCASSET
 Name: ROGERS, DAVID M
 ROGERS, CINDY

Valuation Report

09/27/2023

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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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750	
0.97	Acres-HS Size Adj	4,375.00	4,244	100%		4,244	
Total Acres 0.97						Land Total	47,994

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade C 100	Base	131,005
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	-20,874
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	4,260
Attic	None			Attic	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	114,391			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	105,240		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Garage	2003	624	B 100	37,930	Avq.	90%	100%	100%	34,137
1,568 SFLA						Outbuilding Total			34,137

Acpt Land 48,000 **Accepted Bldg** 139,400 **Total** 187,400

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	43,750.00	43,750	100%		43,750
0.79	Acres-HS Size Adj	4,375.00	3,456	100%		3,456
Total Acres 0.79						Land Total
						47,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1968	384	C 100	15,150	Avq-	64%	100%	100%	9,696
Frame Shed	1968	64	D 100	421	Fair	51%	100%	100%	215
14' Mobile Home	1979	14X66	C 100	107,910	Avq.	50%	50%	100%	26,978
BASEMENT.....	2001	924	C 100	13,860	Avq.	89%	100%	100%	12,335
924 SFLA	Outbuilding Total								49,224

Acpt Land 47,200 **Accepted Bldg** 49,200 **Total** 96,400

Name: BOUDIN, KENNETH R JR

Map/Lot:

R05-014

Account: 569 Card: 1 of 2

Location:

166 WEST ALNA ROAD

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

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-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 MAN STEEL, OFFICE MEZZ, QUONSET, ST BARN, POLE SHED, Mobile Home, and Unfin Basement.

Acpt Land 148,700 Accepted Bldg 307,100 Total 455,800

Name: BOUDIN, KENNETH R JR

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Map/Lot:

R05-014

Account: 569 Card: 2 of 2

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 39,000 Total 39,000

WISCASSET

Valuation Report

09/27/2023

Name: BOUDIN, KENNETH R JR

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Map/Lot:

R05-014

Account: 569

Location:

166 WEST ALNA ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	148,700	307,100	455,800	148,700	307,100	455,800
2	0	39,000	39,000	0	39,000	39,000
TOTAL	148,700	346,100	494,800	148,700	346,100	494,800

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
5.70	Acres-Rear Land 1-10	2,500.00	14,250	100%		14,250
Total Acres 6.70					Land Total	62,375

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	1,290 Sqft	Grade B 100	Base	275,572
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	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	291,076
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	241,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	336	B 100	10,110	Avq.	83%	100%	100%	8,391
Encl Frame Porch	1985	112	B 100	5,775	Avq.	83%	100%	100%	4,793
Frame Garage	1985	1160	B 100	42,834	Avq.	83%	100%	100%	35,552
Frame Garage	1985	480	C 100	17,884	Avq.	81%	100%	100%	14,486
1.75 ST GARAGE..	1985	1200	C 100	104,775	Avq.	81%	100%	100%	84,868
Canopy	2006	144	C 100	1,908	Avq.	92%	100%	100%	1,755
Wood Deck	2006	144	C 100	2,024	Avq.	92%	100%	100%	1,862
2,258 SFLA									151,707

Acpt Land	62,400	Accepted Bldg	393,300	Total	455,700
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WISCASSET
 Name: ROGERS, ETHAN

Valuation Report

09/27/2023

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.71	Acres-Rear Land 1-10	2,500.00	6,775	100%		6,775
Total Acres 3.71					Land Total	54,900

Accpt Land	54,900	Accepted Bldg	0	Total	54,900
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Name: WISCASSET, TOWN OF

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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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include various land parcels and a total for 57.00 acres.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists various structures like Warehouse, Shed, and Garage with their respective values.

Acpt Land 1,273,400 Accepted Bldg 523,300 Total 1,796,700

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

Page 791

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	54.387	Fair	30%	100%	100%	16,316
Frame Shed	1990	144	C 100	1.101	Avg.	84%	100%	100%	925
Frame Garage	2008	768	C 100	26.084	Avg.	92%	100%	100%	23,997
CONCRETE PLATFRM	2008	768	C 100	4.616	Avg.	92%	100%	100%	4,247
Frame Garage	2007	1600	B 100	57.241	Avg+	97%	100%	100%	55,524
576 SFLA									
						Outbuilding Total			101,009
Acpt Land			0	Accepted Bldg		101,000	Total		101,000

WISCASSET

Valuation Report

09/27/2023

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	1,273,400	523,300	1,796,700	1,273,400	523,300	1,796,700
2	0	101,000	101,000	0	101,000	101,000
TOTAL	1,273,400	624,300	1,897,700	1,273,400	624,300	1,897,700

Name: GREEN, LEE J/T

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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. Includes Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land 37,800 Accepted Bldg 160,500 Total 198,300

Name: RICHARDSON, LAUREN J/T

Page 794

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. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land 37,000 Accepted Bldg 157,200 Total 194,200

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

Page 795

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 662,900 Accepted Bldg 77,700 Total 740,600

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

Page 796

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

09/27/2023

Name: WISCASSET, TOWN OF
OLD DUMP SITE

Page 797

Map/Lot:

R05-020

Account: 576

Location:

53 HUNTOON HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	662,900	77,700	740,600	662,900	77,700	740,600
2	0	0	0	0	0	0
TOTAL	662,900	77,700	740,600	662,900	77,700	740,600

WISCASSET
 Name: U. S. CUSTOMS

Valuation Report

09/27/2023

Page 798

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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
TOWER.....	2011	180	C 100	185,500	Avg-	82%	100%	100%	152,110
						Outbuilding Total			152,110
Accpt Land			0	Accepted Bldg		152,100	Total		152,100

Valuation Report

Map/Lot: R05-021

Account: 577 Card: 1 of 1

Location: 17 HUNTOON HILL ROAD

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): Land Schedule 104

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
0.23	Acres-HS Size Adj	3,500.00	805	100%		805
Total Acres 0.23			Land Total			35,805

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,456 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
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	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Below Average	Typical	89,389
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	80%	100%	55,064	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1994	288	D 100	1,895	Avq-	76%	100%	100%	1,440
Frame Shed	1994	96	D 100	632	Avq-	76%	100%	100%	480
Open Frame Porch	1999	240	D 100	5,471	Avq-	78%	100%	100%	4,267
Wood Deck	1999	45	D 100	655	Avq-	78%	100%	100%	511
Frame Garage	1999	528	D 100	16,555	Avq-	78%	100%	100%	12,913
Open Frame Porch	1994	64	D 100	1,640	Avq-	76%	100%	100%	1,246
Frame Shed	1994	120	D 100	789	Avq-	76%	100%	100%	600
Frame Shed	1999	336	D 100	2,210	Avq-	78%	100%	100%	1,724
1,456 SFLA						Outbuilding Total			23,181

Acpt Land	35,800	Accepted Bldg	78,200	Total	114,000
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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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.23	Acres-Commercial Size Adj	4,750.00	1,093	100%		1,093
					Land Total	48,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
LODGE.....	1900	2196	C 100	126,988	Avq-	57%	70%	100%	50,668
LODGE.....	1900	2196	C 100	126,988	Avq-	57%	50%	100%	36,192
Frame Shed	0	48	C 100	368	Avq-	57%	100%	100%	210
Open Frame Porch	1900	40	C 100	1,299	Avq-	57%	100%	100%	740

Outbuilding Total 87,810

Acpt Land	48,800	Accepted Bldg	87,800	Total	136,600
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,920 Sqft	Grade B 95	Base	245,354
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	-13,031
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	9,308
Attic	Floor & Stairs			Attic	4,468
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	246,099
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	201,801	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	300	C 100	4,012	Avq.	90%	100%	100%	3,611
Frame Garage	1982	720	C 100	24,718	Avq.	80%	100%	100%	19,774
Frame Shed	1982	100	C 100	765	Avq.	80%	100%	100%	612
Wood Deck	1982	64	B 95	1,096	Avq.	82%	100%	100%	899
Canopy	1982	364	D 100	4,018	Fair	58%	100%	100%	2,330
Canopy	1982	285	D 100	3,165	Fair	58%	100%	100%	1,836
Open Frame Porch	1982	190	D 100	4,382	Fair	58%	100%	100%	2,542
Frame Shed	1982	64	D 100	421	Fair	58%	100%	100%	244
Frame Shed	2012	320	C 100	2,448	Avq.	92%	100%	100%	2,252
Frame Shed	2015	192	D 100	1,262	Avq.	92%	100%	100%	1,161
1,920 SFLA									
Outbuilding Total									35,261

Acpt Land

52,000

Accepted Bldg

237,100

Total

289,100

WISCASSET
 Name: DALTON, NANCY S

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R05-022-A

3 HUNTOON HILL ROAD

Account: 579 Card: 2 of 2

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 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
Frame Shed	2021	400	C 100	3.060	Avg.	92%	100%	100%	2,815
1,920 SFLA									2,815
Accpt Land				0	Accepted Bldg	2,800	Total		2,800

WISCASSET
Name: DALTON, NANCY S

Valuation Report

09/27/2023

Page 803

Map/Lot:

R05-022-A

Account: 579

Location:

3 HUNTOON HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	52,000	237,100	289,100	52,000	237,100	289,100
2	0	2,800	2,800	0	2,800	2,800
TOTAL	52,000	239,900	291,900	52,000	239,900	291,900

Name: KOEHLING, BENARD III

RECTOR, LAURIE A

Map/Lot:

R05-023

Account: 580 Card: 1 of 1

Location:

411 GARDINER ROAD

Neighborhood RURAL WEST

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

Sale Data
Sale Date 10/13/2022
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) 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 1963, 0, TYPICAL, TYPICAL, Below Average, Typical, 96,448.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 66%, 100%, 100%, 63,656.

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, 770 SFLA.

Acpt Land 55,100 Accepted Bldg 67,400 Total 122,500

Name: GARRICKS, VELMA

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topoqraphy	40,500	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500	
Total Acres 4.00						Land Total	52,500

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	1,648 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	291,350 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	77,930
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	14,697
Attic	None			Attic	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	Average	Typical	383,977				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
Incomplete		None		92%	85% 100%	300,270				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2015	240	B 100	3,735	Avq.	92%	50%	100%	1,718	
Frame Shed	2015	320	C 100	2,448	Avq.	92%	75%	100%	1,689	
Wood Deck	2017	68	B 100	1,214	Avq.	92%	100%	100%	1,117	
2,472 SFLA									Outbuilding Total	4,524
Acpt Land		52,500		Accepted Bldg		304,800		Total	357,300	

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 (45,000.00) and 1.00 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch (1,568 Sqft, 192,578), Exterior (ALUM/VINYL, 0), Foundation (Concrete, 0), Heating (100% Hot Water BB, 0), Rooms (6, HEARTH), Bedrooms (3, Add Fixtures 0), Baths (2, Half Baths 0), Attic (None, 0), FirePlaces (0, 0), Insulation (Full, 0), Unfin. Living Area (NONE, 0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 2002, 0, TYPICAL, TYPICAL, Average, Typical, 197,051.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Values include None, None, 90%, 100%, 100%, 177,346.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage (1970, 676, C 100, 23,464, Avq., 74%, 100%, 100%, 17,363), Frame Shed (2005, 192, C 100, 1,469, Avq., 91%, 100%, 100%, 1,337), Wood Deck (2006, 288, C 105, 4,052, Avq., 90%, 100%, 100%, 3,647).

Acpt Land 49,500 Accepted Bldg 199,700 Total 249,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.63	Acres-Rear Land 1-10	2,500.00	9,075	100%		9,075
Total Acres 4.63						Land Total: 58,575

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	71,974 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,852
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	4,260
Attic	None			Attic	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	73,382			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	85%	100%	46,781				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	888	C 100	69,664	Avq+	75%	85%	100%	44,411
Encl Frame Porch	2000	16	C 100	1,104	Avq+	75%	85%	100%	704
1 ST BARN.....	1960	1156	C 100	36,011	Avq.	100%	100%	100%	36,011
Frame Shed	2001	80	C 100	612	Avq.	89%	100%	100%	545
1,576 SFLA	Outbuilding Total								81,671

Acpt Land 58,600 **Accepted Bldg** 128,500 **Total** 187,100

WISCASSET
 Name: WEST, DION

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60					Land Total	53,500

Acpt Land	53,500	Accepted Bldg	0	Total	53,500
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WISCASSET
 Name: GARRICKS, LENAN

Valuation Report

09/27/2023

Page 809

Map/Lot:

R05-024-E

Account: 2738 Card: 1 of 1

Location:

371 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18					Land Total	49,950

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	50,000	Accepted Bldg	31,900	Total	81,900
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Valuation Report

Map/Lot: R05-025

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	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34					Land Total	46,530

Land 39,400 **Accepted Bldg** 0 **Total** 39,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.99	Acres-Rear Land 1-10	2,500.00	2,475	100%		2,475
Total Acres 1.99						Land Total 51,975

Dwelling Description

Replacement Cost New

Ranch	One Story	1,454 Sqft	Grade C 105	Base	178,576
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		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			
1974	0	TYPICAL	TYPICAL	Below Average	Typical	178,576			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	160	C 105	4,552	Avq-	70%	100%	100%	3,186
Wood Deck	1970	192	C 105	2,766	Avq-	70%	100%	100%	1,936
Frame Garage	1970	416	D 100	13,812	Fair	52%	100%	100%	7,182
Wood Deck	1970	48	C 100	800	Avq-	65%	100%	100%	520
1,454 SFLA									Outbuilding Total 12,824

Acpt Land

52,000

Accepted Bldg

137,800

Total

189,800

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

Sale Data
Sale Date 04/28/2009
Sale Price 125,000
Sale Type Land & Buildings
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	45,000.00	45,000	75%		33,750	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000	
Total Acres 3.00						Land Total	43,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	142,254
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	142,254
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	119,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	396	C 100	5,236	Avq.	82%	100%	100%	4,294
Frame Shed	1986	264	C 100	2,020	Avq-	72%	100%	100%	1,454
1,296 SFLA						Outbuilding Total			5,748

Acpt Land 43,300 **Accepted Bldg** 125,200 **Total** 168,500

Valuation Report

Map/Lot:

R05-026

Account: 586 Card: 1 of 2

Location:

475 GARDINER ROAD

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	47,687.50	47,688	100%		47,688
0.36	Acres-Commercial Size Adj	4,750.00	1,710	100%		1,710
2.38	Acres-Rear Land 1-10	2,500.00	5,950	100%		5,950
Total Acres 2.74					Land Total	55,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1959	4648	D 100	401,212	Fair	46%	100%	100%	184,558
APT	1959	1288	D 100	73,689	Fair	46%	100%	100%	33,897
Frame Shed	1959	504	D 100	3,315	Fair	46%	100%	100%	1,525
Encl Frame Porch	1959	16	D 100	949	Fair	46%	100%	100%	437
Wood Deck	1959	64	D 100	864	Fair	46%	100%	100%	397
PAVING.....	1959	5000	C 100	10,600	Avq.	68%	50%	100%	3,604
Frame Shed	1999	72	E 100	408	Fair	68%	100%	100%	277
Outbuilding Total									224,695

Acpt Land	55,300	Accepted Bldg	224,700	Total	280,000
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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	114,676
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	-18,272
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,436
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Inadeq.					
2002	0	TYPICAL	TYPICAL	Average				97,632		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Percent Good			Value		
None	None	90%	99%	100%	Phy	Func	Econ	Rcnld		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Wood Deck	1998	72	C 100	1,105	Avq.	88%	100%	100%	972	
Frame Shed	1998	48	D 100	316	Avq.	88%	100%	100%	278	
Wood Deck	1998	50	C 100	825	Avq.	88%	100%	100%	726	
1,596 SFLA									1,976	
Acpt Land					0	Accepted Bldg		89,000	Total	89,000

WISCASSET
Name: 475 GARDINER, LLC.

Valuation Report

09/27/2023

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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	55,300	224,700	280,000	55,300	224,700	280,000
2	0	89,000	89,000	0	89,000	89,000
TOTAL	55,300	313,700	369,000	55,300	313,700	369,000

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	45,000.00	45,000	100%		45,000
0.69	Acres-HS Size Adj	4,500.00	3,105	100%		3,105
Total Acres 0.69						48,105

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 100	Base	166,029
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	-13,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Electric	Cooling	0% None	Heat	-7,412
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	-20,876

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	TYPICAL	TYPICAL	Average	Typical	124,322			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	114,376		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT	1974	1012	C 85	13,161	Fair	54%	75%	100%	5,330
1,086 SFLA						Outbuilding Total			5,330

Acpt Land 48,100 **Accepted Bldg** 119,700 **Total** 167,800

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	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34					Land Total	46,530

Dwelling Description

Replacement Cost New

Ranch	One Story	1,151 Sqft	Grade C 105	Base	141,363
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	6,701
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	148,064	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		73%	100%	100%	108,087

Acpt Land 46,500 **Accepted Bldg** 108,100 **Total** 154,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00						Land Total 67,000

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,000 Sqft	Grade C 105	Base	116,969
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	116,969
Functional Obsolescence						Value(Rcld)
None						99,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcld
				RCN	Cond	Phy	Func	Econ		
1SFr Overhanq	1971	22	C 105	1,812	Avq+	85%	100%	100%	1,540	
Encl Frame Porch	1971	140	C 105	6,474	Avq+	85%	100%	100%	5,503	
Frame Garage	1971	896	C 100	29,729	Avq+	83%	100%	100%	24,675	
Frame Shed	1971	884	D 100	5,816	Avq.	74%	100%	100%	4,304	
2 STORY GARAGE	2001	840	C 105	50,230	Avq.	89%	100%	100%	44,705	
CARPURT.....	2001	240	C 100	3,931	Avq.	89%	100%	100%	3,499	
Frame Shed	2006	180	C 100	1,378	Avq.	92%	100%	100%	1,268	
1SFr Overhanq	1971	14	C 105	1,154	Avq+	85%	100%	100%	981	
1,036 SFLA									Outbuilding Total 86,475	

Acpt Land 67,000 **Accepted Bldg** 185,900 **Total** 252,900

Name: SOULE, TIMOTHY J J/T

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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 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 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 1,777 SFLA.

Acpt Land 41,000 Accepted Bldg 147,300 Total 188,300

WISCASSET
 Name: WEST, JULIE M J/T
 TALBOT, DAVID C

Valuation Report

09/27/2023

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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

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
Total Acres 1.00						38,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,620 Sqft	Grade D 100	Base	116,401
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	-18,547
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	3,664
Attic	None			Attic	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	Below Average	Typical	101,518			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
						79,184			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	100	D 100	1,258	Avq-	80%	100%	100%	1,006
Frame Shed	2003	192	C 100	1,469	Avq.	90%	100%	100%	1,322
1,620 SFLA							Outbuilding Total	2,328	

Acpt Land 38,500 **Accepted Bldg** 81,500 **Total** 120,000

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
13.15	Acres-Commercial 1-20	4,750.00	62,463	100%		62,463
Total Acres 15.15						Land Total 167,401

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1980	6450	C 100	300,281	Avq.	79%	80%	100%	189,778
WAREHOUSE ST....	0	3750	C 100	174,582	C Gr	79%	80%	100%	110,336
Frame Shed	1998	80	C 100	612	Avq.	88%	80%	100%	431
WAREHOUSE ST....	2006	1500	C 100	69,833	Avq.	92%	80%	100%	51,397
OFFICE WOOD.....	1980	256	C 100	17,031	Avq.	79%	80%	100%	10,763
WAREHOUSE ST....	1980	1600	C 100	74,488	Avq.	79%	80%	100%	47,077
Frame Shed	2007	120	C 100	918	Avq.	92%	100%	100%	845
Outbuilding Total									410,627

Acpt Land	167,400	Accepted Bldg	410,600	Total	578,000
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Name: REED, JODY A

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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). Rows include Outbuildings/Additions/Improvements with Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land

44,800

Accepted Bldg

95,500

Total

140,300

Name: TALBERT, KELLY R

Page 823

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 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, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2005, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 56,901.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, 1,000 SFLA, and Outbuilding Total.

Acpt Land 39,300 Accepted Bldg 46,300 Total 85,600

Valuation Report

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	35,000.00	35,000	100%		35,000
0.52	Acres-HS Size Adj	3,500.00	1,820	100%		1,820
Total Acres 0.52						36,820

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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	112,290
Functional Obsolescence						Value(Rcnld)
None						72,539

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1970	120	C 100	1,718	Avq-	68%	100%	95%	1,110
Frame Shed	1970	160	E 100	905	Poor	36%	100%	95%	310
1.25 ST GARAGE..	2021	800	C 100	42,685	Avq.	92%	90%	95%	33,576
960 SFLA						Outbuilding Total			34,996

Acpt Land	36,800	Accepted Bldg	107,500	Total	144,300
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WISCASSET
 Name: JAMES, WILMER H
 JAMES, ELLEN L

Valuation Report

09/27/2023

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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	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	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	39,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,170 Sqft	Grade B 95	Base	149,513
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	4,654
Attic	None			Attic	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	154,167
Functional Obsolescence						Value(Rcnld)
None						124,490

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				Phys. %	Func. %	Econ. %	Phy	Func	Econ	
Frame Garage	1970	576	B 95	22,524	Avq+	85%	100%	95%	18,188	
Encl Frame Porch	1970	108	B 95	5,308	Avq+	85%	100%	95%	4,286	
CARPORT.....	2003	336	C 100	5,390	Avq.	90%	100%	95%	4,608	
Wood Deck	1970	430	B 95	6,194	Avq+	85%	100%	95%	5,002	
Wood Deck	1970	84	B 95	1,375	Avq+	85%	100%	95%	1,111	
2S Frame Shed	1970	168	C 100	2,249	Avq.	74%	100%	95%	1,581	
Frame Shed	1970	96	C 100	735	Avq.	74%	100%	95%	517	
ONE STORY FRAME	2010	56	C 100	4,394	Avq.	92%	100%	95%	3,840	
1,226 SFLA							Outbuilding Total			39,133

Acpt Land 39,800 **Accepted Bldg** 163,600 **Total** 203,400

Name: JAMES, MELVA G (DEVISEES)

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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, 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, 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 ONE STORY FRAME, Frame Shed, Frame Garage, Wood Deck, and 1,890 SFLA.

Acpt Land 149,800 Accepted Bldg 40,100 Total 189,900

WISCASSET
 Name: HINKLEY, VALERIE

Valuation Report

09/27/2023
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 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) 50 0 0 Land Schedule 0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Pine Grove	M/H	2005	14X76	C 100	120,960	Avg-	81%	50%	100%	48,686
1,064 SFLA							Outbuilding Total			48,686
Acpt Land			0	Accepted Bldg		48,700	Total		48,700	

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 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 1993, 0 TYPICAL, Above Average, Typical, 161,778.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Location, 92%, 100%, 95%, 141,394.

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 38,500 Accepted Bldg 191,900 Total 230,400

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	43,750.00	43,750	100%		43,750	
0.52	Acres-HS Size Adj	4,375.00	2,275	100%		2,275	
Total Acres 0.52						Land Total	46,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST GARAGE..	2001	768	C 100	56,209	Avq.	89%	100%	100%	50,026
Wood Deck	2001	192	C 100	2,635	Avq.	89%	100%	100%	2,345
MH ST ADDITION..	2003	12	C 100	555	Avq.	90%	100%	100%	500
Wood Deck	1990	144	C 100	2,024	C Gr	90%	100%	100%	1,822
Outbuilding Total									54,693

Acpt Land	46,000	Accepted Bldg	54,700	Total	100,700
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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	35,000.00	35,000	100%		35,000	
0.86	Acres-HS Size Adj	3,500.00	3,010	100%		3,010	
Total Acres 0.86						Land Total	38,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2012	192	C 100	2,635	Avq.	92%	100%	100%	2,424
Frame Shed	1978	240	E 100	1,359	Poor	42%	100%	100%	571
Frame Shed	2005	168	C 100	1,285	Avq.	91%	100%	100%	1,169
SLAB.....	2008	480	C 100	1,500	Avq.	92%	100%	100%	1,380
Outbuilding Total									5,544

Acpt Land

38,000

Accepted Bldg

5,500

Total

43,500

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) Land Schedule 104

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
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 38,550

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,131 Sqft	Grade C 105	Base	191,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	4,473
Attic	None			Attic	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	196,296			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	85%	100%	95%	158,509				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	48	C 105	2,530	Avq.	85%	100%	95%	2,042
Frame Garage	1980	768	B 100	29,996	Avq-	70%	100%	95%	19,947
Frame Shed	2014	128	C 100	979	Avq.	92%	100%	95%	856
1,979 SFLA									Outbuilding Total 22,845
Accpt Land		38,600	Accepted Bldg		181,400	Total		220,000	

Neighborhood RURAL NORTHWEST

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

Sale Data
 Sale Date 05/08/2018
 Sale Price 30,800
 Sale Type Land Only
 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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adi	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 38,550

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,064 Sqft	Grade C 100	Base	189,646
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	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,128	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2018	0	TYPICAL	TYPICAL	Average	Typical	196,746	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	181,006

Acpt Land 38,600 **Accepted Bldg** 181,000 **Total** 219,600

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.40	Acres-Rear Land 1-10	2,500.00	13,500	100%		13,500
Total Acres 6.40						Land Total 52,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	960 Sqft	Grade D 100	Base	90,132
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	-13,922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,495
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,664
Attic	Floor & Stairs			Attic	1,759
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1970	0	None	None	Poor	Inadeq.	67,345				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
Incomplete	Location	41%	8%	100%	2,209					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Frame Garage	1970	1520	D 100	40,848	Poor	36%	90%	100%	13,234	
Frame Shed	1970	540	D 100	3,552	Poor	36%	50%	100%	640	
Frame Shed	1970	432	D 100	2,842	Poor	36%	50%	100%	512	
Frame Shed	1970	96	D 100	632	Poor	36%	100%	100%	228	
14' Mobile Home	1970	14X60	D 100	74,925	Fair	30%	50%	100%	11,239	
1,800 SFLA									Outbuilding Total 25,853	
Acpt Land		52,000		Accepted Bldg		28,100		Total		80,100

WISCASSET
 Name: JAMES, DONALD R

Valuation Report

09/27/2023

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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	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	2,500.00	700	100%		700
Total Acres 1.28					Land Total	39,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Frame Shed	1999	140	C 100	1,071	Avg.	88%	100%	100%		942
Outbuilding Total										942
Acpt Land		39,200	Accepted Bldg		900	Total			40,100	

WISCASSET
 Name: JAMES, SCOTT

Valuation Report

09/27/2023
 Page 835
 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	61,119	Avg.	77%	50%	100%	23,429	
Wood Deck	2008	96	C 100	1,411	Avg.	92%	100%	100%	1,298	
672 SFLA									24,727	
Acpt Land						0	Accepted Bldg		24,700	Total
									24,700	

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 46,000

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	576 Sqft	Grade D 105	Base	92,707
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	-6,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,078
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	80,705			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		92%	90%	95%	63,483		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2015	96	C 100	735	Avq.	92%	100%	95%	642
Frame Shed	2011	96	C 100	735	Avq.	92%	100%	95%	642
Frame Shed	2011	128	C 100	979	Avq.	92%	75%	95%	642
Frame Shed	2007			----- S O U N D V A L U E -----					400
1,152 SFLA									Outbuilding Total 2,326

Acpt Land 46,000 **Accepted Bldg** 65,800 **Total** 111,800

Name: ELLISON, JOHN R

Page 837

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, Below Average, Typical, 73,841.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, Location, 64%, 100%, 95%, 44,895.

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 37,900 Accepted Bldg 80,900 Total 118,800

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

Sale Data
 Sale Date 06/06/2022
 Sale Price 147,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1721P0039
 Reference 2 R-05-039/00 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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.29	Acres-Rear Land 1-10	2,500.00	3,225	100%		3,225
Total Acres 2.29					Land Total	41,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1993	240	C 100	3,248	Avq-	76%	100%	100%	2,468
Wood Deck	2000	64	C 100	1,004	Avq-	79%	100%	100%	793
12' Mobile Home	1993	14X66	C 100	107,910	Avq.	63%	50%	100%	34,172
924 SFLA						Outbuilding Total			37,433

Acpt Land 41,700 **Accepted Bldg** 37,400 **Total** 79,100

Name: FAIRFIELD, CASSANDRA M

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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. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land

38,100

Accepted Bldg

74,300

Total

112,400

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05					Land Total	48,250

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,620 Sqft	Grade D 100	Base	116,401
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	-23,493
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,473
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	TYPICAL	TYPICAL	Average	Typical	94,099			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		88%	100% 95%	78,667			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	96	C 100	1,411	Avg.	87%	100%	95%	1,167
1,620 SFLA						Outbuilding Total			1,167

Acpt Land

48,300

Accepted Bldg

79,800

Total

128,100

WISCASSET
 Name: GAGNON, JOSEPH S

Valuation Report

09/27/2023

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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	35,000.00	35,000	100%		35,000	
0.92	Acres-HS Size Adj	3,500.00	3,220	100%		3,220	
Total Acres 0.92						Land Total	38,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1999	192	C 105	2,768	Avq.	88%	100%	100%	2,436
3/4S AD/GAR.....	1999	896	C 105	64,402	Avq.	88%	100%	100%	56,674
3/4S AD/GAR.....	2012	1120	C 105	79,396	Avq.	92%	100%	100%	73,044
Frame Shed	1999	96	C 100	735	Avq.	88%	100%	100%	647
Outbuilding Total									132,801

Acpt Land	38,200	Accepted Bldg	132,800	Total	171,000
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Name: JONES, GLORIA J

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 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.97 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, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land 48,000 Accepted Bldg 75,700 Total 123,700

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	35,000.00	35,000	100%		35,000
0.96	Acres-HS Size Adj	3,500.00	3,360	100%		3,360
Total Acres 0.96			Land Total			38,360

Dwelling Description

Replacement Cost New

Split Level	One Story	968 Sqft	Grade C 105	Base	113,226
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 1/2 Bmt	Basement	-6,314
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	106,912
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		85%	100% 95%	86,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhang	1990	44	C 105	3,624	Avq.	85%	100%	95%	2,926
Frame Shed	2012	192	C 100	1,469	Avq+	97%	100%	95%	1,354
Frame Shed	2006	96	C 100	735	Avq.	92%	100%	95%	642
Wood Deck	2006	384	C 105	5,338	Avq.	85%	100%	95%	4,310
Frame Shed	2012	192	C 105	1,542	Avq+	97%	100%	95%	1,421
Wood Deck	2013	192	C 105	2,768	Avq+	97%	100%	95%	2,551
Frame Shed	2018	140	C 100	1,071	Avq.	92%	100%	95%	936
1,012 SFLA									14,140

Acpt Land	38,400	Accepted Bldg	100,500	Total	138,900
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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

38,400

Accepted Bldg

191,300 Total

229,700

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, 127,730, None, Location, 79%, 100%, 95%, 95,861, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld.

Acpt Land 38,400 Accepted Bldg 115,200 Total 153,600

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.62					Land Total	40,050

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	123,519
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	123,519			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		79%	100% 95%	92,701			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	144	C 100	2,024	Avq.	79%	100%	95%	1,519
Wood Deck	1974	48	C 100	800	Avq.	79%	100%	95%	600
1.25 ST GARAGE..	1974	528	C 100	29,605	Avq.	76%	100%	95%	21,375
Frame Shed	1960	168	D 100	1,105	Poor	30%	100%	95%	315
Frame Shed	1960	170	D 100	1,118	Poor	30%	100%	95%	318
1,056 SFLA									
Outbuilding Total									24,127
Acpt Land		40,100		Accepted Bldg		116,800		Total	156,900

WISCASSET

Valuation Report

09/27/2023

Name: JACOB, ELIJAH B

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JACOB, ELIZABETH R

Map/Lot:

R05-039-A1

Account: 2253 Card: 1 of 1

Location:

21 SHEA ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Level

Utilities
Street Private

Sale Data	
Sale Date	09/12/2022
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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	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	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	41,050

Accpt Land	41,100	Accepted Bldg	0	Total	41,100
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Name: CURTIS, CHRISTOPHER H

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 25 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, Area, 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 Functional Obsolescence, Economic Obsolescence, and Phys. %.

Acpt Land 43,100 Accepted Bldg 90,800 Total 133,900

WISCASSET

Valuation Report

09/27/2023

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, 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 1995, 0, TYPICAL, TYPICAL, Average, Typical, 182,536.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck (1995, 216, B 95), Wood Deck (2006, 32, B 95), and Outbuilding Total.

Acpt Land 42,200 Accepted Bldg 154,100 Total 196,300

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	35,000.00	35,000	100%		35,000
0.98	Acres-HS Size Adj	3,500.00	3,430	100%		3,430
Total Acres 0.98						38,430

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 3/4 Story	760 Sqft	Grade B 95	Base	134,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,053
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	4,654
Attic	None			Attic	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	127,718
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		80%	100% 95%	97,066

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1992	708	C 100	9,215	Avq.	85%	100%	95%	7,441
Frame Shed	1992	160	C 100	1,224	Avq.	85%	100%	95%	988
1.75 ST GARAGE..	1992	768	C 110	73,761	Avq.	85%	100%	95%	59,562
1,330 SFLA						Outbuilding Total			67,991

Acpt Land 38,400 **Accepted Bldg** 165,100 **Total** 203,500

Valuation Report

Map/Lot:

R05-039-C

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	35,000.00	35,000	100%		35,000
0.76	Acres-HS Size Adj	3,500.00	2,660	100%		2,660
Total Acres 0.76						37,660

Dwelling Description

Replacement Cost New

Ranch	One Story	960 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	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,062
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	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	147,192			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		70%	100%	100%			
						103,034			
Outbuildings/Additions/Improvements			Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1994	30	C 100	570	Avq.	86%	100%	100%	490
Frame Shed	1974	192	C 100	1,469	Avq.	76%	100%	100%	1,116
Frame Shed	2006	64	C 100	490	Avq.	92%	100%	100%	451
Wood Deck	1974	176	C 100	2,431	Avq.	76%	100%	100%	1,848
960 SFLA						Outbuilding Total		3,905	
Acpt Land		37,700		Accepted Bldg		106,900		Total	
								144,600	

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, TYPICAL, Average, Typical, 122,945.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Wood Deck, Frame Shed, and 1,224 SFLA.

Summary row: Acpt Land 37,600 Accepted Bldg 94,100 Total 131,700

WISCASSET

Valuation Report

09/27/2023

Name: RINES, CYNTHIA A

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RINES, WILLIAM M

Map/Lot:

R05-039-E

Account: 2764 Card: 1 of 1

Location: OFF FOWLE HILL ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities
Street

Sale Data
Sale Date 09/08/2022
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
1.00	Acres-Base Homesite Value	35,000.00	35,000	25%	Access	8,750
1.00	Acres-HS Size Adi	3,500.00	3,500	25%	Access	875
2.48	Acres-Rear Land 1-10	2,500.00	6,200	100%		6,200
Total Acres 3.48					Land Total	15,825

Acpt Land	15,800	Accepted Bldg	0	Total	15,800
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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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 46,000

Dwelling Description

Replacement Cost New

Ranch	One Story	768 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	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	89,832
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	20,616	Avg.	79%
768 SFLA						100%
Outbuilding Total						15,473

Acpt Land 46,000 **Accepted Bldg** 84,600 **Total** 130,600

Name: BOURRET, ALICIA KIM

Page 855

DOUGHTY, ALICIA KIM-FKA

Map/Lot:

R05-041

Account: 628 Card: 1 of 1

Location:

21 FOWLE HILL ROAD

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellNoWater/NoSewer
Street Paved

Sale Data
Sale Date 12/22/2011
Sale Price 47,254
Sale Type Land & Buildings
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

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/Feature, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Built 2003, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

48,400

Accepted Bldg

81,800 Total

130,200

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	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	2,500.00	25,000	100%		25,000
2.60	Acres-Rear Land 11-20	1,250.00	3,250	100%		3,250
Total Acres 13.60			Land Total			66,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1999	720	D 100	4,736	Fair	68%	100%	100%	3,220
Frame Shed	1999	64	E 100	362	Poor	55%	100%	100%	199
Frame Shed	1999	64	E 100	362	Poor	55%	100%	100%	199
Frame Shed	1999	100	E 100	566	Poor	55%	100%	100%	311
Frame Shed	1999	64	E 100	362	Poor	55%	100%	100%	199
WAREHOUSE ST....	2005	3456	C 100	160,895	Avq.	91%	100%	100%	146,414
OFFICE MEZZ	1999	400	D 100	15,753	Avq.	88%	100%	100%	13,863
						Outbuilding Total			164,405

Land	56,600	Accepted Bldg	164,400	Total	221,000
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WISCASSET
Name: SOULE, RAYMOND

Valuation Report

09/27/2023

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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	65.160	Avg-	60%	50%	100%	19.629
700 SFLA						Outbuilding Total			19.629
Accpt Land			0	Accepted Bldg		19,600	Total		19,600

Name: CANADA, KYLE N

CANADA, ASHLEY M

Map/Lot:

R05-042-A

Account: 631 Card: 1 of 1

Location:

5 DOW ROAD

Neighborhood RURAL NORTHWEST

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

Sale Data
Sale Date 08/24/2022
Sale Price 296,000
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

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, 150,237.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 138,218.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Wood Deck, 1,248 SFLA, and Outbuilding Total.

Acpt Land 39,800 Accepted Bldg 141,300 Total 181,100

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%		2,250
Total Acres 1.90					Land Total	40,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	648 Sqft	Grade B 95	Base	114,353
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	1	Plumbing	3,103
Attic	None			Attic	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	117,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	101,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1991	160	B 95	7,626	Avq.	86%	100%	100%	6,558
1 Story/BASEMENT	1991	80	B 95	8,094	Avq.	86%	100%	100%	6,961
Wood Deck	1991	392	B 95	5,665	Avq.	86%	100%	100%	4,872
1.75 ST GARAGE..	1991	616	C 100	53,785	Avq.	84%	100%	100%	45,179
Frame Shed	1991	200	C 100	1,530	Avq.	84%	100%	100%	1,285
Frame Shed	2005	336	C 100	2,570	Avq.	91%	100%	100%	2,339
1 Story/BASEMENT	1991	432	B 95	43,710	Avq.	86%	100%	100%	37,591
1,646 SFLA									
Outbuilding Total									104,785

Acpt Land

40,800

Accepted Bldg

205,800

Total

246,600

WISCASSET

Valuation Report

09/27/2023

Name: FRENCH, JEFFREY A T/C

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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 40,500 Accepted Bldg 54,400 Total 94,900

WISCASSET

Valuation Report

09/27/2023

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 51,400 Accepted Bldg 4,900 Total 56,300

WISCASSET

Valuation Report

09/27/2023

Name: GOUD, EDWARD C

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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	84.690	Avg-	40%	50%	100%	16.938
980 SFLA						Outbuilding Total			16.938
Accpt Land		0	Accepted Bldg		16,900	Total			16,900

WISCASSET

Valuation Report

09/27/2023

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	51,400	4,900	56,300	51,400	4,900	56,300
2	0	16,900	16,900	0	16,900	16,900
TOTAL	51,400	21,800	73,200	51,400	21,800	73,200

Name: HAMLIN, DALE H

Page 864

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 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (43,750.00) and 0.72 Acres-HS Size Adj (4,375.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Ranch (One Story, 1,032 Sqft, Grade C 100, Base 120,712), 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), 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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1940, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 120,712. Also includes Functional Obsolescence (None), Economic Obsolescence (Location), Phys. % (65%), Func. % (100%), Econ. % (95%), Value (74,540). Outbuildings/Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnd. Rows include 1.75 ST BARN.... (2005, 324, C 100, 24,751, Avq., 91%, 100%, 95%, 21,397) and Wood Deck (2006, 352, C 100, 4,675, Avq., 65%, 100%, 95%, 2,887). Outbuilding Total: 24,284.

Acpt Land 46,900 Accepted Bldg 98,800 Total 145,700

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	47,687.50	47,688	155%		73,916
2.00	Acres-Commercial Size Adj	4,750.00	9,500	100%		9,500
20.00	Acres-Commercial 1-20	4,750.00	95,000	100%		95,000
13.00	Acres-Commercial 1-20	4,750.00	61,750	100%		61,750
Total Acres 35.00					Land Total	240,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SCORING TOWER	1990	2160	D 100	185,760	Avq-	74%	50%	100%	68,731
SOUVENIR	1993	1320	D 100	113,520	Avq-	76%	50%	100%	43,138
RESTROOMS	1960	400	D 100	10,320	Avq-	61%	50%	100%	3,148
MAIN GATE TB	1960	48	D 100	269	Avq-	61%	100%	100%	164
ELECTRIC SHED	1960	24	D 100	135	Avq-	61%	100%	100%	82
WILFORD	1990	374	D 100	32,164	Avq-	74%	50%	100%	11,900
PIT CONCESSION	1993	960	D 100	82,560	Avq-	76%	50%	100%	31,373
TECH SHACK	1991	448	D 100	9,295	Avq.	84%	100%	100%	7,808
PHOTO BOOTH	1960	80	D 100	448	Avq-	61%	100%	100%	273
TOOL SHED	1960	260	D 100	5,394	Avq-	61%	100%	100%	3,290
Outbuilding Total									169,907

Acpt Land	240,200	Accepted Bldg	169,900	Total	410,100
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WISCASSET
 Name: WISCASSET SPEEDWAY, LLC

Valuation Report

09/27/2023

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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	27.792	Ava.	92%	100%	100%	25.569
TIRE BARN/TB	2020	672	C 100	16.212	Ava.	92%	100%	100%	14.915
Frame Garage	2022	5880	D 100	147.618	Ava.	92%	75%	100%	101.857
Outbuilding Total									142,341
Acpt Land			0	Accepted Bldg		142,300	Total		142,300

WISCASSET

Name: WISCASSET SPEEDWAY, LLC

Valuation Report

09/27/2023

Page 867

Map/Lot:

R05-046

Account: 636

Location:

274 WEST ALNA ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	240,200	169,900	410,100	240,200	169,900	410,100
2	0	142,300	142,300	0	142,300	142,300
TOTAL	240,200	312,200	552,400	240,200	312,200	552,400

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	101,810
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	4,458
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	106,268	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		Location		57%	100%	95%	57,544
Acpt Land			0	Accepted Bldg		57,500	Total
						57,500	

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.62	Acres-Rear Land 11-20	1,250.00	2,025	100%		2,025
Total Acres 12.62			Land Total			75,150

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	726 Sqft	Grade C 100	Base	113,752
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1940	0	TYPICAL	TYPICAL	Fair	Typical	113,752				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	42%	100%	95%	45,387					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1940	350	C 100	27,458	Fair	42%	100%	95%	10,955	
Wood Deck	1986	120	C 100	1,718	Avq.	82%	100%	95%	1,339	
Wood Deck	2003	104	C 100	1,514	Avq.	90%	100%	95%	1,295	
1,620 SFLA								Outbuilding Total		13,589

Acpt Land 75,200 **Accepted Bldg** 59,000 **Total** 134,200

Name: SHEA, JR., HAROLD A.

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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 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 Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld.

Acpt Land

52,200

Accepted Bldg

111,600

Total

163,800

WISCASSET
 Name: SHEA, BRANDON

Valuation Report

09/27/2023

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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					----- S O U N D V A L U E -----			1,500	
Wood Deck	2006	100	D 100	1,258	Fair	71%	0%	100%	0	
Frame Shed	2006	80	E 100	454	Poor	59%	100%	100%	268	
Outbuilding Total									1,768	
Acpt Land			0	Accepted Bldg			1,800	Total		1,800

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	43,750.00	43,750	100%		43,750
0.47	Acres-HS Size Adj	4,375.00	2,056	100%		2,056
Total Acres 0.47						45,806

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,104 Sqft	Grade C 105	Base	129,134
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	13,097
Heating	100% Not Heated	Cooling	0% None	Heat	-7,716
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	134,515			
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	1,154	Avq-	70%	100%	95%	768
1SFr Overhang	1974	16	C 105	1,318	Avq-	70%	100%	95%	877
1,134 SFLA						Outbuilding Total		1,645	

Acpt Land 45,800 Accepted Bldg 91,100 Total 136,900

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	48,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X66	D 100	80,784	Avq-	50%	100%	100%	40,392
SLAB.....	1979	924	C 100	2,888	Avq-	69%	100%	100%	1,993
Frame Shed	1985	169	D 100	1,111	Avq-	72%	100%	100%	800
924 SFLA						Outbuilding Total			43,185

Acpt Land 48,200 **Accepted Bldg** 43,200 **Total** 91,400

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, 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 1963, 0, TYPICAL, TYPICAL, Below Average, Typical, and 201,440.

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 93,100 Accepted Bldg 128,800 Total 221,900

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	43,750.00	43,750	100%		43,750
0.80	Acres-HS Size Adj	4,375.00	3,500	100%		3,500
Total Acres 0.80						Land Total 47,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	131,566
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	131,566
Functional Obsolescence						Value(Rcnld)
None						87,491

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1975	168	C 100	13,180	Avq+	84%	100%	95%	10,517
Frame Shed	1975	384	C 100	2,938	Avq+	84%	100%	95%	2,345
1/2S AD/GAR.....	1975	768	C 100	41,741	Avq+	84%	100%	95%	33,309
1,320 SFLA									Outbuilding Total 46,171

Acpt Land	47,300	Accepted Bldg	133,700	Total	181,000
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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	43,750.00	43,750	100%		43,750	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750	
Total Acres 1.70						Land Total	49,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	201,599
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	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	213,225			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	Location	69%	95%	95%	132,781				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	126	B 95	10,799	Avq.	65%	100%	95%	6,668
1.25 ST GARAGE..	1950	520	C 100	29,221	Avq.	65%	100%	95%	18,044
Wood Deck	2006	306	C 100	4,089	Avq.	92%	100%	95%	3,574
Wood Deck	2006	27	C 100	531	Avq.	92%	100%	95%	465
2,086 SFLA						Outbuilding Total			28,751

Acpt Land 49,900 **Accepted Bldg** 161,500 **Total** 211,400

WISCASSET
 Name: DONATO, STEVEN J
 DONATO, MARK F

Valuation Report

09/27/2023

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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	43,750.00	43,750	50%	Access	21,875
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46					Land Total	27,400

Accpt Land	27,400	Accepted Bldg	0	Total	27,400
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Valuation Report

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	43,750.00	43,750	75%	Topoqrphry	32,813
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
26.78	R 20+-Rear 20+	625.00	16,738	100%		16,738
Total Acres 47.78			Land Total			91,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1990	448	C 100	5,900	Avg.	84%	100%	100%	4,956
1.50 ST BARN....	2003	1020	C 100	50,305	Avg.	90%	100%	100%	45,274
						Outbuilding Total			50,230

Acpt Land 91,400 **Accepted Bldg** 50,200 **Total** 141,600

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	43,750.00	43,750	100%		43,750	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250	
Total Acres 12.00						Land Total	74,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Frame Shed	1985	64	D 100	421	Fair	60%	100%	100%	253	
Frame Shed	1985	64	D 100	421	Fair	60%	100%	100%	253	
12' Mobile Home	1970	12X47	D 100	53,546	Fair	30%	50%	100%	8,032	
Frame Shed	2007	120	D 100	789	Avq.	92%	100%	100%	726	
Frame Shed	2011	48	D 100	316	Avq.	92%	100%	100%	291	
Frame Shed	2020	560	D 100	3,684	Avq.	92%	50%	100%	1,694	
564 SFLA									Outbuilding Total	11,249

Acpt Land 74,400 **Accepted Bldg** 11,200 **Total** 85,600

WISCASSET
 Name: WALL, HEIDI

Valuation Report

09/27/2023

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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	75,902	Poor	20%	50%	100%	7,590
12' Mobile Home	1975	12X61	D 100	65,326	Poor	20%	25%	100%	3,266
1,586 SFLA									
						Outbuilding Total			10,856
Acpt Land			0	Accepted Bldg		10,900	Total		10,900

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16					Land Total	48,525

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	58,005 0 0
Foundation	Piers	Basement	None	Basement	-6,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,070
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-112
Insulation	Capped Only			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	TYPICAL	TYPICAL	Fair	Typical	48,768			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		42%	100%	95%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	104	C 95	4,460	Fair	42%	100%	95%	1,779
Wood Deck	1980	64	C 95	954	Fair	42%	100%	95%	381
Frame Shed	1970	126	D 100	829	Fair	52%	100%	95%	409
Frame Shed	1970	64	D 100	421	Fair	52%	100%	95%	208
Frame Garaqe	1972	572	D 100	17,632	Fair	53%	100%	95%	8,878
662 SFLA						Outbuilding Total			11,655
Acpt Land		48,500		Accepted Bldg		31,100		Total	79,600

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00						78,125

Dwelling Description				Replacement Cost New	
Ranch	One Story	956 Sqft	Grade C 105	Base	117,413
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	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,411
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	2,982
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
1978	0	TYPICAL	TYPICAL	Below Average			Typical			138,806
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		Location		71%	100%	95%	93,625			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1978	160	D 100	1,052	Poor	42%	100%	95%	420	
956 SFLA						Outbuilding Total			420	

Acpt Land 78,100 **Accepted Bldg** 94,000 **Total** 172,100

WISCASSET

Valuation Report

09/27/2023

Name: HALL, JAMES A J/T

Page 883

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	48,500

Acpt Land	48,500	Accepted Bldg	0	Total	48,500
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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
12.00	Acres-Rear Land 11-20	1,250.00	15,000	100%		15,000
Total Acres 23.00			Land Total			88,125

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	638 Sqft	Grade C 105	Base	108,208
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	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	-2,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	TYPICAL	TYPICAL	Average	Typical	106,128				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	65%	100%	95%	65,534					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Bay Window	1900	12	C 105	989	Avq.	65%	100%	95%	611	
Encl Frame Porch	1900	35	C 105	1,972	Avq.	65%	100%	95%	1,218	
ONE STORY FRAME	1900	336	C 105	27,676	Avq.	65%	100%	95%	17,090	
1,464 SFLA								Outbuilding Total		18,919

Acpt Land 88,100 **Accepted Bldg** 84,500 **Total** 172,600

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	43,750.00	43,750	95%	Corner/Loc	41,563
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 31.00						Land Total 89,688

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	468 Sqft	Grade B 100	Base		84,393
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%	84,393
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %		Value(Rcnld)
Incomplete		None		25%		30%		6,329

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1850	320	B 95	32,376	Poor	25%	30%	100%	2,428
Wood Deck	1990	200	C 100	2,738	Avq.	84%	100%	100%	2,300
1.25 ST GARAGE..	1960	390	D 100	19,752	Fair	46%	100%	100%	9,086
Frame Shed	1960	208	D 100	1,369	Fair	46%	100%	100%	630
1.75 ST BARN....	1950	1050	D 100	55,485	Fair	42%	100%	100%	23,304
1 Story/BASEMENT	1850	260	B 95	26,306	Poor	25%	30%	100%	1,973
1 Story/BASEMENT	1850	260	B 95	26,306	Poor	25%	30%	100%	1,973
Finished Attic	1850	208	B 95	4,561	Poor	25%	30%	100%	342
Outbuilding Total									42,036

Acpt Land	89,700	Accepted Bldg	48,400	Total	138,100
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WISCASSET
 Name: CAMPBELL, MATHEW
 MCCABE, JULIE

Valuation Report

09/27/2023

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Account: 657 Card: 1 of 1

Map/Lot: R05-056-A
 Location: 8 HURRICANE HILL PASS

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

Sale Data
 Sale Date: 09/30/2022
 Sale Price: 142,000
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475	
Total Acres 1.19						Land Total	48,600

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	768 Sqft	Grade B 95	Base	149,082
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	4,654
Attic	None			Attic	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	153,736			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		68%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1970	280	D 100	18,891	Avq-	65%	100%	95%	11,665
Frame Shed	1970	480	D 100	3,159	Poor	36%	100%	95%	1,080
1,624 SFLA									
Outbuilding Total						12,745			
Acpt Land		48,600		Accepted Bldg		112,100		Total	
						160,700			

WISCASSET

Valuation Report

09/27/2023

Name: HUNTER, JEFFREY

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20						Land Total 48,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
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	1 CAR	Fin Bsmt	5,126
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	9,798
Attic	None			Attic	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	222,973			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	200,676			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2002	168	B 100	21,831	Avq.	90%	100%	100%	19,648
1.50 ST GARAGE..	2002	676	B 100	57,478	Avq.	90%	100%	100%	51,730
1SFr Overhanq	2002	48	B 100	4,330	Avq.	90%	100%	100%	3,897
Brick Deck	2002	600	B 100	8,194	Avq.	90%	100%	100%	7,375
2,260 SFLA	Outbuilding Total								82,650

Acpt Land

48,600

Accepted Bldg

283,300 **Total**

331,900

WISCASSET
 Name: DONATO, STEVEN J
 DONATO, MARK F

Valuation Report

09/27/2023

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Account: 658 Card: 1 of 1

Map/Lot: R05-057
 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	43,750.00	43,750	100%		43,750	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
23.00	R 20+-Rear 20+	625.00	14,375	100%		14,375	
Total Acres 44.00					Land Total	100,000	
Acpt Land		100,000	Accepted Bldg		0	Total	100,000

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

Sale Data
Sale Date: 09/11/2020
Sale Price: 60,000
Sale Type: Land & Buildings
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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16						Land Total: 53,525

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	736 Sqft	Grade B 95	Base	129,882
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 3/4 Bmt	Basement	-2,498
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	1,551
Attic	None			Attic	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	128,935	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		75%	100%	95%	91,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	316	B 95	4,606	Avq+	75%	100%	95%	3,281
ONE STORY FRAME	1860	432	B 95	37,025	Avq+	75%	100%	95%	26,381
1,720 SFLA									
Outbuilding Total									29,662

Acpt Land 53,500 **Accepted Bldg** 121,500 **Total** 175,000

WISCASSET
 Name: BROWN, SR., LOUIS H.

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 30.00					Land Total	43,750

Accpt Land	43,800	Accepted Bldg	0	Total	43,800
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Valuation Report

Account: 661 Card: 1 of 1

Location: 22 BOULDER DRIVE

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 10/01/1994
Topography	Level	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 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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Dwelling Description				Replacement Cost New	
Colonial	One & 3/4 Story	960 Sqft	Grade D 100	Base	143,760
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	-10,991
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	132,769
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		69%	70%	95%
						60,921

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	224	D 100	1,474	Fair	57%	100%	95%	798
Frame Garage	2014	1600	D 100	42,806	Avq.	92%	75%	95%	28,059
1,680 SFLA									
Outbuilding Total									28,857

Acpt Land	50,600	Accepted Bldg	89,800	Total	140,400
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WISCASSET
 Name: EZZELL, CHRISTOPHER S

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R05-058-C
 EASY STREET

Account: 662 Card: 1 of 1

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	43,750.00	43,750	95%	Access	41,563
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	48,438

Accpt Land 48,400 **Accepted Bldg** 0 **Total** 48,400

WISCASSET

Valuation Report

09/27/2023

Name: ABBOTT, JAMES M

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ABBOTT, CARYL A

Map/Lot:

R05-058-D

Account: 663 Card: 1 of 1

Location:

39 EASY STREET

Neighborhood RURAL NORTH

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street No Street

Sale Data
Sale Date 01/24/2023
Sale Price 351,824
Sale Type Land & Buildings
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

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, Area, 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 2022, Functional Obsolescence, and Economic Obsolescence.

Acpt Land 50,600 Accepted Bldg 166,600 Total 217,200

WISCASSET
 Name: EZZELL, MARK A

Valuation Report

09/27/2023

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Shed.....	0	80	E 100	454	Poor	25%	100%	100%	114
12' Mobile Home	1974	12X46	D 100	52,704	Fair	30%	50%	100%	7,906
Frame Shed	1990	550	C 100	4,208	Avq-	74%	100%	100%	3,114
Frame Shed	2006	364	E 100	2,061	Poor	59%	100%	100%	1,216
552 SFLA						Outbuilding Total			12,350
Acpt Land		50,600	Accepted Bldg		12,400	Total		63,000	

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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	-11,928
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	4,260
Attic	None			Attic	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	104,622
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	96,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2008	140	C 100	1,972	Avg.	92%	100%	100%	1,814
1 STORY GARAGE..	2008	576	C 100	20,616	Avg.	92%	100%	100%	18,967
960 SFLA									
Outbuilding Total									20,781

Acpt Land

50,600

Accepted Bldg

117,000

Total

167,600

Name: EZZELL, PAUL A

Page 897

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: 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1990, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 62,384.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include AB.GR. POOL, Frame Shed, Wood Deck, and 960 SFLA.

Acpt Land 50,600 Accepted Bldg 41,500 Total 92,100

WISCASSET

Valuation Report

09/27/2023

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	34,191	Fair	30%	50%	100%	5,129
1,248 SFLA						Outbuilding Total			5,129
Accpt Land		0	Accepted Bldg		5,100	Total			5,100

WISCASSET

Valuation Report

09/27/2023

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	50,600	41,500	92,100	50,600	41,500	92,100
2	0	5,100	5,100	0	5,100	5,100
TOTAL	50,600	46,600	97,200	50,600	46,600	97,200

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00						Land Total 53,125

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 95	Base	182,274
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-7,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,654
Attic	1/2 Finished			Attic	8,614
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	188,320
Functional Obsolescence						Value(Rcnd)
None						
		Economic Obsolescence		Phys. %	Func. %	Econ. %
		Location		89%	100%	95%
						159,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1999	299	D 100	1,968	Poor	55%	100%	95%	1,028
Frame Shed	1999	252	D 100	1,658	Poor	55%	100%	95%	866
Frame Shed	2014			----- S O U N D V A L U E -----					800
Frame Shed	1999	96	D 100	632	Fair	68%	100%	95%	408
Wood Deck	2000	240	D 100	2,792	Avq.	89%	100%	95%	2,361
Wood Deck	2000	80	D 100	1,039	Avq.	89%	100%	95%	879
Wood Deck	2000	32	D 100	511	Avq.	89%	100%	95%	432
Unfinished Attic	2010	840	C 100	4,578	Avq.	92%	100%	95%	4,001
Frame Garage	2010	840	C 100	28,134	Avq.	92%	100%	95%	24,589
ONE STORY FRAME	2010	56	C 100	4,394	Avq.	92%	100%	95%	3,840
1,652 SFLA						Outbuilding Total			39,204

Acpt Land

53,100

Accepted Bldg

198,400

Total

251,500

Name: SNYDER, JOSHUA D

Page 901

SNYDER, NICOLE

Map/Lot:

R05-058-J

Account: 2255 Card: 1 of 1

Location:

EASY STREET

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, 0, TYPICAL, TYPICAL, Average, Typical, 86,068, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld), and 79,183.

Acpt Land 53,000 Accepted Bldg 79,200 Total 132,200

Name: LEWIS, JR., HARRY A.

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. 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, 1.50 ST BARN..., 1.75 ST BARN..., ONE STORY FRAME, Frame Shed, Frame Shed, 1,654 SFLA.

Acpt Land 68,100 Accepted Bldg 72,200 Total 140,300

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.35	Acres-Rear Land 1-10	2,500.00	875	100%		875
Total Acres 1.35			Land Total			49,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,260 Sqft	Grade B 100	Base		234,055
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	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	234,055			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	215,331		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
AB.GR. POOL.....	2006	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Frame Shed	2002	144	C 100	1,101	Avq.	90%	100%	100%	991
Open Frame Porch	2006	336	C 100	8,791	Avq.	92%	100%	100%	8,088
Frame Shed	2009	144	C 100	1,101	Avq.	92%	100%	100%	1,013
2,205 SFLA	Outbuilding Total								11,330

Acpt Land	49,000	Accepted Bldg	226,700	Total	275,700
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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	43,750.00	43,750	100%		43,750	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700	
Total Acres 1.28						Land Total	48,825

Dwelling Description

Replacement Cost New

Ranch	One Story	1,125 Sqft	Grade C 105	Base	138,170
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	138,170			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		76%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	256	C 105	3,624	Avq.	76%	100%	95%	2,616
Frame Garage	1969	576	C 100	20,616	Avq.	73%	100%	95%	14,297
Wood Deck	1967	24	C 105	519	Avq.	76%	100%	95%	374
1,125 SFLA						Outbuilding Total			17,287
Acpt Land		48,800		Accepted Bldg		117,000		Total	165,800

Account: 672 Card: 1 of 1

Location: 223 WEST ALNA ROAD

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.35	Acres-Rear Land 1-10	2,500.00	3,375	100%		3,375
Total Acres 2.35					Land Total	51,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	897 Sqft	Grade C 105	Base	152,136
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	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	163,310			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	79%	100%	95%	122,564				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1982	260	C 105	25,282	Avq.	79%	100%	95%	18,974
Wood Deck	1982	321	C 105	4,494	Avq.	79%	100%	95%	3,372
1.25 ST GARAGE..	1990	1008	C 100	52,688	Avq.	84%	100%	95%	42,045
1 Story/BASEMENT	1982	14	C 105	1,361	Avq.	79%	100%	95%	1,021
1,844 SFLA	Outbuilding Total								65,412

Acpt Land 51,500 **Accepted Bldg** 188,000 **Total** 239,500

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.00	Acres-Rear Land 11-20	1,250.00	6,250	100%		6,250
Total Acres 16.00						Land Total 79,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
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	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	169,540			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		86%	100% 95%	138,514			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	144	C 100	3,931	Avq.	86%	100%	95%	3,212
Frame Garage	1992	1120	C 100	36,108	Avq.	85%	100%	95%	29,157
Frame Shed	1992	96	C 100	735	Avq.	85%	100%	95%	594
Wood Deck	2005	48	C 100	800	Avq.	86%	100%	95%	654
Wood Deck	2012	200	C 100	2,738	Avq.	92%	100%	95%	2,393
Frame Garage	2022	1600	C 100	49,775	Avq.	92%	100%	95%	43,503
1,344 SFLA						Outbuilding Total			79,513

Acpt Land 79,400 **Accepted Bldg** 218,000 **Total** 297,400

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	43,750.00	43,750	100%		43,750	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
Total Acres 11.00						Land Total	73,125

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	183,529
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	520 Sqft, Grade D	Basement Gar	None	Fin Bsmt	23,648
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	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	214,934
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				86%	100%	95%
175,601						175,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1992	144	B 95	14,570	Avq.	86%	100%	95%	11,903
Wood Deck	1992	72	C 100	1,105	Avq.	86%	100%	95%	902
Wood Deck	1992	192	C 100	2,635	Avq.	86%	100%	95%	2,153
CONVENIENCE STORE	1992	1008	C 100	86,612	Avq.	85%	100%	95%	69,939
1.25 ST BARN....	1992	924	C 100	36,880	Avq-	75%	100%	95%	26,277
1.50 ST GARAGE..	1992	624	B 95	50,758	Avq.	86%	100%	95%	41,469
1 ST BARN.....	2009	1800	B 100	62,188	Avq.	92%	100%	95%	54,352
CANOPY AV.....	2009	680	D 100	11,455	Avq-	82%	100%	95%	8,923
CANOPY AV.....	2009	240	D 100	4,043	Avq-	82%	100%	95%	3,149
ONE STORY FRAME	2015	400	C 100	31,380	Avq.	92%	100%	95%	27,426
2,364 SFLA									
Outbuilding Total									246,493

Acpt Land

73,100

Accepted Bldg

422,100

Total

495,200

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00						Land Total 94,375

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	896 Sqft	Grade B 100	Base	183,083
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	4,899
Attic	None			Attic	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	187,982
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		78%	100% 95%	139,295

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1972	640	D 100	4,211	Fair	53%	100%	95%	2,120
Frame Shed	1972	192	D 100	1,262	Fair	53%	100%	95%	636
AB.GR. POOL.....	1972	1	C 100	1,250	Avq.	99%	100%	95%	1,176
Wood Deck	1972	288	C 100	3,860	Avq.	75%	100%	95%	2,750
1,568 SFLA									
Outbuilding Total									6,682

Acpt Land	94,400	Accepted Bldg	146,000	Total	240,400
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Name: POIRIER, CECILE G J/T

Page 909

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: 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

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, and Value Rcnld.

Acpt Land

42,100

Accepted Bldg

160,800 Total

202,900

Name: MURRAY, DAVID R

Page 910

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, etc.

Accpt Land 46,500 Accepted Bldg 50,600 Total 97,100

Name: MURRAY DAVID R. J/T

Page 911

MURRAY, JUNE L

Map/Lot:

R05-066-A

Account: 679 Card: 1 of 1

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

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). Rows include Outbuildings/Additions/Improvements and Outbuilding Total.

Acpt Land 43,800 Accepted Bldg 90,500 Total 134,300

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.27	Acres-Rear Land 1-10	2,500.00	5,675	100%		5,675
Total Acres 3.27						Land Total 53,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	C 100	107,910	Avq.	50%	50%	100%	26,978
Encl Frame Porch	1985	120	C 100	5,348	Avq.	50%	50%	100%	1,337
Wood Deck	2015	231	C 100	3,132	Avq.	92%	100%	100%	2,881
Frame Garage	1985	480	C 100	17,884	Avq.	81%	100%	100%	14,486
Wood Deck	1985	120	C 100	1,718	Avq.	50%	100%	100%	859
924 SFLA						Outbuilding Total			46,541
Acpt Land		53,800	Accepted Bldg		46,500	Total		100,300	

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 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.

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 2005, 0 TYPICAL, Average, Typical, 138,332.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 91%, 100%, 100%, 125,882.

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, Canopy, 1.75 ST GARAGE.., 1,200 SFLA.

Acpt Land 45,200 Accepted Bldg 187,200 Total 232,400

Name: HODGDON, CHARLES W

Page 914

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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.91 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Foundation, 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/Improvements.

Acpt Land

47,700

Accepted Bldg

138,100 Total

185,800

Name: LACKIE JR., DANIEL G

Page 915

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, Frame Garage, 1,729 SFLA.

Acpt Land 50,300 Accepted Bldg 208,200 Total 258,500

Name: MOULTON, LEAH M

Page 916

LEWIS, ZACHARY G

Map/Lot:

R05-070

Account: 684 Card: 1 of 1

Location: 63 WEST ALNA ROAD

Neighborhood: RURAL NORTH

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

Sale Data
Sale Date: 11/03/2022
Sale Price: 269,000
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

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.

Accpt Land

48,500

Accepted Bldg

117,700

Total

166,200

Name: COMEAU, JOHN D J/T

Page 917

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, Price/Unit, Condition, Replacement Cost New, Value. 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 60,600 Accepted Bldg 462,800 Total 523,400

Name: FAURER, BRUCE J. & DOUGLAS T.

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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, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Log, 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 Open Frame Porch, Wood Deck, Frame Shed, Wood Deck, and 960 SFLA.

Acpt Land 150,600 Accepted Bldg 86,900 Total 237,500

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	43,750.00	43,750	300%	Neighborho	131,250	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250	
Total Acres 39.00						Land Total	184,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	782 Sqft	Grade B 95	Base	131,337
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	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
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	143,750	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	93,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Finished Attic	1900	238	B 95	5,219	Avq.	65%	100%	100%	3,392
ONE STORY FRAME	1900	238	B 95	20,399	Avq.	65%	100%	100%	13,259
ONE STORY FRAME	1900	156	B 95	13,371	Avq.	65%	100%	100%	8,691
Frame Shed	1900								300
----- S O U N D V A L U E -----									
1,662 SFLA									25,642

Acpt Land	184,400	Accepted Bldg	119,100	Total	303,500
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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) 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, 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 2004, 0 TYPICAL, TYPICAL, Good, Typical, 209,390.

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, 1,919 SFLA.

Acpt Land 78,000 Accepted Bldg 267,800 Total 345,800

WISCASSET

Valuation Report

09/27/2023

Name: BELL, STEPHEN J J/T

Page 921

BELL, KATHY J

Map/Lot:

R05-073-002

Account: 2041 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 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

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 57,100 Accepted Bldg 0 Total 57,100

WISCASSET
 Name: SMITH, STEPHEN D
 SMITH, RHEA

Valuation Report

09/27/2023

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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	43,750.00	43,750	150%	Neighborhood	65,625	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
3.80	Acres-Rear Land 1-10	2,500.00	9,500	80%	Topography	7,600	
Total Acres 4.80						Land Total	77,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	165,476
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	4,899
Attic	None			Attic	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	170,375			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	156,745				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2007	169	B 100	17,999	Avq.	92%	100%	100%	16,559
Open Frame Porch	2007	52	B 100	1,842	Avq.	92%	100%	100%	1,695
Open Frame Porch	2007	144	B 100	4,521	Avq.	92%	100%	100%	4,159
Wood Deck	2007	192	B 100	3,030	Avq.	92%	100%	100%	2,788
Frame Shed	2012	120	C 100	918	Avq.	92%	100%	100%	845
1,573 SFLA						Outbuilding Total			26,046

Acpt Land 77,600 **Accepted Bldg** 182,800 **Total** 260,400

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, Material/Type, Area/Value, Condition, Replacement Cost, Total. 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. Rows include 2018, Functional Obsolescence, and Economic Obsolescence.

Acpt Land 69,100 Accepted Bldg 148,500 Total 217,600

WISCASSET

Valuation Report

09/27/2023

Name: KING, CATHRYN H

Page 924

KING, MICHAEL P

Map/Lot:

R05-073-005

Account: 2058 Card: 1 of 1

Location:

5 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 56,100 Accepted Bldg 0 Total 56,100

WISCASSET

Valuation Report

09/27/2023

Name: SHEA, MICHAEL

Page 925

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	43,750.00	43,750	100%	Neighborho	43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	53,125

Accpt Land	53,100	Accepted Bldg	0	Total	53,100
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WISCASSET
 Name: JONES, MARSI
 JONES, THOMAS

Valuation Report

09/27/2023

Page 926

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	43,750.00	43,750	100%	Neighborho	43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	52,375

Accpt Land	52,400	Accepted Bldg	0	Total	52,400
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WISCASSET

Valuation Report

09/27/2023

Name: BARDSLEY, CRAIG S

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BARDSLEY, DINA L

Map/Lot:

R05-073-008

Account: 2062 Card: 1 of 1

Location:

29 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 49,100 Accepted Bldg 0 Total 49,100

WISCASSET
 Name: BRZOZOWSKI, ROBERT C
 MURRAY, SUSAN C

Valuation Report

09/27/2023

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Account: 2064 Card: 1 of 1

Map/Lot:
 Location:

R05-073-009
 23 UPLAND ROAD

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	43,750.00	43,750	125%	Neighborhood	54,688	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000	
Total Acres 3.40						Land Total	65,063

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	193,857 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	4,686
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				
						198,543				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	182,660					
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Frame Garage	2020	576	C 110	22,678	Avq.	92%	100%	100%	20,864	
Wood Deck	2020	80	C 110	1,329	Avq.	92%	100%	100%	1,223	
Open Frame Porch	2021	132	C 100	3,628	Avq.	92%	100%	100%	3,338	
1,582 SFLA									Outbuilding Total	25,425
Acpt Land		65,100		Accepted Bldg		208,100		Total		273,200

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 4.20					Land Total	56,125

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
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	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	145,959
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	131,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2003	144	C 105	14,002	Avq.	90%	100%	100%	12,602
BSMT ENTRY.....	2003	30	C 100	459	Avq.	90%	100%	100%	413
Wood Deck	2005	60	B 100	1,095	Avq.	91%	100%	100%	996
Open Frame Porch	2006	48	C 105	1,576	Avq.	90%	100%	100%	1,418
Frame Garage	2012	896	C 105	31,215	Avq.	92%	100%	100%	28,718
Frame Shed	2018	160	C 100	1,224	Avq.	92%	100%	100%	1,126
1,296 SFLA									
Outbuilding Total									45,273

Acpt Land 56,100 **Accepted Bldg** 176,600 **Total** 232,700

Name: STAHLE, DOUGLAS W

Page 930

STAHLE, KRIS N

Map/Lot:

R05-074

Account: 689 Card: 1 of 1

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

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 10 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 Total row.

Acpt Land

77,700

Accepted Bldg

251,200

Total

328,900

Name: BUCK, FOXFIRE

Page 931

BUCK, MARYELLEN

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 01/17/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

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, Replacement Cost New. Rows include One & 1/2 Story, WOOD SHINGLE, 1 OTHER Units-0, Concrete Slab, None, 100% Hot Water BB, 4 HEARTH, 3 HEARTH, 1 Half Baths, None, 0, Full, NONE.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1997, 0 TYPICAL, TYPICAL, Average, Typical, 117,816, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, 103,678.

Outbuildings/ Additions/ Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed (1997, 128, B 95), Frame Shed (1997, 420, D 100), Frame Shed (1998, 336, C 100), Frame Shed (2000, 1260, C 100), Frame Shed (2003, 314, C 100), Wood Deck (2005, 187, D 100), and 1,152 SFLA.

Acpt Land 93,100 Accepted Bldg 120,800 Total 213,900

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50						Land Total 49,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade B 95	Base	145,109
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	145,109			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	127,696			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	160	C 100	2,228	Avq.	88%	100%	100%	1,961
Wood Deck	1998	16	C 100	391	Avq.	88%	100%	100%	344
Wood Deck	1998	56	C 100	901	Avq.	88%	100%	100%	793
1 ST BARN.....	2006	216	C 100	9,645	Avq.	92%	100%	100%	8,873
1,296 SFLA	Outbuilding Total								11,971

Acpt Land

49,400

Accepted Bldg

139,700

Total

189,100

WISCASSET
 Name: MIDCOAST CONSERVENCY

Valuation Report

09/27/2023
 Page 933
 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	2,500.00	25,000	100%			25,000
Total Acres 10.00				Land Total			25,000
Acpt Land		25,000	Accepted Bldg	0	Total		25,000

WISCASSET
 Name: STOYLE, GEORGE WILLIAM
 SANDERS, KATHERINE

Valuation Report

09/27/2023

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Account: 693 Card: 1 of 1

Map/Lot:
 Location:

R05-075
 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: 06/24/2022
 Sale Price: 422,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
4.18	Acres-Rear Land 1-10	2,500.00	10,450	100%		10,450
Total Acres 5.18						Land Total: 58,575

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade B 95	Base	143,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	.....	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		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	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	147,102			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	116,211			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	120	B 95	10,285	Avg.	79%	100%	100%	8,125
Wood Deck	1975	642	B 95	9,148	Avg.	79%	100%	100%	7,227
Frame Shed	1975	420	D 100	2,762	Avq-	67%	100%	100%	1,851
Frame Shed	1975	288	D 100	1,895	Fair	55%	100%	100%	1,042
Canopy	2015	800	B 100	11,671	Avq.	92%	100%	100%	10,737
1,548 SFLA									Outbuilding Total: 28,982

Acpt Land 58,600 **Accepted Bldg** 145,200 **Total** 203,800

WISCASSET
Name: WEEKS, BENJAMIN S

Valuation Report

09/27/2023

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Map/Lot:

R05-075-ON

Account: 2739 Card: 1 of 1

Location:

108 ALNA ROAD

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									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
SOLAR PANELS	2021							11,300	
----- SOUND VALUE -----									
							Outbuilding Total	11,300	
Accpt Land			0	Accepted Bldg			11,300	Total	11,300

WISCASSET
 Name: SUTTER, SUSAN J

Valuation Report

09/27/2023

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
12.00	R 20+-Rear 20+	625.00	7,500	100%		7,500
Total Acres 36.00					Land Total	96,875

Acpt Land	96,900	Accepted Bldg	0	Total	96,900
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WISCASSET
 Name: MORSE, PAUL D
 MORSE, BETSY E

Valuation Report

09/27/2023

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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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25						Land Total 48,750

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ASBESTOS/ASPHALT 1 OTHER Units-0	925 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	94,955 0 0
Foundation	Piers	Basement	None	Basement	-14,818
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	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			
1954	0	TYPICAL	TYPICAL	Below Average	Typical	80,137			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	62%	100%	100%	49,685				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	85	C 95	1,208	Avg.	92%	100%	100%	1,111
Encl Frame Porch	1954	35	C 95	1,785	Avg-	62%	100%	100%	1,107
Frame Shed	1954	360	D 100	2,369	Fair	43%	100%	100%	1,019
Frame Shed	2009	140	D 95	875	Fair	72%	100%	100%	630
925 SFLA									Outbuilding Total 3,867

Acpt Land

48,800

Accepted Bldg

53,600

Total

102,400

WISCASSET

Valuation Report

09/27/2023

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	64.485	Avq-	40%	50%	100%	12.897
Open Frame Porch	1971	100	D 100	2.422	Fair	52%	100%	100%	1.259
Frame Shed	1971	144	D 100	948	Avq.	74%	100%	100%	702
Frame Shed	1971	70	D 100	460	Fair	52%	100%	100%	239
720 SFLA						Outbuilding Total			15,097
Acpt Land		0	Accepted Bldg			15,100	Total		15,100

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	43,750.00	43,750	100%		43,750
0.85	Acres-HS Size Adj	4,375.00	3,719	100%		3,719
					Land Total	47,469

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 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
					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	6,382
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	129,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	97,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1965	96	C 100	1,411	Avq.	75%	100%	100%	1,058
BSMT ENTRY.....	1965	40	C 100	612	Avq.	75%	100%	100%	459
Canopy	1965	64	C 100	902	Avq.	75%	100%	100%	676
1,056 SFLA						Outbuilding Total			2,193

Acpt Land	47,500	Accepted Bldg	99,600	Total	147,100
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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	48,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.50 ST GARAGE..	0	1400	C 100	98,995	Avq.	65%	100%	100%	64,347
Outbuilding Total									64,347

Acpt Land	48,400	Accepted Bldg	64,300	Total	112,700
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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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29						Land Total: 48,850

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story WOOD SHINGLE 1 OTHER Units-0	960 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	179,664 0 0
Foundation	Concrete Block	Basement	None	Basement	-13,419
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	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	2002	TYPICAL	TYPICAL	Average	Typical	177,419			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	147,258				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	96	C 100	735	Avq.	90%	100%	100%	662
Barn 1S	1985	520	C 100	18,172	Avq.	81%	100%	100%	14,719
Open Frame Porch	2002	140	C 100	3,830	Avq.	90%	100%	100%	3,447
Encl Frame Porch	2002	96	C 100	4,369	Avq.	90%	100%	100%	3,932
Wood Deck	2002	180	C 100	2,482	Avq.	90%	100%	100%	2,234
ONE STORY FRAME	2002	168	C 105	13,839	Avq.	83%	100%	100%	11,486
Barn 1S	2018	280	D 100	9,839	Avq.	92%	100%	100%	9,052
2,088 SFLA						Outbuilding Total			45,532

Acpt Land 48,900 **Accepted Bldg** 192,800 **Total** 241,700

WISCASSET
 Name: SOULE, RAYMOND A

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R05-081
 182 ALNA ROAD

Account: 700 Card: 1 of 1

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.00	R 20+-Rear 20+	625.00	4,375	100%		4,375
Total Acres 28.00					Land Total	90,000

Acpt Land 90,000 **Accepted Bldg** 0 **Total** 90,000

WISCASSET
 Name: SOULE, RAYMOND

Valuation Report

09/27/2023

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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	80,784	Avg.	90%	50%	100%	36,353
SLAB.....	2015	924	C 100	2,888	Avg.	92%	100%	100%	2,657
Frame Shed	2015	64	D 100	421	Avg.	92%	100%	100%	387
Frame Shed	2016	80	D 100	526	Avg.	92%	100%	100%	484
924 SFLA						Outbuilding Total			39,881
Acpt Land		0	Accepted Bldg		39,900	Total			39,900

Name: ROBINSON, ALBERT L

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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): 50 25 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 Total Acres 0.65.

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

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 46,600 Accepted Bldg 85,000 Total 131,600

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.65	Acres-Rear Land 1-10	2,500.00	9,125	100%		9,125
Total Acres 4.65						57,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
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	-12,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,063
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	136,495			
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		90%	75%	100%	92,134		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2003	624	C 100	4,774	Avq.	90%	100%	100%	4,297
Frame Shed	2006	120	C 100	918	Avq.	92%	100%	100%	845
Open Frame Porch	2003	16	C 100	691	Avq.	90%	100%	100%	622
Res. Greenhouse	1977								500
----- S O U N D V A L U E -----									
1,512 SFLA									6,264
Outbuilding Total									

Acpt Land 57,300 **Accepted Bldg** 98,400 **Total** 155,700

WISCASSET

Valuation Report

09/27/2023

Name: KUHN, DONALD L

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KUHN, JULIE M

Map/Lot:

R05-083-A

Account: 2725 Card: 1 of 1

Location:

192 ALNA ROAD

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

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 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes ONE STORY FRAME, Frame Shed, and 160 SFLA.

Accept Land

80,200

Accepted Bldg

8,900

Total

89,100

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16					Land Total	53,525

Dwelling Description

Replacement Cost New

Log	One Story	1,400 Sqft	Grade B 95	Base	195,942
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	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	None			Insulation	-2,715
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	TYPICAL	TYPICAL	Above Average	Typical	203,302	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	191,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	300	C 100	4,012	Avg.	88%	100%	100%	3,531
Open Frame Porch	1999	304	C 100	7,981	Avg.	88%	100%	100%	7,023
1,400 SFLA									
Outbuilding Total									10,554

Acpt Land 53,500 **Accepted Bldg** 201,700 **Total** 255,200

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.53	Acres-Rear Land 1-10	2,500.00	3,825	100%		3,825
Total Acres 2.53					Land Total	51,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1975	720	D 100	4,736	Poor	40%	100%	100%	1,894
Frame Garage	1975	352	C 100	14,239	Fair	55%	100%	100%	7,831
Outbuilding Total									9,725

Accpt Land	52,000	Accepted Bldg	9,700	Total	61,700
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WISCASSET
 Name: SEIGARS, JAMES A
 SEIGARS, MARY B

Valuation Report

09/27/2023

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Account: 706 Card: 1 of 1

Map/Lot:
 Location:

R05-085-A
 228 ALNA ROAD

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 02/11/2016
Topography	Level	Sale Price 90,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.00	R 20+-Rear 20+	625.00	4,375	100%		4,375
Total Acres 28.00						90,000
						Land Total

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,210 Sqft	Grade D 100	Base	86,941
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	-13,853
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	3,664
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(Rcnld)
2016	0	TYPICAL	TYPICAL	Average				76,752
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		92%	100%	100%	70,612	

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2016	36	C 100	646	Avq.	92%	100%	100%	594
Frame Shed	2016	128	D 100	841	Avq-	82%	100%	100%	690
1.75 ST BARN....	2016	720	D 100	39,940	Fair	72%	75%	100%	21,568
WAREHOUSE ST....	1998	1500	C 100	69,833	Avq-	80%	80%	100%	44,693
1.50 ST SHED....	1970	1210	D 100	9,105	Fair	52%	75%	100%	3,551
Wood Deck	2022	412	C 100	5,440	Avq.	92%	100%	100%	5,005
1,210 SFLA						Outbuilding Total			76,101

Acpt Land 90,000 **Accepted Bldg** 146,700 **Total** 236,700

Neighborhood	RURAL NORTH	Sale Data
Zoning/Use	RURAL	Sale Date 02/18/2015
Topography	Level	Sale Price 122,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	48,625

Dwelling Description				Replacement Cost New		
Colonial	One & 1/2 Story	640 Sqft	Grade C 100	Base		108,226
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		2,840
Attic	None			Attic		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	111,066
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	85,521

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	296	C 100	23,221	Avq.	77%	100%	100%	17,880
Frame Shed	1970	220	D 100	1,448	Poor	36%	100%	100%	521
Frame Shed	2005	96	C 100	735	Avq.	91%	100%	100%	669
1,256 SFLA									
Outbuilding Total									19,070

Acpt Land	48,600	Accepted Bldg	104,600	Total	153,200
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Valuation Report

Neighborhood	RURAL NORTH	Sale Data
Tree Growth	1998	Sale Date 09/14/2007
Zoning/Use	RURAL	Sale Price 60,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled Well	Financing Unknown
Street	Paved	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	43,750.00	43,750	80%	Topoqraphy	35,000
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.00	R 20+-Rear 20+	625.00	9,375	100%		9,375
Total Acres 36.00						Land Total 86,250

Dwelling Description				Replacement Cost New	
Modern/Contemp.	Two Story	272 Sqft	Grade B 100	Base	55,753
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,221
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
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(Rcnld)	
2009	0	TYPICAL	TYPICAL	Average				52,634	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	48,423		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	2008	496	B 100	44,748	Avq.	92%	100%	100%	41,168
1,040 SFLA						Outbuilding Total		41,168	
Acpt Land		86,300		Accepted Bldg		89,600		Total 175,900	

WISCASSET
 Name: REED, KENT H
 REED, MARCI

Valuation Report

09/27/2023

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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00						Land Total: 60,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 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
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	8,165
Attic	None			Attic	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	195,409			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	175,868			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2001	198	B 100	25,730	Avq.	90%	100%	100%	23,157
Open Frame Porch	2001	66	B 100	2,251	Avq.	90%	100%	100%	2,026
1.50 ST GARAGE..	2001	896	B 100	74,605	Avq.	90%	100%	100%	67,145
2,061 SFLA						Outbuilding Total			92,328
Acpt Land		60,600		Accepted Bldg		268,200		Total	328,800

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	43,750.00	43,750	100%		43,750
0.66	Acres-HS Size Adj	4,375.00	2,888	100%		2,888
Total Acres 0.66						46,638

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,904 Sqft	Grade D 105	Base	143,647
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	-22,888
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	3,847
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,052
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	TYPICAL	TYPICAL	Average	Typical	121,554			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	111,830			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SLAB.....	2009	1904	C 100	5,950	Avq.	92%	100%	100%	5,474
1,904 SFLA							Outbuilding Total	5,474	

Acpt Land 46,600 **Accepted Bldg** 117,300 **Total** 163,900

Name: KNIGHT, STACEY D

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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 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 Split Level, 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 Wood Deck, 1.25 ST BARN..., Frame Shed, and 1,536 SFLA.

Acpt Land 55,100 Accepted Bldg 191,200 Total 246,300

Name: KNIGHT, MARJORIE M

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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 49,800 Accepted Bldg 251,100 Total 300,900

Name: HERSOM, SAMANTHA C

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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/Spec, 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(Rcld).

Outbuildings/Additions/Improvements

Table with 11 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

55,600

Accepted Bldg

102,800

Total

158,400

Name: VANBRUNT, ROBERT W

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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 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, Canopy, 896 SFLA, and Outbuilding Total.

Acpt Land 49,400 Accepted Bldg 64,400 Total 113,800

Name: METCALF, JONATHAN R

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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(Rcnld). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

53,900

Accepted Bldg

217,600

Total

271,500

WISCASSET

Valuation Report

09/27/2023

Name: LEAVITT, EARL E II

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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

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 0 Accepted Bldg 0 Total 0

WISCASSET
 Name: SHELDON, FRANK W

Valuation Report

09/27/2023

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Map/Lot:

R05-093

Account: 717 Card: 1 of 1

Location:

ALNA ROAD

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Acpt Land	50,600	Accepted Bldg	0	Total	50,600
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Name: GUSTAFSON, GREGORY

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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) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.87	Acres-Rear Land 1-10	2,500.00	4,675	100%		4,675
Total Acres 2.87						Land Total 49,363

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,242 Sqft	Grade C 105	Base	145,275
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	993 Sqft, Grade C	Basement Gar	None	Fin Bsmt	58,038
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1969	0	TYPICAL	TYPICAL	Average	Typical	216,734			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	166,885			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SFr Overhang	1969	15	C 105	1,235	Avq.	77%	100%	100%	951
Frame Garage	1969	888	C 100	29,501	Fair	51%	100%	100%	15,046
Frame Shed	1969	96	C 100	735	Avq-	65%	100%	100%	478
Wood Deck	2002	176	C 100	2,431	Avq.	90%	100%	100%	2,188
1SFr Overhang	1969	24	C 105	1,976	Avq.	77%	100%	100%	1,522
1,281 SFLA						Outbuilding Total			20,185
Acpt Land		49,400	Accepted Bldg		187,100	Total		236,500	

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/15/2018
Topography	Level	Sale Price 116,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
3.50	Acres-Rear Land 1-10	2,500.00	8,750	100%		8,750
Total Acres 4.50					Land Total	53,438

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	667 Sqft	Grade B 95	Base		117,705
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% 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	117,705				
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None		65%	100%	100%	76,508				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1990	96	C 100	1,411	Avq.	84%	100%	100%	1,185	
Frame Shed	1970	144	C 100	1,101	Poor	36%	100%	100%	396	
Frame Shed	2021	64	D 100	421	Avq.	92%	100%	100%	387	
1,167 SFLA									1,968	
Acpt Land						53,400	Accepted Bldg		78,500	Total
									131,900	

WISCASSET
 Name: INGRAHAM, RICK

Valuation Report

09/27/2023

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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	81.760	Avg.	82%	50%	100%	33,677
Frame Shed	2012	140	C 100	1.071	Avg.	92%	100%	100%	985
938 SFLA									
						Outbuilding Total			34,662
Acpt Land			0	Accepted Bldg		34,700	Total		34,700

Valuation Report

Map/Lot:

R05-095-A

Account: 720 Card: 1 of 1

Location:

64 OLD SHEEPSCOT ROAD

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	49,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
BSMT FINISHED...	1988	1080	D 100	49,621	Avq-	73%	75%	100%	27,167
Outbuilding Total									27,167

Acpt Land 49,700 **Accepted Bldg** 27,200 **Total** 76,900

WISCASSET

Valuation Report

09/27/2023

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adi	4,062.50	4,063	100%		4,063
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	48,438

Acpt Land	48,400	Accepted Bldg	0	Total	48,400
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WISCASSET
 Name: TOM, LINDA W
 TOM, GARY F

Valuation Report

09/27/2023

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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	54,688

Accpt Land 54,700 **Accepted Bldg** 0 **Total** 54,700

Account: 723 Card: 1 of 1

Location: 88 OLD SHEEPSCOT ROAD

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.41	Acres-Rear Land 1-10	2,500.00	3,525	100%		3,525
Total Acres 2.41					Land Total	48,213

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	84,970 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	84,970
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
42%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						
Percent Good						Value
Phy Func Econ						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
FA/1FR	1840	432	B 95	45,715	Fair	42%	100%	100%	19,200
Frame Bay Window	1840	24	B 95	2,056	Fair	42%	100%	100%	864
1.75 ST BARN....	1900	884	D 100	47,665	Poor	25%	50%	100%	5,958
Wood Deck	2005	192	B 95	2,879	Fair	42%	100%	100%	1,209
2S Fr Bay Window	2005	24	B 95	3,352	Fair	42%	100%	100%	1,408
Frame Shed	2014	120	C 100	918	Avq.	92%	100%	100%	845
1.421 SFLA									29,484

Accept Land	48,200	Accepted Bldg	65,200	Total	113,400
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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00						59,688
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2015	960	D 100	6,315	Avq.	92%	100%	100%	5,810
Frame Shed	2016	976	D 100	6,421	Avq.	92%	100%	100%	5,907
Outbuilding Total									11,717
Accpt Land		59,700	Accepted Bldg		11,700	Total		71,400	

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	45,063

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	131,716
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	131,716			
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	20,616	Fair	49%	100%	100%	10,102
Wood Deck	2011	128	C 100	1,820	Avq.	92%	100%	100%	1,674
Barn 1S	2012	1440	C 100	43,978	Avq.	92%	100%	100%	40,460
Frame Shed	2014	120	C 100	918	Avq.	92%	100%	100%	845
1,224 SFLA						Outbuilding Total			53,081

Acpt Land 45,100 **Accepted Bldg** 140,000 **Total** 185,100

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	40,625.00	40,625	100%		40,625
0.77	Acres-HS Size Adj	4,062.50	3,128	100%		3,128
Total Acres 0.77			Land Total			43,753

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 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
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout				Total	
1974	0	TYPICAL	TYPICAL	Below Average	Typical				112,290	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		70%	90%	100%	70,743			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1974	252	C 100	19,770	Avq-	70%	90%	100%	12,455	
3/4S AD/GAR.....	1999	900	C 100	61,590	Avq-	78%	57%	100%	27,383	
1,212 SFLA						Outbuilding Total			39,838	

Acpt Land 43,800 **Accepted Bldg** 110,600 **Total** 154,400

Account: 728 Card: 1 of 1

Location: 122 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

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

Sale Data
Sale Date 10/28/2022
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1318P0058
Reference 2 R-05-099/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 Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00						Land Total 49,688

Dwelling Description

Replacement Cost New

Cape Cod	One Story	448 Sqft	Grade C 100	Base	49,907
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	-1,392
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	9,209
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	57,724
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						24,244
None						
Phys. %						42%
None						
Func. %						100%
None						
Econ. %						100%
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1976	876	D 100	69,771	Avq.	77%	100%	100%	53,724
Frame Bay Window	1900	32	C 100	2,510	Fair	42%	100%	100%	1,054
Encl Frame Porch	1900	48	C 100	2,410	Fair	42%	100%	100%	1,012
Wood Deck	1984	176	C 100	2,431	Fair	42%	100%	100%	1,021
Frame Shed	1960	972	D 100	6,395	Fair	46%	100%	100%	2,942
Frame Shed	1960	204	D 100	1,341	Fair	46%	100%	100%	617
1,356 SFLA									60,370
Outbuilding Total									60,370

Acpt Land 49,700 **Accepted Bldg** 84,600 **Total** 134,300

WISCASSET
 Name: SCOTT, SHEILA
 SCOTT, GARY

Valuation Report

09/27/2023

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Account: 729 Card: 1 of 1

Map/Lot: R05-100
 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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.00	R 20+-Rear 20+	625.00	1,250	100%		1,250
Total Acres 23.00						Land Total 83,438

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade B 95	Base	132,900
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	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	Good	Typical	132,900	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None				91%	100%	100%	120,939

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	720	B 95	27,004	Good	91%	100%	100%	24,574
ENC.PORCH/BSMT	1980	176	B 95	11,062	Good	91%	100%	100%	10,066
OPEN PORCH/BSMT	1980	144	B 95	6,524	Good	91%	100%	100%	5,937
Wood Deck	1980	288	B 95	4,216	Good	91%	100%	100%	3,837
Frame Shed	1970	384	D 100	2,526	Avq-	65%	100%	100%	1,642
Frame Garage	2022	896	D 105	26,845	Avq.	92%	100%	100%	24,697
Patio	2022	224	C 100	2,330	Avq.	92%	100%	100%	2,144
1,040 SFLA									Outbuilding Total 72,897

Acpt Land 83,400 **Accepted Bldg** 193,800 **Total** 277,200

WISCASSET
 Name: KNIGHT, STACEY D

Valuation Report

09/27/2023

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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00					Land Total	69,688

Acpt Land	69,700	Accepted Bldg	0	Total	69,700
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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

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 rows for Outbuildings/Additions/Improvements and a final summary row for Acpt Land and Accepted Bldg.

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): Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20						Land Total 48,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	896 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
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	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	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	Above Average	Typical	179,566			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.5 Story/BSMT	2001	240	B 100	31,188	Avq+	92%	100%	100%	28,693
Wood Deck	2001	352	B 100	5,376	Avq+	92%	100%	100%	4,946
Open Frame Porch	2001	60	B 100	2,076	Avq+	92%	100%	100%	1,910
1.75 ST GARAGE..	2001	1120	B 100	112,459	Avq+	92%	100%	100%	103,462
1,928 SFLA							Outbuilding Total		139,011

Acpt Land 48,600 **Accepted Bldg** 304,200 **Total** 352,800

WISCASSET
 Name: CLARK, MATHEW
 CLARK, TERESA

Valuation Report

09/27/2023

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Map/Lot: R05-101-B

Account: 737 Card: 1 of 1

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): 50 0 25 Land Schedule: 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Base Homesite Value	43,750.00	21,875	100%		21,875
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
Total Acres 1.00						26,250

Dwelling Description

Replacement Cost New

Conventional	One Story	2,268 Sqft	Grade C 105	Base	265,286
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	8,946
Attic	None			Attic	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	274,232			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	252,293			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	2019	676	C 105	24,638	Avq.	92%	100%	100%	22,667
Open Frame Porch	2020	238	C 105	6,626	Avq.	92%	100%	100%	6,096
2,268 SFLA									
						Outbuilding Total		28,763	

Acpt Land 26,300 **Accepted Bldg** 281,100 **Total** 307,400

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 and 0.69 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 1967, 0 TYPICAL, Above Average, Typical, 156,439.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 84%, 100%, 100%, 131,409.

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 46,800 Accepted Bldg 150,100 Total 196,900

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	43,750.00	43,750	100%		43,750
0.48	Acres-HS Size Adj	4,375.00	2,100	100%		2,100
Total Acres 0.48						45,850

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
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	-17,952
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	4,885
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	99,597	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		91%	100% 100%	90,633	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	2006	240	C 100	3,248	Avq.	2,988	
Frame Shed	2006	96	D 100	632	Fair	449	
1,568 SFLA						Outbuilding Total	3,437

Acpt Land 45,900 **Accepted Bldg** 94,100 **Total** 140,000

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 (43,750.00) and 0.93 Acres-HS Size Adj (4,069.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Value. Rows include Ranch (1,326 Sqft), Exterior (ALUM/VINYL), Foundation (Concrete Block), Heating (100% Hot Water BB), Rooms (5), Bedrooms (2), Baths (1), Attic (None), FirePlaces (0), Insulation (Full), Unfin. Living Area (NONE).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1975, 0, TYPICAL, TYPICAL, Below Average, Typical, 162,856.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck (1975, 192, C 105, 2,766), Frame Garage (1975, 954, D 100, 26,986), Wood Deck (1975, 64, C 105, 1,054).

Summary row: Acpt Land 47,800 Accepted Bldg 137,200 Total 185,000

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	43,750.00	43,750	100%		43,750	
0.86	Acres-HS Size Adj	4,375.00	3,763	100%		3,763	
Total Acres 0.86						Land Total	47,513

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,176 Sqft	Grade B 95	Base	143,123
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	47,105
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	190,228
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	146,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
1SFr Overhang	1970	28	B 95	2,400	Avq.	77%	100%	100%	1,848	
1.50 ST GARAGE..	2010	784	C 100	57,292	Avq.	92%	100%	100%	52,709	
Swimming Pool	1970	1	C 100	7,224	Avq.	99%	100%	100%	7,152	
Encl Frame Porch	2010	120	C 100	5,348	Avq.	92%	100%	100%	4,920	
1,204 SFLA									Outbuilding Total	66,629

Acpt Land	47,500	Accepted Bldg	213,100	Total	260,600
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Name: REED, KEVIN F J/T

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REED, MELINDA

Map/Lot:

R05-106

Account: 736 Card: 1 of 1

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

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 56,800 Accepted Bldg 155,400 Total 212,200

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 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, PAST -PASTURE 1, 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 1988, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Good, Layout Typical, Total Value(Rcnld) 139,564.

Table with 11 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, and 1,644 SFLA.

Acpt Land

52,700

Accepted Bldg

186,300 Total

239,000

WISCASSET

Valuation Report

09/27/2023

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

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes sub-header 'Outbuildings/Additions/Improvements' and a summary row for 'Accepted Bldg' with a total value of 85,200.

WISCASSET

Valuation Report

09/27/2023

Name: FLOWERS, LARRY G

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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	52,700	186,300	239,000	52,700	186,300	239,000
2	0	85,200	85,200	0	85,200	85,200
TOTAL	52,700	271,500	324,200	52,700	271,500	324,200

Name: BAILEY, DESIREE M T/C

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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 2005, 0, TYPICAL, TYPICAL, Average, Typical, 84,847.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 91%, 100%, 100%, 77,211.

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 45,600 Accepted Bldg 124,600 Total 170,200

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38					Land Total	45,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1986	14X66	D 100	80,784	Avq-	40%	50%	100%	16,157
2S Frame Garage	2001	896	C 100	44,604	Avq.	89%	100%	100%	39,698
924 SFLA						Outbuilding Total			55,855
Accpt Land		45,600	Accepted Bldg		55,900	Total			101,500

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00						Land Total 57,188

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
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	-18,886
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	Fair	Typical	112,119
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		51%	73%	100%
						41,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	176	C 100	4,741	Fair	51%	73%	100%	1,765
Wood Deck	1960	24	C 100	494	Fair	51%	73%	100%	184
1,120 SFLA									1,949
Outbuilding Total								1,949	

Acpt Land 57,200 **Accepted Bldg** 43,700 **Total** 100,900

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	43,750.00	43,750	80%	Topoqrphry	35,000	
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
5.00	Acres-Rear Land 11-20	1,250.00	6,250	100%		6,250	
Total Acres 16.00						Land Total	70,625

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 1/2 Story	580 Sqft	Grade C 105	Base	93,622
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	-8,107
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	4,473
Attic	None			Attic	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	89,988
Functional Obsolescence						Value(Rcnld)
None						87,288

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
TWO STORY FRAME	2010	195	C 105	26,180	Avq+	97%	100%	100%	25,395	
1.50 ST SHED....	2010	240	C 105	2,205	Avq+	97%	100%	100%	2,139	
ONE STORY FRAME	2021	475	C 105	39,128	Avq.	92%	100%	100%	35,998	
Open Frame Porch	2021	125	C 105	3,622	Avq.	92%	100%	100%	3,332	
Frame Garage	2021	384	C 105	15,908	Avq.	92%	100%	100%	14,635	
1,735 SFLA									81,499	

Acpt Land 70,600 **Accepted Bldg** 168,800 **Total** 239,400

Valuation Report

Map/Lot: R05-110

Account: 742 Card: 1 of 1

Location: 247 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST	Sale Data
Tree Growth	2009	Sale Date 01/27/2020
Zoning/Use	RURAL	Sale Price 0
Topography	Level	Sale Type Land Only
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
9.50	Acres-Mixed Wood	387.00	3,677	100%		3,677
8.30	Acres-Hardwood	251.00	2,083	100%		2,083
Total Acres 20.60					Land Total	54,948

Acpt Land	54,900	Accepted Bldg	0	Total	54,900
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Name: HAEBERLE, ROBERT W JR

HAEBERLE, DAVID R

Map/Lot:

R05-110-A

Account: 2661 Card: 1 of 1

Location: 261 OLD SHEEPSCOT ROAD

Neighborhood RURAL NORTHEAST

Sale Data

Zoning/Use RURAL
Topography
Utilities Drilled WellSeptic System
Street Paved

Sale Date 03/23/2023
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) 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 Adi, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Units, Price/Unit, Condition, 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 2018, 0, TYPICAL, TYPICAL, Average, Typical, 193,155.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 177,703.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Wood Deck, Res. Greenhouse, 1,512 SFLA, and Outbuilding Total.

Acpt Land 53,200 Accepted Bldg 190,100 Total 243,300

WISCASSET
 Name: QUIVEY, FREDERICK J J/T
 QUIVEY, ELIZABETH A

Valuation Report

09/27/2023

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Account: 744 Card: 1 of 1

Map/Lot: R05-111-A
 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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						Land Total 47,188

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	784 Sqft	Grade B 100	Base	145,634
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	-12,003
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,702
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	130,828
Functional Obsolescence						Value(Rcnld)
None						124,287

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year								
1.50 ST GARAGE..	1995	566	B 100	48,914	Avq.	86%	100%	100%	42,066
Encl Frame Porch	1998	160	B 100	8,028	Avq.	88%	100%	100%	7,065
Res. Greenhouse	1998	90	C 100	6,972	Avq.	88%	100%	100%	6,135
Frame Shed	1995	180	C 100	1,378	Avq.	86%	100%	100%	1,185
CLUBHOUSE.....	2001	286	C 100	23,638	Avq.	89%	100%	100%	21,038
Open Frame Porch	1995	10	B 100	621	Avq.	86%	100%	100%	534
ONE STORY FRAME	2007	252	B 100	22,735	Avq.	92%	100%	100%	20,916
Patio	2007	180	C 100	1,909	Avq.	92%	100%	100%	1,756
1,624 SFLA						Outbuilding Total			100,695

Acpt Land 47,200 **Accepted Bldg** 225,000 **Total** 272,200

Name: ABUZA, REBECCA R

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CROWELL, HILARY L

Map/Lot:

R05-112

Account: 745 Card: 1 of 1

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

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 Built 1900, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 86,876.

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) 65,157.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1.75 Story/BSMT, 1.75 ST GARAGE., Open Frame Porch, 1,220 SFLA, and Outbuilding Total.

Acpt Land 44,800 Accepted Bldg 117,800 Total 162,600

Neighborhood	RURAL NORTHEAST	Sale Data
Tree Growth	2014	Sale Date
Zoning/Use	RESIDENTIAL	Sale Price
Topography	Rolling	Sale Type
Utilities	Drilled WellSeptic System	Financing
Street	Paved	Verified
		Validity

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	40,625.00	40,625	100%	Neighborhood	40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60					Land Total	51,188

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	666 Sqft	Grade B 95	Base		117,529
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		4,892
Heating	85% Forced Warm	Cooling	0% None	Heat		-1,272
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	1			
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	Good	Typical	133,560				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	95%	100%	101,506					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	1900	391	B 95	39,560	Good	80%	95%	100%	30,066	
Wood Deck	1900	253	B 95	3,730	Good	80%	95%	100%	2,835	
Wood Deck	1900	112	B 95	1,765	Good	80%	95%	100%	1,341	
1 Story/BASEMENT	1900	960	B 95	97,131	Good	80%	95%	100%	73,820	
2,517 SFLA										
Outbuilding Total									108,062	

Acpt Land	51,200	Accepted Bldg	209,600	Total	260,800
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Name: ROBINSON, RYAN H

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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 columns: Units, Method - Description, 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 1.75 Story/BSMT, ONE STORY FRAME, Frame Shed, Wood Deck, 1,796 SFLA.

Acpt Land: 45,900 Accepted Bldg: 130,100 Total: 176,000

Name: BRYANT, NORMAN N

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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 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, Rcnd. Rows include 1.50 ST SHED, Frame Shed, 1 STORY GARAGE, ONE STORY FRAME, Wood Deck, 1 ST BARN, 1,416 SFLA.

Summary row: Acpt Land 64,400 Accepted Bldg 184,200 Total 248,600

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 include Frame Shed, Frame Garage, Wood Deck, 1S AD/GAR, and Outbuilding Total.

Acpt Land 52,400 Accepted Bldg 72,000 Total 124,400

WISCASSET
Name: REED, JOAN B

Valuation Report

09/27/2023

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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	387.00	4,644	100%		4,644
Total Acres 12.00				Land Total		4,644
Acpt Land		4,600	Accepted Bldg	0	Total	4,600

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/15/2018
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Semi-Improved	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	40,625.00	40.625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4.063	100%		4,063
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40			Land Total			45,688

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base		154,960
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		4,260
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,512	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		Value(Rcnd)
2019	0	TYPICAL	TYPICAL	Average			159,220
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	146,482
Acpt Land		45,700	Accepted Bldg		146,500	Total	192,200

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	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
17.20	Acres-Waterfront Rear	16,250.00	279,500	80%	Neighborho	223,600
3.20	Acres-Softwood	311.00	995	100%		995
18.50	Acres-Mixed Wood	387.00	7,160	100%		7,160
19.00	Acres-Hardwood	251.00	4,769	100%		4,769
Total Acres 58.90						Land Total 442,774

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,240 Sqft	Grade A 100	Base		268,396
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		5,708
Attic	None			Attic		0
FirePlaces	1			Fireplace		8,552
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			282,656	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
Incomplete	None	92%	80%	100%				208,035	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2015	128	A 100	4,725	Avg.	92%	80%	100%	3,478
Open Frame Porch	2015	270	A 100	9,542	Avg.	92%	80%	100%	7,023
Wood Deck	2015	1258	A 100	21,745	Avg.	92%	80%	100%	16,004
Frame Shed	2015			---- SOUND VALUE ----					1,500
Frame Shed	2015			---- SOUND VALUE ----					1,500
2,170 SFLA				Outbuilding Total					29,505

Acpt Land	442,800	Accepted Bldg	237,500	Total	680,300
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Name: WENTWORTH, CLARA S

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.25	Acres-Rear Land 1-10	2,500.00	5,625	100%		5,625
7.00	Acres-Softwood	311.00	2,177	100%		2,177
5.75	Acres-Mixed Wood	387.00	2,225	100%		2,225
8.00	Acres-Hardwood	251.00	2,008	100%		2,008
Total Acres 24.00					Land Total	56,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CAMP OR CABIN...	1960	240	D 100	5,878	Fair	46%	100%	100%	2,704
						Outbuilding Total			2,704
Acpt Land		56,700	Accepted Bldg			2,700	Total		59,400

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, 1.00 Acres-HS Size Adj, and Total Acres 1.00.

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, 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). Includes rows for Built 2006, Functional Obsolescence None, and Outbuildings/Improvements.

Acpt Land 54,800 Accepted Bldg 207,400 Total 262,200

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborhood	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
3.21	Acres-Rear Land 1-10	2,500.00	8,025	100%		8,025
Total Acres 4.21						83,182

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
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	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,000
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	214,948
Functional Obsolescence						Value(Rcnld)
None						210,649

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2015	128	C 100	3,526	Avg.	92%	100%	100%	3,244	
Wood Deck	2015	286	B 100	4,409	Avg.	92%	100%	100%	4,056	
1,960 SFLA									7,300	
Outbuilding Total									7,300	

Acpt Land 83,200 **Accepted Bldg** 217,900 **Total** 301,100

WISCASSET
 Name: DIONNE, KATHRYN L J/T
 BEARD, BRIAN D

Valuation Report

09/27/2023

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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	40,625.00	40,625	175%	Neighborhood	71,094	
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063	
4.89	Acres-Rear Land 1-10	2,500.00	12,225	100%		12,225	
Total Acres 5.89						Land Total	87,382

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 3/4 Story	1,232 Sqft	Grade B 100	Base	228,854
Dwelling Units	ALUM/VINYL	Masonry Trim	None	Trim	0
	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	8,165
Attic	None			Attic	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	237,019			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2013	252	B 100	12,345	Avq.	92%	100%	100%	11,357
Open Frame Porch	2013	116	B 100	3,706	Avq.	92%	100%	100%	3,410
Wood Deck	2013	152	B 100	2,444	Avq.	92%	100%	100%	2,248
2,156 SFLA						Outbuilding Total			17,015
Acpt Land		87,400		Accepted Bldg		244,600		Total	332,000

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	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00						75,157

Dwelling Description

Replacement Cost New

Conventional	Two Story	640 Sqft	Grade C 100	Base	114,073
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	-7,952
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	7,100
Attic	None			Attic	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	113,221
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	104,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Finished Attic	2019	144	C 100	2,891	Avq.	92%	100%	100%	2,660
Frame Garage	2019	336	C 100	13,782	Avq.	92%	100%	100%	12,679
Open Frame Porch	2019	96	C 100	2,716	Avq.	92%	100%	100%	2,499
1,338 SFLA									
Outbuilding Total									17,838

Acpt Land

75,200

Accepted Bldg

122,000

Total

197,200

WISCASSET
 Name: BOUTIN, ROSALIE
 BOUTIN, DANIEL

Valuation Report

09/27/2023
 Page 1005
 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	40,625.00	40,625	175%	Neighborho	71,094	
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063	
Total Acres 1.00				Land Total		75,157	
Acpt Land		75,200	Accepted Bldg		0	Total	75,200

Name: YURKO, BRITTANY E

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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, 1.00 Acres-HS Size Adj, and Total Acres 1.00.

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, 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 Rcnld. Rows include AB.GR. POOL, Wood Deck, 1.25 ST GARAGE, and 1,680 SFLA.

Acpt Land 75,200 Accepted Bldg 235,400 Total 310,600

Valuation Report

Account: 759 Card: 1 of 1

Location: 11 HARRISON LANE

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	59,375.00	59,375	175%	Neighborho	103,906	
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938	
Total Acres 1.00						Land Total	109,844

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 105	Base	189,584
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	-14,583
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	5,144
Attic	None			Attic	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	180,145
Functional Obsolescence						Value(Rcnld)
None						174,741

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	2003	216	B 100	6,616	Avq.	90%	100%	100%
Wood Deck	2004	196	B 100	3,089	Avq.	91%	100%	100%
ONE STORY FRAME	2004	196	B 100	17,682	Avq.	91%	100%	100%
ONE STORY FRAME	2004	10	B 100	902	Avq.	91%	100%	100%
1,907 SFLA						Outbuilding Total		25,677

Acpt Land 109,800 **Accepted Bldg** 200,400 **Total** 310,200

WISCASSET
 Name: URBAN, HOLLY
 URBAN, PAUL

Valuation Report

09/27/2023

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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	40,625.00	40,625	175%	Neighborhood	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00						75,157

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
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	4,654
Attic	None			Attic	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	182,536			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	164,282			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2002	24	B 95	539	Avq.	90%	100%	100%	485
Wood Deck	2017	192	B 95	2,879	Avq.	92%	100%	100%	2,649
Frame Garage	2021	336	D 100	11,852	Avq.	92%	100%	100%	10,904
Frame Shed	2021	120	C 100	918	Avq.	92%	100%	100%	845
Wood Deck	2021	60	E 100	705	Avq.	92%	100%	100%	649
1,764 SFLA						Outbuilding Total			15,532

Acpt Land 75,200 **Accepted Bldg** 179,800 **Total** 255,000

Name: YOUNG, TABOR R

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, Material/Type, Area/Measure, 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, Average, Typical, 177,882.

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 75,200 Accepted Bldg 182,200 Total 257,400

WISCASSET

Valuation Report

09/27/2023

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 82,000 Accepted Bldg 0 Total 82,000

Name: FEATHER, JAMES E (TRUSTEE)

Page 1011

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 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, and 1,890 SFLA.

Acpt Land 197,600 Accepted Bldg 350,400 Total 548,000

Name: TOBIAS, MARK R

Page 1012

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, 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 2001, 0 TYPICAL, Average, Typical, 319,506.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 3/4S AD/GAR, Wood Deck, 2 Story/BASEMENT, Wood Deck, 1SFr Overhanq, 2,634 SFLA.

Acpt Land 206,300 Accepted Bldg 405,000 Total 611,300

WISCASSET

Valuation Report

09/27/2023

Name: CARVALHO, TARA M J/T

Page 1013

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	40%	Neighborho	137,500
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
0.01	Acres-Waterfront Rear	16,250.00	163	100%		163
Total Acres 1.01					Land Total	172,038

Accpt Land	172,000	Accepted Bldg	0	Total	172,000
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Valuation Report

Account: 766 Card: 1 of 1

Location: 35 SHEEPSCOT SHORES ROAD

Neighborhood: RURAL NORTHEAST
Zoning/Use: SHORE RESIDENTIA
Topography: Rolling
Utilities: Drilled WellSeptic System
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: 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	343,750	343,750	50%	Neighborhood	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
1.45	Acres-Waterfront Rear	16,250.00	23,563	100%		23,563
Total Acres 2.45					Land Total	229,813

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,560 Sqft	Grade B 105	Base	295,374
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	24,492
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	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	325,010
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	289,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	561	C 100	7,340	Avg.	90%	100%	100%	6,606
Frame Shed	2008	160	C 100	1,224	Avg.	92%	100%	100%	1,126
2,340 SFLA									
Outbuilding Total									7,732

Acpt Land 229,800 **Accepted Bldg** 297,000 **Total** 526,800

WISCASSET
 Name: CARLSON, MOLLY

Valuation Report

09/27/2023

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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
----- S O U N D V A L U E -----									
								Outbuilding Total	14,000
Accpt 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	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
0.54	Acres-Waterfront Rear	16,250.00	8,775	100%		8,775
Total Acres 1.54						Land Total 215,025

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 105	Base	222,820
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	10,288
Attic	None			Attic	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	233,108
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	207,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	2000	676	B 100	67,878	Avq.	89%	100%	100%	60,411
Wood Deck	2001	200	C 100	2,738	Avq.	89%	100%	100%	2,437
1.5 Story/BSMT	2000	264	B 100	34,308	Avq.	89%	100%	100%	30,534
Wood Deck	2000	32	B 105	718	Avq.	89%	100%	100%	639
Wood Deck	2001	128	C 100	1,820	Avq.	89%	100%	100%	1,620
Open Frame Porch	2016	266	C 100	7,020	Avq.	92%	100%	100%	6,458
2,356 SFLA									102,099

Acpt Land 215,000 **Accepted Bldg** 309,600 **Total** 524,600

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	5,300	Avg.	92%	100%	100%	4,876
PIER.....	2007	147	C 100	1,558	Avg.	92%	100%	100%	1,433
Outbuilding Total									6,309
Acpt Land			0	Accepted Bldg		6,300	Total		6,300

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 07/18/2019
Topography	Rolling	Sale Price 475,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	59,375.00	59,375	175%	Neighborho	103,906
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
2.39	Acres-Rear Land 1-10	2,500.00	5,975	100%		5,975
Total Acres 3.39						Land Total 115,819

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,767 Sqft	Grade B 100	Base		312,388
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		16,330
Attic	None			Attic		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	328,718			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	98%	100%	100%	322,144				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2006	63	C 100	482	Avq.	92%	100%	100%	443
Wood Deck	2007	64	C 100	1,004	Avq.	92%	100%	100%	924
Open Frame Porch	2007	60	B 100	2,076	Avq.	92%	100%	100%	1,910
1 & 1/2 STORY FR	2008	240	B 100	27,280	Avq+	97%	100%	100%	26,462
1.50 ST GARAGE..	2008	1232	B 100	100,765	Avq.	92%	100%	100%	92,704
1 Story/BASEMENT	2008	510	B 100	54,318	Avq+	97%	100%	100%	52,688
Open Frame Porch	2009	196	B 100	6,035	Avq.	92%	100%	100%	5,552
Wood Deck	2011	230	C 100	3,120	Avq.	92%	100%	100%	2,870
3,520 SFLA						Outbuilding Total			183,553
Acpt Land		115,800	Accepted Bldg		505,700	Total			621,500

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, Dwelling Description, Replacement Cost New, 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 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 1,236 SFLA.

Acpt Land

114,200

Accepted Bldg

301,100 Total

415,300

Name: SELBY, THERESA P

Page 1020

SELBY, ROBERT W

Map/Lot:

R05-116-018

Account: 2348 Card: 1 of 1

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) 50 0 0 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/Value, Condition, Replacement Cost, Total Value. Rows include Conventional, 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 2008, 0, TYPICAL, TYPICAL, Average, Typical, 134,945.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists items like ONE STORY FRAME, 3/4S AD/GAR, Open Frame Porch, Wood Deck, Frame Shed, and Wood Deck.

Acpt Land 54,300 Accepted Bldg 227,200 Total 281,500

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	59,375.00	59,375	115%	Neighborho	68,281
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40						Land Total 75,219

Dwelling Description

Replacement Cost New

Modern/Contemp.	One Story	1,856 Sqft	Grade B 100	Base	237,770
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	-26,520
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	11,431
Attic	None			Attic	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	222,681				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		98%	100% 100%	218,227				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1S AD/GAR.....	2006	576	B 100	56,440	Avq.	92%	100%	100%	51,925	
Open Frame Porch	2006	192	B 100	5,919	Avq.	92%	100%	100%	5,445	
Wood Deck	2006	120	B 100	1,975	Avq.	92%	100%	100%	1,817	
1,856 SFLA	Outbuilding Total								59,187	
Acpt Land		75,200		Accepted Bldg		277,400		Total		352,600

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: 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 2016, 0, TYPICAL, TYPICAL, Average, Typical, 189,733.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 174,554.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, ONE STORY FRAME, and 1,904 SFLA.

Acpt Land 77,000 Accepted Bldg 192,500 Total 269,500

Neighborhood RURAL NORTHEAST

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

Sale Data
 Sale Date 03/01/2023
 Sale Price 0
 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) Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	175%	Neighborho	103,906
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70						Land Total 114,094

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,134 Sqft	Grade B 105	Base	210,504
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	8,573
Attic	None			Attic	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	219,077			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	212,505			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	2004	390	B 100	35,184	Avq.	91%	100%	100%	32,017
Open Frame Porch	2004	45	B 100	1,639	Avq.	91%	100%	100%	1,491
Wood Deck	2004	150	B 100	2,415	Avq.	91%	100%	100%	2,198
1/2S AD/GAR.....	2007	576	B 100	37,214	Good	98%	100%	100%	36,470
2,091 SFLA						Outbuilding Total			72,176

Acpt Land 114,100 **Accepted Bldg** 284,700 **Total** 398,800

Account: 2352 Card: 1 of 1

Map/Lot: R05-116-022
Location: 50 BROWN ROAD

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	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
4.82	Acres-Rear Land 1-10	2,500.00	12,050	100%		12,050
Total Acres 5.82						Land Total 87,207

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
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	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	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	217,847
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	198,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	40	C 100	698	Avg.	91%	100%	100%	635
Wood Deck	2007	392	C 100	5,185	Avg.	92%	100%	100%	4,770
1,960 SFLA	Outbuilding Total								5,405

Acpt Land 87,200 **Accepted Bldg** 203,600 **Total** 290,800

WISCASSET
 Name: ELLISON, DANIEL J

Valuation Report

09/27/2023
 Page 1025
 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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adi	4,062.50	4,063	100%		4,063
2.17	Acres-Rear Land 1-10	2,500.00	5,425	100%		5,425
Total Acres 3.17			Land Total			50,113

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2016	192	D 100	1,262	Avq.	92%	100%	100%	1,161	
							Outbuilding Total		1,161	
Acpt Land		50,100	Accepted Bldg		1,200	Total		51,300		

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	44,713

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,736 Sqft	Grade D 100	Base	124,736
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	-19,875
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	3,664
Attic	None			Attic	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	108,525
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	99,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	96	C 100	735	Avg.	84%	100%	100%	617
Frame Garage	1990	768	C 100	26,084	Avg.	84%	100%	100%	21,911
1,736 SFLA									
Outbuilding Total									22,528

Acpt Land 44,700 **Accepted Bldg** 122,400 **Total** 167,100

WISCASSET
 Name: TIMBERLAKE, NICHOLAS A
 MORIN, SYDNEY

Valuation Report

09/27/2023

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Map/Lot: R05-116-C

Account: 770 Card: 1 of 1

Location: 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	40,625.00	40,625	100%		40,625	
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063	
Total Acres 1.00						Land Total	44,688

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	900 Sqft	Grade B 95	Base	154,179
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	4,654
Attic	None			Attic	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	158,833			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	136,596			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	2006	450	D 100	3,861	Avq-	82%	100%	100%	3,166
1,350 SFLA							Outbuilding Total	3,166	

Acpt Land 44,700 **Accepted Bldg** 139,800 **Total** 184,500

Name: PRINCIOTTA, JAMES M

MCDONOUGH, TRACY

Map/Lot:

R05-117

Account: 771 Card: 1 of 1

Location:

121 BROWN ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/05/2022
Sale Price 150,000
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

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, Dwelling Description, Replacement Cost New, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Incomplete, Outbuildings/Additions/Improvements, ONE STORY FRAME, 1.25 ST GARAGE.., 1,216 SFLA, and Acpt Land.

WISCASSET
 Name: LANGDON, DEBORAH FARRAR

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R05-117-A
 BROWN ROAD

Account: 772 Card: 1 of 1

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	40,625.00	40,625	90%	Neighborho	36,563
0.92	Acres-HS Size Adj	4,062.50	3,738	100%		3,738
Total Acres 0.92					Land Total	40,301

Acpt Land	40,300	Accepted Bldg	0	Total	40,300
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WISCASSET

Valuation Report

09/27/2023

Name: TAYLOR, SUSAN I

Page 1030

TAYLOR, TERENCE D J/T

Map/Lot:

R05-117-B

Account: 2780 Card: 1 of 1

Location:

BROWN 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	343,750	343,750	100%		343,750
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
6.22	Acres-Waterfront Rear	16,250.00	101,075	100%		101,075
Total Acres 17.22					Land Total	641,700

Acpt Land	641,700	Accepted Bldg	0	Total	641,700
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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 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.90 Acres-HS Size Adj, and Total Acres 0.90.

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 rows for Incomplete, Outbuildings/Additions/Improvements, and 1,819 SFLA.

Acpt Land

44,300

Accepted Bldg

249,300

Total

293,600

WISCASSET

Valuation Report

09/27/2023

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
23.00	R 20+-Rear 20+	625.00	14,375	100%		14,375
Total Acres 44.00					Land Total	96,563

Acpt Land	96,600	Accepted Bldg	0	Total	96,600
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Name: MACPHEE, BRUCE E

MACPHEE, DEBRA L

Map/Lot:

R05-119-A1

Account: 775 Card: 1 of 1

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

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, 1 Story/BASEMENT, Unfinished Attic, Wood Deck, 1.50 ST GARAGE., Open Frame Porch, AB.GR. POOL., Wood Deck, 1,908 SFLA.

Acpt Land 44,900 Accepted Bldg 244,200 Total 289,100

WISCASSET
 Name: BERRY, JENNIFER M
 BERRY, DEAN G

Valuation Report

09/27/2023

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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05						Land Total 44,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	C 100	107,910	Avq-	40%	50%	100%	21,582
Wood Deck	1985	270	C 100	3,630	Avq.	81%	100%	100%	2,940
Wood Deck	1985	120	C 100	1,718	Avq.	81%	100%	100%	1,392
Frame Shed	2014	160	C 100	1,224	Avq.	92%	100%	100%	1,126
924 SFLA						Outbuilding Total			27,040
Acpt Land		44,800	Accepted Bldg		27,000	Total			71,800

Name: WINTERS, WESLEY B

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/Feature, 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(Rcld). Rows include Built 2018, Functional Obsolescence, and Outbuildings/Improvements.

Acpt Land

46,700

Accepted Bldg

96,800

Total

143,500

WISCASSET
 Name: TAYLOR, TERENCE D J/T
 TAYLOR, SUSAN I

Valuation Report

09/27/2023

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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	343,750	343,750	30%	Access	103,125
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	30%	Access	10,313
10.00	Acres-Waterfront Rear	16,250.00	162,500	30%	Access	48,750
10.00	Acres-Waterfront Rear	16,250.00	162,500	30%	Access	48,750
6.00	Acres-Waterfront Rear	16,250.00	97,500	30%	Access	29,250
Total Acres 27.00					Land Total	240,188

Acpt Land 240,200 **Accepted Bldg** 0 **Total** 240,200

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 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, 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

45,300

Accepted Bldg

269,000

Total

314,300

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625	
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063	
Total Acres 1.00						Land Total	44,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1986	14X66	C 100	107,910	Avq.	50%	50%	100%	26,978
Frame Shed	1986	168	C 100	1,285	Avq.	82%	100%	100%	1,054
SLAB.....	1986	924	C 100	2,888	Avq.	82%	100%	100%	2,368
Frame Shed	2018	336	C 100	2,570	Avq.	92%	100%	100%	2,364
924 SFLA						Outbuilding Total			32,764

Acpt Land	44,700	Accepted Bldg	32,800	Total	77,500
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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adi	4,062.50	4,063	100%		4,063
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00						67,188

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	924 Sqft	Grade C 105	Base	152,132
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	-12,916
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	4,473
Attic	None			Attic	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	143,689
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	132,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	400	C 105	10,931	Avq.	92%	100%	100%	10,057
ONE STORY FRAME	2018	208	C 105	17,134	Avq.	92%	100%	100%	15,763
Frame Shed	2022	384	D 100	2,526	Avq.	92%	100%	100%	2,324
1,594 SFLA									28,144
Outbuilding Total									28,144

Acpt Land 67,200 **Accepted Bldg** 160,300 **Total** 227,500

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	40,625.00	40,625	100%		40,625
0.74	Acres-HS Size Adj	4,062.50	3,006	100%		3,006
Total Acres 0.74						43,631

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade B 95	Base	90,000
Exterior	CLAPBOARD	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			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	101,626
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	66,057

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	44,355	Avq.	65%	100%	100%	28,831
Encl Frame Porch	1840	176	B 95	8,340	Avq.	65%	100%	100%	5,421
ONE STORY FRAME	1840	24	B 95	2,058	Avq.	65%	100%	100%	1,338
Wood Deck	1840	400	C 100	5,288	Avq.	65%	100%	100%	3,437
Frame Shed	1998	240	C 100	1,836	Avq.	88%	100%	100%	1,616
Frame Shed	1840	70	D 100	460	Fair	42%	100%	100%	193
1,524 SFLA						Outbuilding Total			40,836

Acpt Land 43,600 **Accepted Bldg** 106,900 **Total** 150,500

Valuation Report

Map/Lot: R05-122

Account: 2488 Card: 1 of 1

Location: RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/19/2022
Topography	Rolling	Sale Price 1,500,000
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	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	343,750	343,750	100%		343,750
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
79.02	Acres-Waterfront Rear	16,250.00	1,284,075	80%	Neighborho	1,027,260
5.85	Acres-Waterfront Rear	16,250.00	95,063	80%	Neighborho	0
5.85	Acres-Waterfront Rear	16,250.00	97,500	25%	Restrictio	19,013
Total Acres 85.87						Land Total 1,424,398

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2007	192	C 100	1,469	Ava.	92%	100%	100%	1,351
Tennis Court	2007	7200	C 100	36,450	Ava.	92%	100%	100%	33,534
PIER.....	2007	260	C 100	2,756	Ava.	92%	100%	100%	2,536
FLOAT & RAMP....	2007	1	C 100	5,300	Ava.	92%	100%	100%	4,876
Frame Shed	2009	240	C 100	1,836	Ava.	92%	100%	100%	1,689
ONE STORY FRAME	2011	880	C 100	69,036	Ava.	92%	100%	100%	63,513
Wood Deck	2011	896	C 100	11,611	Ava.	92%	100%	100%	10,682
Barn 1S	2013	1152	C 100	35,900	Ava.	92%	100%	100%	33,028
880 SFLA									Outbuilding Total 151,209
Acpt Land		1,424,400		Accepted Bldg		151,200		Total 1,575,600	

Name: FARRAR-GORCYNKI, FELICIA E

GORCYNKI, ROBERT M

Map/Lot:

R05-122-001

Account: 2489 Card: 1 of 1

Location:

20 RIVER POINT ROAD

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/26/2022
Sale Price 535,000
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) Land Schedule 106

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 Ranch, 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). Includes sub-table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 85,600 Accepted Bldg 300,700 Total 386,300

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

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 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 2016, 0, TYPICAL, TYPICAL, Average, Typical, 184,665.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Frame Garage, 1,456 SFLA, and Outbuilding Total.

Acpt Land 85,600 Accepted Bldg 190,900 Total 276,500

WISCASSET
 Name: PINCUMBE, DAVID L
 SHIELDS, PAMELA J

Valuation Report

09/27/2023

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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	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	85,563
Acpt Land		85,600	Accepted Bldg		0	Total
						85,600

WISCASSET
 Name: ROGERS, MARTIN S
 ROGERS, BETH M

Valuation Report

09/27/2023

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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	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.11	Acres-Rear Land 1-10	2,500.00	275	100%		275
Total Acres 1.11			Land Total			85,588

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		159,203 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				0
Bedrooms	0	Add Fixtures	0			0
Baths	2	Half Baths	0	Plumbing		4,686
Attic	None			Attic		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	163,889				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	150,778					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	2020	20	C 110	1,725	Avq.	92%	100%	100%	1,587	
Open Frame Porch	2020	120	C 110	3,656	Avq.	92%	100%	100%	3,364	
Frame Garage	2020	576	C 110	22,678	Avq.	92%	100%	100%	20,864	
Wood Deck	2020	240	C 110	3,572	Avq.	92%	100%	100%	3,286	
1,644 SFLA									29,101	
Acpt Land		85,600		Accepted Bldg		179,900		Total		265,500

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

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 2006, 0, GOOD, GOOD, Above Average, Typical, 365,788.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Open Frame Porch, 1.50 ST GARAGE.., Wood Deck, Open Frame Porch, 2,880 SFLA.

Acpt Land 85,300 Accepted Bldg 447,300 Total 532,600

WISCASSET
 Name: WARCHOL, SARAH E

Valuation Report

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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	40,625.00	40,625	200%		81,250
1.00	Acres-HS Size Adi	4,062.50	4,063	100%		4,063
0.39	Acres-Rear Land 1-10	2,500.00	975	100%		975
Total Acres 1.39			Land Total			86,288
Acpt Land		86,300	Accepted Bldg		0	Total
						86,300

WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R05-122-007
 RIVER POINT ROAD

Account: 2682 Card: 1 of 1

Neighborhood: RURAL NORTHEAST
 Zoning/Use: SHORE RESIDENTIA
 Topography: Rolling
 Utilities:
 Street: Paved

Sale Data
 Sale Date: 04/19/2022
 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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19					Land Total	85,788
Acpt Land		85,800	Accepted Bldg		0	Total 85,800

Name: ROBINSON, ALLAN R

STEUBE, HALLIE M

Map/Lot:

R05-122-008

Account: 2683 Card: 1 of 1

Location:

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) 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 Adi, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Material, Grade, Replacement Cost. 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 2020, 0, TYPICAL, TYPICAL, Average, Typical, 241,743.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Open Frame Porch, Wood Deck, 1,806 SFLA, and Outbuilding Total.

Acpt Land 86,100 Accepted Bldg 250,600 Total 336,700

Name: STEWART, LEE

STEWART, DIANE

Map/Lot:

R05-122-009

Account: 2684 Card: 1 of 1

Location:

11 ICE POND LANE

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/16/2022
Sale Price 643,344
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

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, Units, Price, Grade, Replacement Cost. 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 1 Story/BASEMENT, Open Frame Porch, Frame Garage, and Outbuilding Total.

Acpt Land

85,800

Accepted Bldg

206,300

Total

292,100

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/27/2023

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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

Sale Data	
Sale Date	04/19/2022
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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250
0.43	Acres-HS Size Adj	4,062.50	1,747	100%		1,747
Total Acres 0.43					Land Total	82,997

Acpt Land	83,000	Accepted Bldg	0	Total	83,000
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Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 12/15/2022
Topography	Rolling	Sale Price 115,500
Utilities	Drilled WellSeptic System	Sale Type Land Only
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 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40.625	200%	Neighborhood	81,250
0.48	Acres-HS Size Adj	4,062.50	1.950	100%		1,950
Total Acres 0.48			Land Total			83,200

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,656 Sqft	Grade C 110	Base	202,924
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	4,686
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2022	0	TYPICAL	TYPICAL	Average	Typical	207,610			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		92%	50%	100%			
						95,501			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	160	C 110	4,770	Avq.	92%	50%	100%	2,194
Wood Deck	2022	360	C 110	5,255	Avq.	92%	50%	100%	2,418
Frame Garage	2022	576	C 110	22,678	Avq.	92%	50%	100%	10,432
1,656 SFLA						Outbuilding Total			15,044

Acpt Land	83,200	Accepted Bldg	110,500	Total	193,700
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Name: BRYER, GEORGE S

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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

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: Dwelling Description, Units, Price/Unit, Condition, Replacement Cost New, Value. 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 Frame Garage, Open Frame Porch, Wood Deck, 1,656 SFLA, Outbuilding Total.

Acpt Land 82,800 Accepted Bldg 283,500 Total 366,300

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

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: 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, etc.

Dwelling Condition

Table with 7 columns: Built 2019, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 241,833. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Unfin Basement, Frame Garage, Wood Deck, 2.5 Story/BSMT, Open Frame Porch, Wood Deck, 2,205 SFLA.

Acpt Land

83,200

Accepted Bldg

256,200

Total

339,400

WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:

R05-122-014

Account: 2717 Card: 1 of 1

Location:

RIVER POINT ROAD

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/19/2022
 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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250
0.69	Acres-HS Size Adj	4,062.50	2,803	100%		2,803
Total Acres 0.69					Land Total	84,053

Acpt Land 84,100 **Accepted Bldg** 0 **Total** 84,100

WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:

R05-122-015

Account: 2718 Card: 1 of 1

Location:

RIVER POINT ROAD

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/19/2022
 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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250
0.82	Acres-HS Size Adj	4,062.50	3,331	100%		3,331
Total Acres 0.82					Land Total	84,581

Acpt Land 84,600 **Accepted Bldg** 0 **Total** 84,600

WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:

R05-122-017

Account: 2747 Card: 1 of 1

Location:

ICE POND LANE

Neighborhood	RURAL NORTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/19/2022
Topography	Rolling	Sale Price 0
Utilities		Sale Type Land Only
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 106

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250	
0.50	Acres-HS Size Adj	4,062.50	2,031	100%		2,031	
Total Acres 0.50					Land Total	83,281	
Acpt Land		83,300	Accepted Bldg		0	Total	
						83,300	

WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:

R05-122-018

Account: 2748 Card: 1 of 1

Location:

ICE POND LANE

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data	
Sale Date	04/19/2022
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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250
0.83	Acres-HS Size Adj	4,062.50	3,372	100%		3,372
Total Acres 0.83					Land Total	84,622

Acpt Land	84,600	Accepted Bldg	0	Total	84,600
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WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:

R05-122-019

Account: 2749 Card: 1 of 1

Location:

ICE POND LANE

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/19/2022
 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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250	
0.78	Acres-HS Size Adj	4,062.50	3,169	100%		3,169	
Total Acres 0.78					Land Total	84,419	

Acpt Land 84,400 **Accepted Bldg** 0 **Total** 84,400

WISCASSET
 Name: RHI-CLARK'S POINT, LLC.

Valuation Report

09/27/2023

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Map/Lot:

R05-122-023

Account: 2750 Card: 1 of 1

Location:

ICE POND LANE

Neighborhood RURAL NORTHEAST
 Zoning/Use SHORE RESIDENTIA
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/19/2022
 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 Homesite Value	40,625.00	40,625	200%	Neighborhood	81,250	
0.59	Acres-HS Size Adj	4,062.50	2,397	100%		2,397	
Total Acres 0.59					Land Total	83,647	

Acpt Land 83,600 **Accepted Bldg** 0 **Total** 83,600

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	40,625.00	40,625	100%		40,625
0.74	Acres-HS Size Adj	4,062.50	3,006	100%		3,006
Total Acres 0.74						Land Total
						43,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1982	14X72	C 100	115,740	Avq-	40%	50%	100%	23,148
Wood Deck	1985	336	C 100	4,471	Avq.	81%	100%	100%	3,622
2S Frame Shed	1985	728	C 100	9,746	Avq.	81%	100%	100%	7,894
Frame Shed	1982	192	D 100	1,262	Fair	58%	100%	100%	732
1,008 SFLA	Outbuilding Total								35,396

Acpt Land	43,600	Accepted Bldg	35,400	Total	79,000
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WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/27/2023

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Account: 2758 Card: 1 of 1

Map/Lot:
 Location:

R05-122-B
 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	40,625.00	40,625	200%		81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.20	R 20+-Rear 20+	625.00	1,375	100%		1,375
Total Acres 23.20					Land Total	124,188

Accpt Land	124,200	Accepted Bldg	0	Total	124,200
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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31					Land Total	45,463

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	134,748
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	4,458
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,623
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	Below Average	Typical	133,583
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	100%	100%
						94,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	128	C 100	1,820	Avq-	71%	100%	100%	1,292
Barn 1S	1978	720	D 100	20,452	Avq-	69%	100%	100%	14,112
1,152 SFLA									15,404
Outbuilding Total								15,404	

Acpt Land	45,500	Accepted Bldg	110,200	Total	155,700
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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 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

49,900

Accepted Bldg

139,200

Total

189,100

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 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 Two Story, WOOD SHINGLE, 1 OTHER Units-0, Concrete, None, 100% Forced Warm, 4, 2, 1, None, 0, Full, NONE.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 2010, 0, TYPICAL, TYPICAL, Average, Typical, 151,847, None, None, 92%, 100%, 100%, 139,699, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land

104,600

Accepted Bldg

164,100

Total

268,700

WISCASSET
 Name: LIGHT, MARK
 LIGHT, ANN

Valuation Report

09/27/2023

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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	343,750	343,750	50%		171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250
4.93	Acres-Waterfront Rear	16,250.00	80,112	10%	Restrictio	8,011
Total Acres 25.93						Land Total 246,761

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,440 Sqft	Grade B 100	Base	294,240
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	-20,576
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	8,165
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,261
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	294,090
Functional Obsolescence						Value(Rcnld)
None						235,272

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1930	192	B 100	17,322	Good	80%	100%	100%	13,858
1 & 1/2 STORY FR	1930	960	B 100	109,116	Good	80%	100%	100%	87,293
ONE STORY FRAME	1930	570	B 100	51,424	Good	80%	100%	100%	41,139
Open Frame Porch	1930	288	B 100	8,712	Good	80%	100%	100%	6,970
Wood Deck	1980	800	B 100	11,945	Good	89%	100%	100%	10,631
Frame Garage	1930	342	B 100	16,046	Good	80%	100%	100%	12,837
1.50 ST SHED....	1980	320	C 100	2,800	Avq.	79%	100%	100%	2,212
Frame Shed	2000	64	C 100	490	Avq.	89%	100%	100%	436
4,722 SFLA									Outbuilding Total 175,376

Acpt Land 246,800 **Accepted Bldg** 410,600 **Total** 657,400

Name: FRANZEN, JR., RAYMOND W.

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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, 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 1.75 Story/BSMT, ONE STORY FRAME, 1S AD/GAR....., Open Frame Porch, Frame Shed, 3.016 SFLA.

Summary row: Acpt Land 58,400 Accepted Bldg 211,400 Total 269,800

WISCASSET

Valuation Report

09/27/2023

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	112.968	Avg.	65%	100%	100%	73.429	
4,456 SFLA									73.429	
Accpt Land						0	Accepted Bldg		73,400	Total
									73,400	

WISCASSET

Valuation Report

09/27/2023

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	58,400	211,400	269,800	58,400	211,400	269,800
2	0	73,400	73,400	0	73,400	73,400
TOTAL	58,400	284,800	343,200	58,400	284,800	343,200

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	343,750	343,750	10%	Restrictio	34,375
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	10%	Restrictio	3,438
2.00	Acres-Waterfront Rear	16,250.00	32,500	10%	Restrictio	3,250
Total Acres 3.00					Land Total	41,063
Accpt Land		41,100	Accepted Bldg		0	Total
						41,100

Name: BARNAKO, DONNA R. & FRANK R.

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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, 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 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.

Acpt Land

216,400

Accepted Bldg

401,900 Total

618,300

WISCASSET
 Name: CLARK'S POINT DEVELOPMENT, LLC.

Valuation Report

09/27/2023

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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	343,750	343,750	10%	Restrictio	34,375	
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	10%	Restrictio	3,438	
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250	
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250	
24.00	Acres-Waterfront Rear	16,250.00	390,000	10%	Restrictio	39,000	
Total Acres 45.00						Land Total	109,313
Acpt Land		109,300	Accepted Bldg		0	Total	109,300

WISCASSET
 Name: STEWART, REINE E

Valuation Report

09/27/2023

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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	343,750	343,750	50%	Neighborhood	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
27.50	Acres-Waterfront Rear	16,250.00	446,875	100%		446,875
Total Acres 28.50					Land Total	653,125

Acpt Land 653,100 **Accepted Bldg** 0 **Total** 653,100

WISCASSET
Name: MAINE, STATE OF

Valuation Report

09/27/2023

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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	16,250.00	4,063	100%		4,063
Total Acres 0.25				Land Total		4,063

Acpt Land	4,100	Accepted Bldg	0	Total	4,100
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WISCASSET

Valuation Report

09/27/2023

Name: PIERSON, MARK W

Page 1075

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 89,700 Accepted Bldg 19,800 Total 109,500

WISCASSET
 Name: CLEMENT, THOMAS L
 CLEMENT, CYNTHIA L

Valuation Report

09/27/2023

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Account: 793 Card: 1 of 1

Map/Lot: R05-128
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625	
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
0.90	Acres-Rear Land 11-20	1,250.00	1,125	100%		1,125	
Total Acres 11.90						Land Total	70,813

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,988 Sqft	Grade B 100	Base	369,287
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	1325 Sqft, Grade B	Basement Gar	None	Fin Bsmt	84,818
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
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				
						463,903				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	426,791					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2020	96	B 100	3,124	Avq.	92%	100%	100%	2,874	
Open Frame Porch	2020	72	B 100	2,425	Avq.	92%	100%	100%	2,231	
Frame Garage	2020	780	B 100	30,390	Avq.	92%	100%	100%	27,959	
Wood Deck	2020	260	B 100	4,028	Avq.	92%	100%	100%	3,706	
Frame Garage	2022	480	C 100	17,884	Avq.	92%	100%	100%	16,453	
3,479 SFLA									Outbuilding Total	53,223
Acpt Land		70,800		Accepted Bldg		480,000		Total	550,800	

WISCASSET
 Name: ROSE, CASSAUNDR
 ROSE, THATCHER

Valuation Report

09/27/2023

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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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38						Land Total 45,638

Dwelling Description

Replacement Cost New

Ranch	One Story	1,352 Sqft	Grade C 105	Base	166,049
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	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	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	175,732			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		87%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1978	192	C 105	15,815	Avq+	85%	100%	100%	13,443
Canopy	1978	336	C 100	4,320	Avq+	85%	100%	100%	3,672
Frame Shed	1978	120	C 100	918	Avq.	78%	100%	100%	716
1,544 SFLA									Outbuilding Total 17,831
Acpt Land		45,600		Accepted Bldg		170,700		Total 216,300	

Name: MCCURDY, ROBERT

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MCCURDY, VIRGINIA M

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 02/13/2023
Sale Price 852,000
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

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.

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.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists items like Wood Deck, BSMT ENTRY, ST GARAGE, APT, Encl Frame Porch.

Acpt Land 191,500 Accepted Bldg 258,300 Total 449,800

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
9.30	Acres-Rear Land 1-10	2,500.00	23,250	100%		23,250
Total Acres 10.30					Land Total	67,938

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
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	-15,432
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	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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%	159,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2021	400	C 100	31,380	Avq.	92%	75%	100%	21,653
Frame Shed	1990	96	C 100	735	Avq.	84%	100%	100%	617
1.75 ST GARAGE..	1999	1008	C 105	92,411	Avq.	88%	100%	100%	81,322
CARPORT.....	2002	396	C 100	6,301	Avq.	90%	100%	100%	5,671
Encl Frame Porch	2006	192	B 100	9,529	Avq.	85%	100%	100%	8,100
Frame Shed	1990	80	C 100	612	Avq.	84%	100%	100%	514
Frame Garage	2013	504	D 100	15,968	Avq.	92%	100%	100%	14,691
2,164 SFLA									132,568

Acpt Land 67,900 **Accepted Bldg** 292,200 **Total** 360,100

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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00						44,688

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade B 100	Base	210,918
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	-5,601
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	4,899
Attic	None			Attic	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	210,216			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		92%	95% 100%	183,729			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	36	B 100	1,378	Avq.	92%	95%	100%	1,205
1,568 SFLA						Outbuilding Total			1,205

Acpt Land	44,700	Accepted Bldg	184,900	Total	229,600
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WISCASSET
Name: DORSEY, MATTHEW W

Valuation Report

09/27/2023

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Map/Lot:

R05-128-C

Account: 796

Location:

68 CLARKS POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	67,900	292,200	360,100	67,900	292,200	360,100
2	44,700	184,900	229,600	44,700	184,900	229,600
TOTAL	112,600	477,100	589,700	112,600	477,100	589,700

WISCASSET
 Name: YOUNG, BRYCE J

Valuation Report

09/27/2023

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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	187,500	187,500	80%	Topoqrphv	150,000
1.00	Acres-Influence W Size Adi	18,750.00	18,750	100%		18,750
9.50	Acres-Rear Land 1-10	2,500.00	23,750	100%		23,750
Total Acres 10.50					Land Total	192,500
Acpt Land		192,500	Accepted Bldg		0	Total
						192,500

Valuation Report

Neighborhood RURAL NORTHEAST

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
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	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.80	Acres-Rear Land 1-10	2,500.00	7,000	100%		7,000
Total Acres 3.80					Land Total	51,688

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	132,342 0 0
Foundation	Concrete Slab	Basement	None	Basement	-15,815
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 Value(Rcnld)	
						116,527	
Functional Incomplete		Economic None	Obsolescence	Phys. % 92%	Func. % 65%	Econ. % 100%	69,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	36	C 100	1,198	Avq.	92%	65%	100%	716
Frame Shed	2000	320	D 100	2,105	Fair	68%	100%	100%	1,431
1,188 SFLA									
Outbuilding Total									2,147

Acpt Land 51,700 **Accepted Bldg** 71,800 **Total** 123,500

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 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, 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 1900, 0, TYPICAL, TYPICAL, Below Average, Typical, 120,216.

Table with 10 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 50,400 Accepted Bldg 119,100 Total 169,500

WISCASSET

Valuation Report

09/27/2023

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld	
SOLAR PANELS	2021							8,000	
----- SOUND VALUE -----									
							Outbuilding Total	8,000	
Accpt Land			0	Accepted Bldg			8,000	Total	8,000

WISCASSET
 Name: LEWIS, BARRY

Valuation Report

09/27/2023

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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	187,500	187,500	50%		93,750
1.00	Acres-Influence W Size Adj	18,750.00	18,750	50%		9,375
7.30	Acres-Rear Land 1-10	2,500.00	18,250	100%		18,250
Total Acres 8.30					Land Total	121,375
Accpt Land		121,400	Accepted Bldg		0	Total
						121,400

Neighborhood RURAL NORTHEAST

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

Sale Data
Sale Date 09/21/2001
Sale Price 96,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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	187,500	187,500	50%		93,750
1.00	Acres-Influence W Size Adj	18,750.00	18,750	50%		9,375
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	104,875

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	672 Sqft Masonry Trim Roof Cover	Grade C 100 None Sheet Metal	Base Trim Roof	74,860 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	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
1940	0	TYPICAL	TYPICAL	Good	Typical	74,860
Functional Obsolescence						Value(Rcnld)
None						59,888
Economic Obsolescence						
None						
Phys. %						
80%						
Func. %						
100%						
Econ. %						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	72	C 100	1,105	Good	80%	100%	100%	884
Frame Shed	1940	64	D 100	421	Fair	42%	100%	100%	177
Wood Deck	2006	360	C 100	4,778	Good	80%	100%	100%	3,822
Open Frame Porch	2006	40	C 100	1,299	Good	80%	100%	100%	1,039
672 SFLA									
Outbuilding Total									5,922

Acpt Land 104,900 **Accepted Bldg** 65,800 **Total** 170,700

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, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1999, 0 TYPICAL, TYPICAL, Average, Typical, 111,285.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 89%, 100%, 100%, 99,044.

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, 912 SFLA.

Acpt Land 43,900 Accepted Bldg 122,400 Total 166,300

WISCASSET
 Name: MATTHEW, SERVILIO B
 PALUCK, TARA

Valuation Report

09/27/2023

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Account: 801 Card: 1 of 1

Map/Lot: R05-132
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	80%	Topoqrphry	150,000
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	178,750

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	780 Sqft	Grade B 100	Base	159,380
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		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	164,279			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	139,637			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	400	B 100	36,088	Avq.	85%	100%	100%	30,675
Frame Garage	1990	360	B 100	16,636	Avq.	85%	100%	100%	14,141
Encl Frame Porch	1990	60	B 100	3,335	Avq.	85%	100%	100%	2,835
Wood Deck	1990	384	B 100	5,846	Avq.	85%	100%	100%	4,969
1.25 ST GARAGE..	1990	640	C 100	34,991	Avq.	84%	100%	100%	29,392
Wood Deck	1990	30	B 100	655	Avq.	85%	100%	100%	557
1,765 SFLA						Outbuilding Total			82,569
Acpt Land		178,800	Accepted Bldg		222,200	Total			401,000

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) 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, 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 Built 1946, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land 178,000 Accepted Bldg 146,800 Total 324,800

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	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
8.00	Acres-Waterfront Rear	16,250.00	130,000	100%		130,000
Total Acres 9.00						Land Total 336,250

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	1,248 Sqft	Grade B 95	Base		242,258
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		3,103
Attic	None			Attic		0
FirePlaces	2			Fireplace		9,310
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	254,671			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	75%	100%	124,152		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1740	160	B 95	7,626	Avq.	65%	75%	100%	3,718
Frame Shed	1960					----- S O U N D V A L U E -----			100
1.25 ST SHED....	1960	240	D 100	1,678	Avq-	61%	100%	100%	1,024
2,184 SFLA						Outbuilding Total			4,842
Acpt Land		336,300	Accepted Bldg		129,000	Total		465,300	

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	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
6.00	Acres-Waterfront Rear	16,250.00	97,500	100%		97,500
Total Acres 7.00					Land Total	303,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1989	192	C 100	2,635	Avq-	74%	100%	100%	1,950
14' Mobile Home	1986	14X56	D 100	71,019	Fair	30%	50%	100%	10,653
784 SFLA						Outbuilding Total			12,603
Accpt Land		303,800	Accepted Bldg		12,600	Total			316,400

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	43,750.00	1,181,250	100%		1,181,250
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.10	Acres-Rear Land 11-20	1,250.00	125	100%		125
Total Acres 11.10			Land Total			1,210,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	2012	9000	C 110	658,603	Avq+	97%	80%	100%	511,076
APT	2012	8474	C 110	620,112	Avq+	97%	80%	100%	481,207
Open Frame Porch	1980	303	C 100	7,956	Avq.	79%	100%	100%	6,285
Frame Shed	1980	420	C 100	3,212	Avq.	79%	60%	100%	1,522
APT	2012	768	C 110	56,201	Avq+	97%	80%	100%	43,612
Open Frame Porch	1980	80	C 100	2,311	Avq.	79%	100%	100%	1,826
Encl Frame Porch	1980	21	C 100	1,308	Avq.	79%	100%	100%	1,033
						Outbuilding Total			1,046,561

Land	1,026,700	Accepted Bldg	1,046,600	Total	2,073,300
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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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	152,750

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,076 Sqft	Grade B 95	Base		193,679
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	193,679			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	162,690		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.25 ST GARAGE..	1987	572	B 95	34,656	Avq.	84%	100%	100%	29,111
Wood Deck	1987	140	B 95	2,155	Avq.	84%	100%	100%	1,810
Wood Deck	1987	32	B 95	650	Avq.	84%	100%	100%	546
Open Frame Porch	1987	12	B 95	645	Avq.	84%	100%	100%	542
1,883 SFLA									
						Outbuilding Total		32,009	

Acpt Land	152,800	Accepted Bldg	194,700	Total	347,500
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WISCASSET
 Name: MALONEY, WILLIAM J J/T
 MALONEY, CAROLYN S

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30			Land Total			152,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	884 Sqft	Grade B 95	Base		159,119
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		6,205
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	172,296			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	144,729				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	104	B 95	8,914	Avq.	84%	100%	100%	7,488
ONE STORY FRAME	1987	192	B 95	16,456	Avq.	84%	100%	100%	13,823
Open Frame Porch	1987	48	B 95	1,640	Avq.	84%	100%	100%	1,378
Wood Deck	1987	116	B 95	1,820	Avq.	84%	100%	100%	1,529
1.25 ST GARAGE..	1987	528	B 95	32,344	Avq.	84%	100%	100%	27,169
Frame Shed	2003	128	B 95	1,069	Avq.	84%	100%	100%	898
1,843 SFLA									52,285
						Outbuilding Total			
Acpt Land		152,000	Accepted Bldg		197,000	Total		349,000	

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)	50 0 0 Land Schedule 106

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
6.50	Acres-Waterfront Rear	16,250.00	105,625	100%		105,625
Total Acres 7.50						Land Total 311,875

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,408 Sqft	Grade C 105	Base	172,927
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	-19,681
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	4,473
Attic	None			Attic	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	157,719			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	130,907		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	768	C 105	27,389	Avq.	81%	100%	100%	22,185
Frame Shed	2005	112	C 105	900	Avq.	91%	100%	100%	819
1,408 SFLA									
Outbuilding Total									23,004
Acpt Land		311,900	Accepted Bldg		153,900	Total		465,800	

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	153,800

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	400 Sqft	Grade C 105	Base		67,842
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	67,842
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	48,168

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1954	380	C 105	36,952	Avg.	71%	100%	100%	26,236
1.25 ST GARAGE..	1984	624	C 100	34,221	Avg.	81%	100%	100%	27,719
1,080 SFLA									
Outbuilding Total									53,955

Acpt Land	153,800	Accepted Bldg	102,100	Total	255,900
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WISCASSET
 Name: BRANDT, MARY BETH

Valuation Report

09/27/2023

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Map/Lot:
 Location:

R06-003-SOLAR ON
 202 FEDERAL STREET

Account: 2785 Card: 1 of 1

Neighborhood VILLAGE

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 101

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
SOLAR PANELS	2022								7,800
----- SOUND VALUE -----									
Outbuilding Total									7,800
Acpt Land			0	Accepted Bldg			7,800	Total	7,800

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/06/2013
Topography	Level	Sale Price 147,500
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.75	Acres-Rear Land 1-10	2,500.00	4,375	100%		4,375
Total Acres 2.75					Land Total	155,625

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	666 Sqft	Grade B 95	Base	114,092
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	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
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	126,505			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	94,879		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1848	371	B 95	31,798	Avq+	75%	100%	100%	23,848
1.25 ST GARAGE..	1990	768	C 100	41,146	Avq.	84%	100%	100%	34,563
Frame Bay Window	1848	21	B 95	1,800	Avq+	75%	100%	100%	1,350
ONE STORY FRAME	1999	162	B 95	13,885	Avq.	88%	100%	100%	12,219
Open Frame Porch	1999	54	B 95	1,808	Avq.	88%	100%	100%	1,591
ONE STORY FRAME	2017	192	B 95	16,456	Avq.	92%	75%	100%	11,355
1,745 SFLA									84,926
						Outbuilding Total		84,926	
Acpt Land		155,600		Accepted Bldg		179,800		Total 335,400	

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	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28					Land Total	96,950

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade B 100	Base	154,610
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% Warm & Cool Air	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-291
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Above Average	Typical	157,585
Functional Obsolescence						Value(Rcld)
None						118,189

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcld
						Phy	Func	Econ	
UA/Fr/B	1870	270	B 100	30,696	Avq+	75%	100%	100%	23,022
Unfinished Attic	1870	135	B 100	846	Avq+	75%	100%	100%	634
Frame Shed	1870	135	B 100	1,188	Avq+	75%	100%	100%	891
Wood Deck	1990	144	B 100	2,328	Avq+	75%	100%	100%	1,746
Frame Garage	2009	288	B 100	14,279	Avq.	92%	100%	100%	13,137
1.50 ST GARAGE..	2009	672	B 100	57,166	Avq.	92%	100%	100%	52,593
Canopy	2009	72	C 100	1,004	Avq.	92%	100%	100%	924
Wood Deck	2009	120	C 100	1,718	Avq.	92%	100%	100%	1,581
Finished Attic	2015	672	B 100	15,514	Avq.	92%	100%	100%	14,273
1,697 SFLA									Outbuilding Total
									108,801

Acpt Land 97,000 **Accepted Bldg** 227,000 **Total** 324,000

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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10						55,875

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,156 Sqft	Grade B 100	Base	260,645
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	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	276,149
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	245,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	320	B 100	28,869	Avq.	89%	100%	100%	25,693
Open Frame Porch	1999	40	B 100	1,494	Avq.	89%	100%	100%	1,330
Open Frame Porch	1999	70	B 100	2,368	Avq.	89%	100%	100%	2,108
3/4S AD/GAR.....	1999	1008	B 100	78,746	Avq.	89%	100%	100%	70,084
Wood Deck	1999	258	B 100	3,999	Avq.	89%	100%	100%	3,559
Frame Shed	1999	140	C 100	1,071	Avq.	88%	100%	100%	942
ONE STORY FRAME	1999	40	B 100	3,608	Avq.	89%	100%	100%	3,211
Open Frame Porch	1999	53	B 100	1,871	Avq.	89%	100%	100%	1,665
2,672 SFLA									
Outbuilding Total									108,592

Acpt Land

55,900

Accepted Bldg

354,400

Total

410,300

Name: CONROY, RICHARD C J/T

Page 1102

CONROY, GERARD T

Map/Lot:

R06-005-B

Account: 814 Card: 1 of 1

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

Table with 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, and Total Acres 1.00.

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. Rows include 1989, 0 TYPICAL, TYPICAL, Above Average, Typical, 166,319.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 91%, 100%, 100%, 151,350.

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, 1 Story/BASEMENT, and 1,590 SFLA.

Acpt Land 96,300 Accepted Bldg 186,900 Total 283,200

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	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10					Land Total	101,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 110	Base	245,519
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	38,728
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
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	301,302			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	87%	100%	100%	262,133				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1994	160	B 110	20,005	Avq.	87%	100%	100%	17,404
1.50 ST GARAGE..	1994	784	B 110	72,475	Avq.	87%	100%	100%	63,053
Wood Deck	1994	480	B 110	7,979	Avq.	87%	100%	100%	6,942
Wood Deck	1994	40	B 110	882	Avq.	87%	100%	100%	767
2,302 SFLA									88,166
Outbuilding Total									88,166

Acpt Land 101,500 **Accepted Bldg** 350,300 **Total** 451,800

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	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575
Total Acres 1.63						Land Total 97,825

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	243,616 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	0% Not Heated	Cooling	0% None	Heat	-17,839
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,940
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1968	TYPICAL	TYPICAL	Average	Typical	246,557
Functional Obsolescence						Value(Rcnld)
None						160,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1890	70	C 100	2,059	Avq.	65%	100%	100%	1,338
Wood Deck	1988	140	C 100	1,972	Avq.	65%	100%	100%	1,282
1.75 ST GARAGE..	1970	624	C 100	54,482	Avq.	74%	100%	100%	40,317
Frame Shed	1970	276	D 100	1,816	Fair	52%	100%	100%	944
Swimming Pool	1970	1	C 100	7,224	Avq.	99%	100%	100%	7,152
Wood Deck	2001	126	D 100	1,542	Avq-	79%	100%	100%	1,218
Outbuilding Total									52,251

Acpt Land

97,800

Accepted Bldg

212,500

Total

310,300

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	37,500.00	1,012,500	112%	Neighborho	1,134,000
1.00	Acres-HS Size Adj	3,750.00	3,750	85%		3,188
3.25	Acres-Rear Land 1-10	2,500.00	8,125	85%		6,906
Total Acres 4.25						Land Total 1,144,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1980	3680	B 100	281,537	Avq+	86%	112%	100%	271,177
2S Open Fr Porch	0	55	B 100	3,146	Avq+	75%	112%	100%	2,643
Wood Deck	0	312	B 100	4,790	Avq+	75%	112%	100%	4,023
CLUBHOUSE.....	1980	748	B 100	55,342	Avq+	86%	112%	100%	53,305
Frame Shed	1980	144	C 100	1,101	Avq.	79%	112%	100%	974
BSMT FINISHED...	1980	2044	B 100	125,579	Avq+	86%	112%	100%	120,958
2S Open Fr Porch	0	92	B 100	4,904	B Gr	86%	112%	100%	4,723
Outbuilding Total									457,803

Land 970,200 **Accepted Bldg** 457,800 **Total** 1,428,000

Valuation Report

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	281.537	Avq+	86%	85%	100%	205.804
2S Open Fr Porch	1980	55	B 100	3.146	Avq+	86%	85%	100%	2.300
Wood Deck	1980	312	B 100	4.790	Avq+	86%	85%	100%	3.501
BSMT FINISHED...	1980	2044	B 100	125.579	Avq+	86%	85%	100%	91.798
2S Open Fr Porch	1980	92	B 100	4.904	Avq+	86%	85%	100%	3.584
Outbuilding Total									306.987
Acpt Land			0	Accepted Bldg		307,000		Total	307,000

Account: 817 Card: 3 of 3

Map/Lot: R06-006-B
 Location: 18 DEER RIDGE ROAD

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	281.537	Avg+	86%	85%	100%	205.804
2S Open Fr Porch	0	55	B 100	3.146	Avg+	75%	85%	100%	2.006
BSMT FINISHED...	0	2044	B 100	125.579	Avg+	75%	85%	100%	80.056
2S Open Fr Porch	0	92	B 100	4.904	Avg+	75%	85%	100%	3.126
Wood Deck	0	312	B 100	4.790	Avg+	75%	85%	100%	3.053
Outbuilding Total									294,045
Acpt Land			0	Accepted Bldg		294,000	Total		294,000

WISCASSET
Name: DC DEER RIDGE, LLC

Valuation Report

09/27/2023

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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	1,144,100	457,800	1,601,900	970,200	457,800	1,428,000
2	0	307,000	307,000	0	307,000	307,000
3	0	294,000	294,000	0	294,000	294,000
TOTAL	1,144,100	1,058,800	2,202,900	970,200	1,058,800	2,029,000

WISCASSET
 Name: PEPE, TIFFANY L
 PEPE, VINCENT M

Valuation Report

09/27/2023

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Account: 818 Card: 1 of 1

Map/Lot: R06-006-C
 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/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 Water Influence 1	87,500.00	87,500	100%		87,500	
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
2.25	Acres-Rear Land 11-20	1,250.00	2,813	100%		2,813	
Total Acres 13.25						Land Total	124,063

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,040 Sqft	Grade B 100	Base	193,188
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	468 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,958
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	243,549			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	209,452			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	143	B 100	12,901	Avq.	86%	100%	100%	11,095
1 Story/BASEMENT	1993	44	B 100	4,686	Avq.	86%	100%	100%	4,030
Open Frame Porch	1993	411	B 100	12,294	Avq.	86%	100%	100%	10,573
3/4S AD/GAR.....	1993	650	B 100	52,500	Avq.	86%	100%	100%	45,150
1.75 ST GARAGE..	1993	936	B 100	93,984	Avq.	86%	100%	100%	80,826
2,007 SFLA									
Outbuilding Total									151,674
Acpt Land		124,100		Accepted Bldg		361,100		Total	485,200

Name: RENDALL, R KEITH J/T

Page 1110

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

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.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Colonial Exterior, Foundation, 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.

Acpt Land

106,300

Accepted Bldg

187,900

Total

294,200

WISCASSET
 Name: THIBEAULT, PATRICIA F
 THIBEAULT, THOMAS JP

Valuation Report

09/27/2023
 Page 1111
 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	43,750.00	87,500	100%		87,500
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 39.00					Land Total	140,625

Acpt Land 140,600 **Accepted Bldg** 0 **Total** 140,600

WISCASSET
 Name: TAHINCIOGLU, KIMBERLY S
 WEST, CHRISTOPHER M

Valuation Report

09/27/2023

Page 1112

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	87,500.00	87,500	75%	Topoqrphry	65,625	
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750	
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500	
Total Acres 2.00						Land Total	76,875

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	212,210 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	170 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	14,612
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	239,060			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	219,935			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	96	B 100	10,225	Avq.	92%	100%	100%	9,407
Open Frame Porch	2006	32	B 100	1,261	Avq.	92%	100%	100%	1,160
Wood Deck	2006	421	C 100	5,555	Avq.	92%	100%	100%	5,111
Wood Deck	2006	56	C 100	901	Avq.	92%	100%	100%	829
Frame Shed	2007	128	C 100	979	Avq.	92%	90%	100%	811
2 Story/BASEMENT	2006	160	B 100	26,132	Avq.	92%	100%	100%	24,041
2,376 SFLA						Outbuilding Total			41,359
Acpt Land		76,900		Accepted Bldg		261,300		Total	338,200

WISCASSET

Valuation Report

09/27/2023

Name: CINQ-MARS, KENNETH W J/T

Page 1113

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 48,200 Accepted Bldg 0 Total 48,200

Neighborhood RURAL WEST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/19/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
10.00	Acres-Commercial Prime	52,500.00	525,000	100%		525,000
0.60	Acres-Commercial 1-20	4,750.00	2,850	100%		2,850
Total Acres 11.60					Land Total	580,288

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Multi Res Elderly	1972						----- SOUND VALUE -----			736,700
UNF. BASEMENT	0	4560	C 100	54,765	Fair	42%	100%	100%		23,001
Outbuilding Total										759,701

Land 300,000 **Bldg Override** 758,400 **Total** 1,058,400

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial, 1.00 Acres-Commercial Size Adj, 0.01 Acres-Commercial Prime, and Total Acres 1.01.

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 1890, 0, TYPICAL, TYPICAL, Above Average, Typical, 115,070.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 75%, 100%, 100%, 86,302.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1.5 Story/BSMT, 1.50 ST BARN..., 1.75 ST GARAGE.., Wood Deck, Wood Deck, 1.815 SFLA.

Acpt Land 53,000 Accepted Bldg 211,400 Total 264,400

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, INHABITANTS OF THE TOWN OF
WISCASSET PRIMARY SCHOOL

Page 1116

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
10.00	Acres-Commercial Prime	52,500.00	525,000	100%		525,000
10.08	Acres-Commercial 1-20	4,750.00	47,880	100%		47,880
Total Acres 21.08					Land Total	625,318

Acpt Land	625,300	Accepted Bldg	0	Total	625,300
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
27.00	R 20+-Rear 20+	625.00	16,875	100%		16,875
Total Acres 48.00						Land Total 103,875

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	392 Sqft	Grade B 95	Base		69,176
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	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		69,176
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	100%	100%	44,964		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
1 & 1/2 STORY FR	1930	266	B 95	28,724	Avq.	65%	100%	100%	18,671
ONE STORY FRAME	1930	266	B 95	22,798	Avq.	65%	100%	100%	14,819
ONE STORY FRAME	1997	400	C 100	31,380	Avq.	87%	100%	100%	27,301
Open Frame Porch	1997	100	C 100	2,818	Avq.	87%	100%	100%	2,452
1.50 ST BARN....	1930	2304	C 100	106,576	Avq+	70%	100%	100%	74,603
1 ST BARN.....	1930	384	C 100	14,358	Avq+	70%	100%	100%	10,051
Unfin Basement	1930	2688	C 100	13,440	Avq+	90%	100%	100%	12,096
1 Story/BASEMENT	1997	984	C 100	91,131	Avq.	87%	100%	100%	79,284
ONE STORY FRAME	1930	312	B 95	26,740	Avq.	65%	100%	100%	17,381
Wood Deck	1997	168	C 100	2,330	Avq.	87%	100%	100%	2,027
3,047 SFLA							Outbuilding Total		258,685

Acpt Land	103,900	Accepted Bldg	303,600	Total	407,500
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Valuation Report

Map/Lot: R06-009
 Location: 156 GARDINER ROAD

Account: 825 Card: 2 of 2

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	2,725	Ava.	87%	100%	100%	2,371
Frame Shed	2001	144	C 100	1,101	Ava.	89%	100%	100%	980
Open Frame Porch	1930	60	C 100	1,805	C Gr	89%	100%	100%	1,606
Frame Shed	2001	1008	D 100	6,631	Fair	69%	100%	100%	4,575
ONE STORY FRAME	1930	144	D 100	9,715	D Gr	69%	100%	100%	6,703
Unfinished Attic	1930	312	D 100	1,462	D Gr	69%	100%	100%	1,009
AV POLE SHED....	2011	512	C 100	3,225	Ava.	92%	100%	100%	2,967
3,191 SFLA									
						Outbuilding Total			20,211
Acpt Land		0	Accepted Bldg		20,200	Total			20,200

WISCASSET
Name: MORRIS FARM TRUST

Valuation Report

09/27/2023

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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	103,900	303,600	407,500	103,900	303,600	407,500
2	0	20,200	20,200	0	20,200	20,200
TOTAL	103,900	323,800	427,700	103,900	323,800	427,700

WISCASSET
 Name: REVISION INVESTMENTS, LLC.

Valuation Report

09/27/2023

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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
----- SOUND VALUE -----									
								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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
10.00	Acres-Commercial Prime	52,500.00	525,000	100%		525,000
10.00	Acres-Commercial 1-20	4,750.00	47,500	100%		47,500
65.00	Acres-Commercial 20+	2,125.00	138,125	100%		138,125
Total Acres 86.00						Land Total 763,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CLUBHOUSE.....	1997	6297	C 100	342,221	Avq.	87%	100%	100%	297,732
CLUBHOUSE.....	1997	19344	C 100	1,033,712	Avq.	87%	100%	100%	899,329
Swimming Pool	1997	3600	C 100	65,304	Avq.	87%	100%	100%	56,814
WAREHOUSE WD....	1997	1596	C 100	74,302	Avq.	87%	100%	100%	64,643
1 Story/BASEMENT	1997	864	C 100	80,018	Avq.	87%	100%	100%	69,616
Encl Frame Porch	1997	72	C 100	3,389	Avq.	87%	100%	100%	2,948
Open Frame Porch	1997	42	C 100	1,350	Avq.	87%	100%	100%	1,174
PAVING.....	1997	30000	C 100	63,600	Avq.	87%	50%	100%	27,666
864 SFLA									Outbuilding Total 1,419,922

Acpt Land 763,100 **Accepted Bldg** 1,419,900 **Total** 2,183,000

Name: GURNEY, JOHN A

Page 1122

DUNN, ELIZABETH JANE

Map/Lot:

R06-011-A

Account: 827 Card: 1 of 1

Location: 240 GARDINER ROAD

Neighborhood: RURAL WEST

Zoning/Use: RURAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 05/06/2022
Sale Price: 225,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

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

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 0.46 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch (1,300 Sqft), Exterior (COMPOSITION), Foundation (Concrete), Rooms (5), etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1976, 0, TYPICAL, TYPICAL, Average, Typical, 166,811.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Frame Garage, Swimming Pool, Frame Shed, 1,300 SFLA.

Acpt Land 47,100 Accepted Bldg 171,800 Total 218,900

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	45,000.00	45,000	100%		45,000
0.51	Acres-HS Size Adj	4,500.00	2,295	100%		2,295
Total Acres 0.51						47,295

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	134,117
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	134,117		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		87%	100%	100%		
						116,682		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Shed	1978	80	E 100	454	Poor	42%	100%	100%
Frame Shed	1978	100	E 100	566	Poor	42%	100%	100%
1,092 SFLA						Outbuilding Total	429	

Acpt Land 47,300 **Accepted Bldg** 117,100 **Total** 164,400

Name: SMITH, MICHAEL A J/T

Page 1124

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Size Adj, Acres-Commercial 1-20.

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, Value Rcnld.

Acpt Land

61,900

Accepted Bldg

201,900 Total

263,800

WISCASSET
 Name: WISCASSET, TOWN OF
 H.S. FIELDS

Valuation Report

09/27/2023

Page 1125

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adi	4,750.00	4,750	100%		4,750
9.40	Acres-Commercial Prime	52,500.00	493,500	100%		493,500
Total Acres 10.40					Land Total	545,938

Acpt Land	545,900	Accepted Bldg	0	Total	545,900
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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.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows list various structures like SCHOOL AVERAGE, GARAGE MAS COM, Frame Shed, etc., and an Outbuilding Total.

Accpt Land 813,200 Accepted Bldg 8,243,500 Total 9,056,700

Name: WHITTAKER, MELINDA N J/T

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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, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include One Story, WOOD SHINGLE, OTHER Units-0, Concrete, 100% Floor/Wall, 7, 3, 2, None, Full, NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1979, 2002, TYPICAL, TYPICAL, Average, Typical, 102,715.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, ONE STORY FRAME, 1 & 1/2 STORY FR, Wood Deck, ONE STORY FRAME, Frame Garage, 1,868 SFLA.

Acpt Land 63,800 Accepted Bldg 183,100 Total 246,900

WISCASSET

Valuation Report

09/27/2023

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	17.808	Avg.	92%	100%	100%	16.383	
2,044 SFLA									16.383	
Accpt Land						0	Accepted Bldg		16,400	Total
									16,400	

WISCASSET

Valuation Report

09/27/2023

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	63,800	183,100	246,900	63,800	183,100	246,900
2	0	16,400	16,400	0	16,400	16,400
TOTAL	63,800	199,500	263,300	63,800	199,500	263,300

Name: LAMSON, DONALD L

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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 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, Base, 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 Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land 60,600 Accepted Bldg 170,500 Total 231,100

WISCASSET
 Name: JONES, LOUISE J
 DAVIS, DANIEL O

Valuation Report

09/27/2023

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Account: 832 Card: 1 of 1

Map/Lot: R06-013-B
 Location: 294 GARDINER ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RURAL
 Topography: Rolling Steep
 Utilities: Drilled Well Septic System
 Street: Paved

Sale Data
 Sale Date: 04/08/2022
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

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): Land Schedule 103

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	4,500.00	4,500	100%		4,500
2.31	Acres-Rear Land 1-10	2,500.00	5,775	100%		5,775
Total Acres 3.31						Land Total: 55,275

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	770 Sqft	Grade B 95	Base	131,908
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	-2,613
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	6,904
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-224
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	TYPICAL	TYPICAL	Fair	Typical	135,975
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value(Rcnld)
None						
Phys. %						Value(Rcnld)
42%						
Func. %						Value(Rcnld)
95%						
Econ. %						Value(Rcnld)
100%						
Percent Good						Value(Rcnld)
Typical						
None						Value(Rcnld)
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1875	276	B 95	23,655	Fair	42%	95%	100%	9,438
Unfinished Attic	1875	276	B 95	1,642	Fair	42%	95%	100%	655
Frame Shed	1990	180	B 95	1,505	Fair	42%	95%	100%	600
Frame Shed	1990	308	B 95	2,575	Fair	42%	95%	100%	1,027
Wood Deck	1988	190	C 100	2,610	Avg.	83%	100%	100%	2,166
ONE STORY FRAME	2002	24	C 100	1,882	Avg.	90%	100%	100%	1,694
Unfinished Attic	1875	180	B 95	1,072	Fair	42%	100%	100%	450
1,455 SFLA									16,030

Acpt Land 55,300 **Accepted Bldg** 70,300 **Total** 125,600

WISCASSET
 Name: JONES, JUDITH L

Valuation Report

09/27/2023

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Map/Lot:

R06-013-C

Location:

GARDINER ROAD

Account: 833 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Accpt Land	51,300	Accepted Bldg	0	Total	51,300
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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	45,000.00	45,000	100%		45,000	
0.20	Acres-HS Size Adj	4,500.00	900	100%		900	
Total Acres 0.20						Land Total	45,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
TOWER.....	0									100,000
----- S O U N D V A L U E -----										100,000
Outbuilding Total										100,000

Acpt Land	45,900	Accepted Bldg	100,000	Total	145,900
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WISCASSET
 Name: WILLS, KENNETH A
 WILLS, DEBRA S

Valuation Report

09/27/2023

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Account: 835 Card: 1 of 1

Map/Lot: R06-013-E
 Location: 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38						Land Total 50,450

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,056 Sqft	Grade D 100	Base		75,876
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		-12,090
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	Plumbing		0
Baths	1	Half Baths	0	Attic		0
Attic	None			Fireplace		0
FirePlaces	0			Insulation		-1,612
Insulation	Minimal			Unfinished		0
Unfin. Living Area	NONE					

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	TYPICAL	TYPICAL	Below Average	Typical	62,174	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	47,252

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	96	D 100	632	Avq-	75%	100%	100%	474
1.50 ST SHED....	2001	400	C 100	3,500	Avq.	89%	100%	100%	3,115
Open Frame Porch	2002	128	C 100	3,526	Avq.	90%	100%	100%	3,173
1,056 SFLA									
Outbuilding Total									6,762

Acpt Land 50,500 **Accepted Bldg** 54,000 **Total** 104,500

WISCASSET
 Name: LAMSON, DONALD L

Valuation Report

09/27/2023

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Map/Lot:

R06-013-F

Account: 2216 Card: 1 of 1

Location:

LAMSON LANE

Neighborhood RURAL WEST

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

Sale Data
 Sale Date 10/01/2000
 Sale Price 0
 Sale Type
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00					Land Total	83,250

Acpt Land 83,300 **Accepted Bldg** 0 **Total** 83,300

Name: DERMODY, JUAN F

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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 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 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 1974, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Above Average, Layout Typical, Total 130,976.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.25 ST GARAGE., Frame Shed, Wood Deck, and 1,056 SFLA.

Acpt Land 51,600 Accepted Bldg 146,100 Total 197,700

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 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (45,000.00) and 0.69 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Conventional One Story (594 Sqft), Foundation (Concrete Block), Heating (100% Forced Warm), etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include Built 1940, Kitchens 0 TYPICAL, Condition Below Average, Total 71,202.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Shed (1960, 130 D 100), Frame Garage (2009, 576 C 100), etc.

Acpt Land 48,100 Accepted Bldg 63,400 Total 111,500

Name: AUSTIN, BRIAN A

Page 1138

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%, 133,310, and Outbuilding Total.

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 47,100 Accepted Bldg 135,000 Total 182,100

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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
4.40	Acres-Rear Land 11-20	1,250.00	5,500	100%		5,500	
Total Acres 15.40						Land Total	80,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1985	2320	C 100	70,278	Avq-	72%	100%	100%	50,600
Wood Deck	1985	378	C 100	5,008	Avq-	72%	100%	100%	3,606
1S AD/GAR.....	1985	1120	C 100	91,449	Avq-	72%	100%	100%	65,843
Outbuilding Total									120,049

Acpt Land	80,000	Accepted Bldg	120,000	Total	200,000
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WISCASSET
 Name: WYMAN, STUART R

Valuation Report

09/27/2023

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Map/Lot:

R06-017-004

Account: 843 Card: 1 of 1

Location:

271 GARDINER ROAD

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	80,784	Avg-	40%	50%	100%	16,157
924 SFLA						Outbuilding Total			16,157
Accpt Land			0	Accepted Bldg		16,200	Total		16,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00						Land Total 49,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 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	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	77,143
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	65,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	2005	896	B 100	51,294	Avq.	91%	100%	100%	46,678
Wood Deck	2005	96	C 100	1,411	Avq.	91%	100%	100%	1,284
Wood Deck	1990	96	C 100	1,411	Avq.	84%	100%	100%	1,185
1,248 SFLA						Outbuilding Total			49,147

Acpt Land 49,500 **Accepted Bldg** 114,700 **Total** 164,200

WISCASSET
 Name: JONES, GREGG T
 JONES, ELAINE F

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
0.60	Acres-HS Size Adj	4,500.00	2,700	100%		2,700
Total Acres 0.60						47,700

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,144 Sqft	Grade D 100	Base	82,199
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	-13,097
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	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
2017	0	TYPICAL	TYPICAL	Average	Typical	73,987
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	68,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2017	294	C 100	12,450	Avq.	92%	100%	100%	11,454
Open Frame Porch	2017	42	C 100	1,350	Avq.	92%	100%	100%	1,242
Frame Garage	2017	832	C 100	27,906	Avq.	92%	100%	100%	25,674
Wood Deck	2017	80	C 100	1,208	Avq.	92%	100%	100%	1,111
1,144 SFLA									39,481

Acpt Land 47,700 **Accepted Bldg** 107,500 **Total** 155,200

Name: WISCASSET, INHABITANTS OF THE TOWN OF

BUS GARAGE

Map/Lot:

R06-018

Account: 844 Card: 1 of 1

Location: 263 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 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 Rcnld. Rows include GARAGE FRAME, OFFICE MEZZ, and PAVING.

Accpt Land 51,600 Accepted Bldg 249,900 Total 301,500

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, Percent Good (Func, Econ), Value Rcnld. Rows include CHURCH AV, FIN. BASEMENT, PAVING, Wood Deck, and Outbuilding Total.

Acpt Land 51,800 Accepted Bldg 381,600 Total 433,400

WISCASSET
Name: ME. DISTRICT CHURCH OF NAZARENE

Valuation Report

09/27/2023

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Map/Lot:

R06-019-001

Account: 2032 Card: 1 of 1

Location:

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

Valuation Report

Map/Lot: R06-020

Account: 846 Card: 1 of 1

Location: 243 GARDINER ROAD

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	45,000.00	45,000	100%		45,000
0.52	Acres-HS Size Adj	4,500.00	2,340	100%		2,340
Total Acres 0.52						47,340

Dwelling Description

Replacement Cost New

Ranch	One Story	1,012 Sqft	Grade C 100	Base	118,373
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	118,373		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		80%	100% 100%	94,698		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1976	168	C 100	2,330	Avq.	80%	100%	100%
1,012 SFLA							Outbuilding Total	1,864

Acpt Land 47,300 **Accepted Bldg** 96,600 **Total** 143,900

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 columns: Units, Method - Description, 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

51,500

Accepted Bldg

113,600 Total

165,100

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	45,000.00	45,000	100%		45,000
0.77	Acres-HS Size Adj	4,500.00	3,465	100%		3,465
Total Acres 0.77						48,465

Dwelling Description

Replacement Cost New

Double Wide	One Story	864 Sqft	Grade D 100	Base	62,080
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	62,080
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	48,422
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1987	192	D 100	2,266	Avq.	1,767
864 SFLA						1,767

Acpt Land 48,500 Accepted Bldg 50,200 Total 98,700

Name: WISCASSET, TOWN OF

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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 159,300 Accepted Bldg 85,700 Total 245,000

WISCASSET

Valuation Report

09/27/2023

Name: CHENEVERT, PAUL E

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CHENEVERT, STACEY L

Map/Lot:

R06-023

Account: 2256 Card: 1 of 1

Location: 46 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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.68	Acres-Rear Land 1-10	2,500.00	9,200	100%		9,200
Total Acres 4.68					Land Total	57,325

Accpt Land	57,300	Accepted Bldg	0	Total	57,300
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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	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90					Land Total	52,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade B 100	Base	194,752
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	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,049
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	224,700
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	199,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1998	576	B 100	37,214	Avg.	88%	100%	100%	32,748
Wood Deck	1998	240	B 100	3,735	Avg.	88%	100%	100%	3,287
1,620 SFLA									
Outbuilding Total									36,035

Acpt Land 52,900 **Accepted Bldg** 236,000 **Total** 288,900

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, Grade/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

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1997, 0, GOOD, GOOD, Average, Typical, 296,259.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.25 ST GARAGE., Open Frame Porch, Wood Deck, AB.GR. POOL....., Frame Shed, 1,688 SFLA.

Acpt Land 61,600 Accepted Bldg 312,400 Total 374,000

Name: TETU, THOMAS R (TRUSTEE)

Page 1153

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

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	4,500.00	4,500	100%		4,500
0.09	Acres-Rear Land 1-10	2,500.00	225	100%		225
Total Acres 1.09						Land Total: 49,725

Dwelling Description

Replacement Cost New

Ranch	One Story	1,440 Sqft	Grade C 105	Base	176,857
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	4,473
Attic	None			Attic	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	181,330
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	166,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2013	748	C 105	26,790	Avq.	92%	100%	100%	24,647
Open Frame Porch	2013	108	C 105	3,171	Avq.	92%	100%	100%	2,917
Wood Deck	2013	192	C 105	2,768	Avq.	92%	100%	100%	2,547
Frame Shed	2013	160	C 105	1,285	Avq.	92%	100%	100%	1,182
BSMT ENTRY.....	2013	30	C 105	482	Avq.	92%	100%	100%	443
Frame Shed	2020	96	C 100	735	Avq.	92%	100%	100%	676
1,440 SFLA									32,412

Acpt Land 49,700 **Accepted Bldg** 199,200 **Total** 248,900

WISCASSET

Valuation Report

09/27/2023

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 50,300 Accepted Bldg 0 Total 50,300

Name: FLANAGAN, TIMOTHY J

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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

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	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	50,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
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	720 Sqft, Grade D	Basement Gar	None	Fin Bsmt	34,467
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,330
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
1979	0	TYPICAL	TYPICAL	Average	Typical	156,867
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	127,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	200	C 100	2,738	Avq.	92%	100%	100%	2,519
Frame Garage	1979	480	C 100	17,884	Avq.	78%	100%	100%	13,950
Frame Shed	1979	160	D 100	1,052	Avq-	69%	100%	100%	726
Open Frame Porch	2017	140	C 100	3,830	Avq.	92%	100%	100%	3,524
1,040 SFLA									
Outbuilding Total									20,719

Acpt Land 50,000 **Accepted Bldg** 147,800 **Total** 197,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	49,500

Dwelling Description

Replacement Cost New

Colonial	Two Story	896 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	448 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,184
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	2,982
Attic	None			Attic	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	213,621
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		88%	100%	100%
						187,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	80	D 100	526	Avq.	90%	100%	100%	473
Wood Deck	2002	225	C 100	3,056	Avq.	90%	100%	100%	2,750
Wood Deck	2002	72	C 100	1,105	Avq.	90%	100%	100%	994
Open Frame Porch	2012	60	C 105	1,895	Avq.	92%	100%	100%	1,743
1,792 SFLA									5,960
Outbuilding Total									5,960

Acpt Land

49,500

Accepted Bldg

193,900

Total

243,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.58	Acres-Rear Land 1-10	2,500.00	1,450	100%		1,450
Total Acres 1.58						Land Total 50,950

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	92,639 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	6,758
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	99,397
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	90% 100%	66,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	64	D 100	421	Avq-	65%	100%	100%	274
Frame Shed	1990	143	D 100	940	Avq-	74%	100%	100%	696
Frame Shed	1980	160	D 100	1,052	Avq-	70%	100%	100%	736
792 SFLA									
Outbuilding Total									1,706

Acpt Land 51,000 **Accepted Bldg** 67,900 **Total** 118,900

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

Page 1158

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	45,000.00	45,000	10%		4,500
0.06	Acres-HS Size Adj	4,500.00	270	100%		270
Total Acres 0.06					Land Total	4,770

Acpt Land	4,800	Accepted Bldg	0	Total	4,800
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Valuation Report

Map/Lot: R06-028

Account: 857 Card: 1 of 1

Location: 161 GARDINER ROAD

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	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
2.00	Acres-Commercial 1-20	4,750.00	9,500	100%		9,500
Total Acres 4.00						Land Total 114,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE WOOD.....	1960	2326	C 100	154,739	Avq.	69%	100%	100%	106,770
BSMT	1960	2326	C 100	35,588	Avq.	69%	100%	100%	24,556
OFFICE WOOD.....	1998	1948	C 100	129,591	Avq.	88%	100%	100%	114,040
BSMT	1998	1948	C 100	29,805	Avq.	88%	100%	100%	26,228
APT	1998	870	C 100	57,877	Avq.	88%	70%	100%	35,652
Open Frame Porch	1960	48	C 100	1,501	Avq.	69%	100%	100%	1,036
Wood Deck	1998	112	C 100	1,615	Avq.	88%	100%	100%	1,421
Frame Garage	1998	484	C 100	17,998	Avq.	88%	100%	100%	15,838
PAVING.....	1998	7000	C 100	14,840	Avq.	88%	50%	100%	6,530
Outbuilding Total									332,071

Acpt Land 114,400 **Accepted Bldg** 332,100 **Total** 446,500

Name: BLAGDON, MICHAEL S

Page 1160

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 38,600 Accepted Bldg 135,200 Total 173,800

Name: BLAGDON, PAUL H

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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 columns: Units, Method - Description, 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). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land

40,500 Accepted Bldg

169,200 Total

209,700

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00						Land Total 49,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,008 Sqft	Grade D 100	Base	72,427
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	-11,540
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	60,887
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	51,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1987	144	C 100	6,328	Avq-	73%	100%	100%	4,619
Wood Deck	1987	100	C 100	1,462	Avq-	73%	100%	100%	1,067
Frame Shed	1987	120	D 100	789	Avq-	73%	100%	100%	576
1,008 SFLA						Outbuilding Total			6,262

Acpt Land 49,500 **Accepted Bldg** 57,400 **Total** 106,900

WISCASSET

Valuation Report

09/27/2023

Name: BATH SAVINGS TRUST COMPANY & JOY
TRUSTEES,HERBERT L. CRAFTS MARITAL

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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	2,500.00	16,250	100%		16,250
6.00	Acres-Softwood	311.00	1,866	100%		1,866
13.00	Acres-Hardwood	251.00	3,263	100%		3,263
1.24	Acres-Wasteland	75.00	93	100%		93
Total Acres 26.74					Land Total	21,472

Acpt Land	21,500	Accepted Bldg	0	Total	21,500
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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

60,700

Accepted Bldg

326,300 Total

387,000

Name: ALLEN, JACOB L

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LACHANCE, MAGENTA M

Map/Lot:

R06-029-B

Account: 2257 Card: 1 of 1

Location:

64 FOYE ROAD

Neighborhood RURAL WEST

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

Sale Data
Sale Date 05/27/2022
Sale Price 85,000
Sale Type Land & Buildings
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

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 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. Values include 2002, 0, TYPICAL, TYPICAL, Average, Typical, 68,665.

Table for Outbuildings/ Additions/ Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Wood Deck, Encl Frame Porch, and 1,104 SFLA.

Acpt Land 50,100 Accepted Bldg 92,900 Total 143,000

WISCASSET
 Name: CRAY, RAYMOND P

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.38	Acres-Rear Land 11-20	1,250.00	4,225	100%		4,225
Total Acres 14.38					Land Total	78,725

Acpt Land 78,700 **Accepted Bldg** 0 **Total** 78,700

WISCASSET
 Name: DORAY, SALLY I J/T
 DORAY, STACEY I

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.77	Acres-Rear Land 1-10	2,500.00	1,925	100%		1,925
Total Acres 1.77						Land Total 51,425

Dwelling Description

Replacement Cost New

Ranch	One Story	1,230 Sqft	Grade C 105	Base	151,065
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	4,473
Attic	Floor & Stairs			Attic	2,751
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	158,289			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	132,963			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	768	C 100	26,084	Avq-	71%	100%	100%	18,520
Encl Frame Porch	1987	72	C 105	3,559	Avq.	82%	100%	100%	2,918
Wood Deck	1987	267	C 105	3,771	Avq.	82%	100%	100%	3,092
1,230 SFLA									
Outbuilding Total 24,530									
Acpt Land		51,400		Accepted Bldg		157,500		Total 208,900	

WISCASSET

Valuation Report

09/27/2023

Name: DORAY, SALLY I J/T

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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 Outbuilding Total.

Acpt Land

0

Accepted Bldg

12,800

Total

12,800

WISCASSET

Valuation Report

09/27/2023

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	51,400	157,500	208,900	51,400	157,500	208,900
2	0	12,800	12,800	0	12,800	12,800
TOTAL	51,400	170,300	221,700	51,400	170,300	221,700

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	45,000.00	45,000	100%		45,000
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46					Land Total	47,070

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,120 Sqft	Grade D 100	Base	80,475
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	-12,823
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Below Average	Typical	69,606			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		73%	100%	100%	50,812		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	320	D 100	11,461	Fair	59%	100%	100%	6,762
1,120 SFLA						Outbuilding Total			6,762

Acpt Land

47,100

Accepted Bldg

57,600

Total

104,700

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 Total Acres 0.64.

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). Includes sub-section for Outbuildings/Additions/Improvements.

Acpt Land 47,900 Accepted Bldg 35,100 Total 83,000

WISCASSET
 Name: REED, ROBERT J J/T
 REED, ELAINE C

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 13.00						77,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	640 Sqft	Grade B 95	Base	112,941
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	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	124,567			
Functional Obsolescence						Value(Rcnld)			
None									
Economic Obsolescence						Value			
None									
Outbuildings/Additions/Improvements						Rcnld			
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ
1.5 Story/BSMT	1806	450	B 95	55,554	Fair	42%	100%	100%	23,333
Open Frame Porch	1806	180	B 95	5,290	Fair	42%	100%	100%	2,222
Wood Deck	1806	294	B 95	4,300	Fair	42%	100%	100%	1,806
Frame Shed	2017	240	D 100	1,579	Avg.	92%	100%	100%	1,453
1,795 SFLA						Outbuilding Total			28,814

Acpt Land 77,000 **Accepted Bldg** 81,100 **Total** 158,100

WISCASSET

Valuation Report

09/27/2023

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	2,500.00	10,000	100%	Access	10,000
Total Acres 4.00				Land Total		10,000

Acpt Land	10,000	Accepted Bldg	0	Total	10,000
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WISCASSET

Valuation Report

09/27/2023

Name: LESLIE, SEAVER W

Page 1174

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	2,500.00	25,000	50%	Open Space	12,500
2.00	Acres-Rear Land 11-20	1,250.00	2,500	50%	Open Space	1,250
Total Acres 12.00					Land Total	13,750

Acpt Land	13,800	Accepted Bldg	0	Total	13,800
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WISCASSET
 Name: MANN, KATE L
 MANN, NEIL D

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750	
Total Acres 18.00						Land Total	83,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	648 Sqft	Grade B 95	Base	111,009
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	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	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	120,317
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						96,254
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.25 ST GARAGE..	1860	1470	C 100	74,904	Avq-	57%	100%	100%	42,695	
ONE STORY FRAME	2016	889	B 95	76,194	Avq.	92%	100%	100%	70,098	
Open Frame Porch	2016	168	B 95	4,959	Avq.	92%	100%	100%	4,562	
Open Frame Porch	2016	109	B 95	3,326	Avq.	92%	100%	100%	3,060	
Patio	2017	175	B 95	2,032	Avq.	92%	100%	100%	1,869	
Unfin Basement	2017	224	C 100	1,120	Avq.	92%	100%	100%	1,030	
1,861 SFLA									Outbuilding Total	123,314

Acpt Land

83,300

Accepted Bldg

219,600

Total

302,900

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	50%	Open Space	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	50%	Open Space	2,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Open Space	12,500
13.00	Acres-Rear Land 11-20	1,250.00	16,250	50%	Open Space	8,125
11.00	R 20+-Rear 20+	625.00	6,875	50%	Open Space	3,438
Total Acres 35.00					Land Total	48,813

Acpt Land	48,800	Accepted Bldg	0	Total	48,800
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WISCASSET
 Name: NEW ENGLAND FORESTRY FOUND.

Valuation Report

09/27/2023

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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	311.00	30,789	100%		30,789
Total Acres 99.00				Land Total		30,789
Acpt Land		30,800	Accepted Bldg		0	Total
						30,800

Name: BRIDGHAM, KEITH L

Page 1178

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 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 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 & 1/2 STORY FR, ONE STORY FRAME, Wood Deck, Frame Garage, Frame Shed, ONE STORY FRAME, 2,556 SFLA.

Summary row: Acpt Land 47,000 Accepted Bldg 166,200 Total 213,200

WISCASSET
 Name: FOYE(HEIRS OF), MARK

Valuation Report

09/27/2023

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Map/Lot:

R06-036-A

Location:

84 WILLOW LANE

Account: 874 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.43	Acres-Rear Land 1-10	2,500.00	1,075	100%		1,075
Total Acres 1.43					Land Total	50,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld		
						Phy	Func	Econ			
16' Mobile Home	1988	16X66	D 100	93,357	Avq-	42%	100%	100%	39,443		
Wood Deck	2002	144	C 100	2,024	Avq.	90%	100%	100%	1,822		
1,056 SFLA									41,265		
Accpt Land						50,600	Accepted Bldg		41,300	Total	91,900

Name: JOHNSON, ELIZABETH ELLEN

Page 1180

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 columns: 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+.

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 Garage, Encl Frame Porch, Wood Deck, CARPORT, 1.862 SFLA.

Acpt Land 98,600 Accepted Bldg 219,100 Total 317,700

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	45,000.00	45,000	65%	Neighborhood	29,250	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500	
Total Acres 4.00						Land Total	41,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
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	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	
2015	0	TYPICAL	TYPICAL	Average	Typical	139,492	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		92%	100% 100%	128,333	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	2015	192	C 100	2,635	Avg.	2,424	
1,144 SFLA						Outbuilding Total	2,424

Acpt Land 41,300 **Accepted Bldg** 130,800 **Total** 172,100

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

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 Other (One & 1/2 Story), Exterior (WOOD SHINGLE), Dwelling Units (1 OTHER Units-0), Foundation (Concrete Slab), Fin. Basement Area, Heating (100% Floor/Wall), Rooms (3 HEARTH), Bedrooms (1 Add Fixtures), Baths (1 Half 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 Built 2002, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 80,115, Functional Obsolescence None, Economic Obsolescence None, Phys. % 90%, Func. % 100%, Econ. % 100%, Value(Rcnld) 72,104.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage (2002, 528, C 105, 20,212, Avq., 90%, 100%, 100%, 18,191), Frame Shed (2002, 500, C 100, 3,825, Avq., 90%, 100%, 100%, 3,442), Canopy (2002, 180, C 100, 2,360, Avq., 90%, 100%, 100%, 2,124), and Outbuilding Total (23,757).

Acpt Land 95,800 Accepted Bldg 95,900 Total 191,700

Name: WYMAN, ALTON D

Page 1183

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/Measure, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Overall Totals and Outbuildings/Improvements.

Acpt Land: 51,500 Accepted Bldg: 192,300 Total: 243,800

WISCASSET

Valuation Report

09/27/2023

Name: WYMAN, ALTON D

Page 1184

WYMAN, NANCY R

Map/Lot:

R06-038-A SLR ON

Account: 2787 Card: 1 of 1

Location:

103 RUMERILL 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

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld	
SOLAR PANELS	2022							7,800	
----- SOUND VALUE -----									
Outbuilding Total								7,800	
Accpt Land			0	Accepted Bldg			7,800	Total	7,800

Valuation Report

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	45,000.00	45,000	100%		45,000
0.97	Acres-HS Size Adj	4,500.00	4,365	100%		4,365
Total Acres 0.97						49,365

Dwelling Description

Replacement Cost New

Ranch	One Story	996 Sqft	Grade C 105	Base	122,326
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	7,455
Attic	None			Attic	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	129,781
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	101,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1972	624	C 105	60,680	Avq.	78%	100%	100%	47,330
Frame Garage	1972	576	C 105	21,648	Avq.	78%	100%	100%	16,885
Frame Garage	1972	850	C 100	28,419	Avq.	75%	100%	100%	21,314
Frame Shed	1972	64	D 100	421	Avq.	75%	100%	100%	316
AB.GR. POOL.....	1972	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	1999	378	B 100	5,759	Avq.	88%	100%	100%	5,068
1,620 SFLA									92,151

Acpt Land 49,400 **Accepted Bldg** 193,400 **Total** 242,800

WISCASSET
 Name: JEWELL, JEREMIAH L J/T
 JEWELL, DAWN M

Valuation Report

09/27/2023

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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/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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18						Land Total 49,950

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,120 Sqft	Grade C 105	Base	230,569
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	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	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	233,551			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	214,867			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	16	C 100	391	Avq.	92%	100%	100%	360
BSMT ENTRY.....	2007	20	C 100	306	Avq.	92%	100%	100%	282
1 Story/BASEMENT	2007	168	C 105	16,336	Avq.	92%	100%	100%	15,029
Wood Deck	2007	66	C 100	1,029	Avq.	92%	100%	100%	947
2,408 SFLA									
Outbuilding Total									16,618
Acpt Land		50,000		Accepted Bldg		231,500		Total	281,500

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.80	Acres-Rear Land 11-20	1,250.00	6,000	100%		6,000
Total Acres 15.80					Land Total	80,500

Acpt Land

80,500

Accepted Bldg

0

Total

80,500

Name: LONG, SCOTT A J/T

Page 1188

LONG, JENNIFER D

Map/Lot:

R06-040

Account: 881 Card: 1 of 1

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

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, Roof, Replacement Cost New. 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 Built 2006, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

46,200

Accepted Bldg

99,400

Total

145,600

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 53,000 Accepted Bldg 42,900 Total 95,900

WISCASSET
 Name: KWIATKOWSKY, KENZIE M
 BENNOCH, CASEY T

Valuation Report

09/27/2023

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Account: 2026 Card: 1 of 1

Map/Lot: R06-040-B
 Location: 27 RUMERILL ROAD

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

Sale Data
 Sale Date: 10/01/2021
 Sale Price: 290,000
 Sale Type: Land & Buildings
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47						Land Total: 50,675

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
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	4,473
Attic	None			Attic	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	169,540	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		91%	100% 100%	154,281	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Frame Shed	2005	100	C 100	765	Avg.	696	
Wood Deck	2007	168	C 100	2,330	Avg.	2,144	
1,344 SFLA						Outbuilding Total	2,840
Acpt Land		50,700	Accepted Bldg		157,100	Total	207,800

Account: 883 Card: 1 of 1 Map/Lot: R06-041
Location: 225 BRADFORD ROAD

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.34	Acres-Rear Land 1-10	2,500.00	8,350	100%		8,350
Total Acres 4.34						57,850

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,260 Sqft	Grade C 105	Base	154,750
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		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	161,451			
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
ONE STORY FRAME	1968	600	C 105	49,424	Poor	40%	60%	100%	11,862
Frame Garage	1968	1040	C 105	35,520	Poor	40%	60%	100%	8,525
14' Mobile Home	1975	14X70	D 100	84,690	Avq-	40%	50%	100%	16,938
Frame Shed	1975			----- S O U N D V A L U E -----					500
2,840 SFLA									37,825

Acpt Land 57,900 Accepted Bldg 76,600 Total 134,500

WISCASSET
 Name: TOZIER, MALLORY D
 TOZIER, JAMES

Valuation Report

09/27/2023

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Map/Lot:

R06-042

Account: 884 Card: 1 of 1

Location:

258 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
0.00	Acres-Rear Land 11-20	1,250.00	6,000	100%		0
Total Acres 2.90					Land Total	54,250

Acpt Land	54,300	Accepted Bldg	0	Total	54,300
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Valuation Report

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date 04/15/2021
Topography	Below Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01			Land Total			49,525

Dwelling Description				Replacement Cost New	
Ranch	One Story	952 Sqft	Grade C 100	Base	111,354
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	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	952	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	TYPICAL	TYPICAL	Average	Typical	111,354	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	102,446
Acpt Land		49,500	Accepted Bldg		102,400	Total	151,900

Valuation Report

Account: 886 Card: 1 of 1

Map/Lot: R06-042-B
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.52	Acres-Rear Land 1-10	2,500.00	6,300	100%		6,300
Total Acres 3.52						55,800

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,120 Sqft	Grade D 100	Base	80,475
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	-3,419
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,221
Attic	None			Attic	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	78,277	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	68,884

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	24	D 100	425	Avq+	88%	100%	100%	374
Frame Shed	1980	80	D 100	526	Avq-	70%	100%	100%	368
1,120 SFLA									742
Outbuilding Total									742

Acpt Land 55,800 **Accepted Bldg** 69,600 **Total** 125,400

WISCASSET
 Name: LEGG, JOAN M
 LEGG, NORMAN E

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
0.95	Acres-HS Size Adj	4,500.00	4,275	100%		4,275	
Total Acres 0.95						Land Total	49,275

Dwelling Description

Replacement Cost New

Double Wide	One Story	920 Sqft	Grade D 100	Base	66,104
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	-10,533
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	-1,404
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Average	Typical	54,167	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	47,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1998	64	D 100	864	Avq.	88%	100%	100%	760
ONE STORY FRAME	1985	168	D 100	11,335	Avq-	72%	0%	100%	0
CAMP OR CABIN...	1980	224	E 100	4,720	Avq-	70%	100%	100%	3,304
1,088 SFLA						Outbuilding Total			4,064

Acpt Land 49,300 **Accepted Bldg** 51,700 **Total** 101,000

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adi	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00						54,500

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,288 Sqft	Grade D 100	Base	92,546
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	-14,746
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	3,664
Attic	None			Attic	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	81,464
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	74,947
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	2020	224	D 100	5,122	Avq.	4,712
Frame Garage	2020	440	D 100	14,400	Avq.	13,248
1,288 SFLA						17,960

Acpt Land

54,500

Accepted Bldg

92,900

Total

147,400

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, 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 Built 1965, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, and Total 211,603.

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 78,800 Accepted Bldg 188,500 Total 267,300

WISCASSET

Valuation Report

09/27/2023

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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
3/4S AD/GAR.....	1987	1120	C 100	75.615	Avg.	82%	100%	100%	62,004
Wood Deck	1965	120	C 100	1.718	C Gr	82%	100%	100%	1,409
1,652 SFLA									
						Outbuilding Total			63,413
Acpt Land			0	Accepted Bldg		63,400	Total		63,400

WISCASSET

Valuation Report

09/27/2023

Name: HANSON, RICHARD W

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HANSON, JEANNETTE A

Map/Lot:

R06-043

Account: 888

Location:

296 BRADFORD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	78,800	188,500	267,300	78,800	188,500	267,300
2	0	63,400	63,400	0	63,400	63,400
TOTAL	78,800	251,900	330,700	78,800	251,900	330,700

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	45,000.00	45,000	80%	View/Envir	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10						Land Total 40,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,140 Sqft	Grade C 105	Base	137,212
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	137,212			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	115,258				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	184	C 105	2,660	Avq.	84%	100%	100%	2,234
Encl Frame Porch	1987	90	C 105	4,330	Avq.	84%	100%	100%	3,637
Frame Garage	1987	864	C 105	30,259	Avq.	84%	100%	100%	25,418
Wood Deck	1987	99	C 105	1,522	Avq.	84%	100%	100%	1,278
Open Frame Porch	1987	92	C 105	2,746	Avq.	84%	100%	100%	2,307
1,140 SFLA						Outbuilding Total			34,874
Acpt Land		40,800	Accepted Bldg		150,100	Total		190,900	

Name: TARRANCE, ALLEN M

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 columns: 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.

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 1968, 0 TYPICAL, TYPICAL, Below Average, Typical, 177,184.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 67%, 100%, 100%, 118,713.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include ONE STORY FRAME, 2,070 SFLA.

Acpt Land 72,200 Accepted Bldg 147,600 Total 219,800

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.50	Acres-Softwood	311.00	1,400	100%		1,400
19.50	Acres-Mixed Wood	387.00	7,547	100%		7,547
0.33	R 20+-Rear 20+	625.00	206	100%		206
Total Acres 25.33			Land Total			50,403

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	960 Sqft	Grade B 95	Base		161,233
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		-13,031
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%			148,202
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
Incomplete		None		89%	70%	100%			92,330	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1999	48	C 100	1,501	Avq.	88%	100%	100%	1,321	
Frame Shed	2004	100	C 100	765	Avq.	91%	100%	100%	696	
1,440 SFLA										2,017

Acpt Land	50,400	Accepted Bldg	94,300	Total	144,700
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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, 109,854.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 86%, 100%, 100%, 94,474.

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 41,600 Accepted Bldg 125,100 Total 166,700

Valuation Report

Account: 893 Card: 1 of 1

Location: 71 OLD BATH ROAD

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00			Land Total			48,750

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 105	Base	132,289
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	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	136,762			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		74%	100%	100%	101,204		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1963	80	C 105	2,426	Avq.	74%	100%	100%	1,795
Frame Garage	1963	480	C 100	17,884	Avq.	70%	100%	100%	12,519
1 Story/BASEMENT	2022	144	C 105	14,002	Avq.	92%	100%	100%	12,882
Wood Deck	2022	100	C 105	1,535	Avq.	92%	100%	100%	1,412
1,200 SFLA						Outbuilding Total			28,608
Acpt Land		48,800	Accepted Bldg		129,800	Total		178,600	

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	51,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	131,566
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	-4,189
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	127,377	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	95%	100%	93,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1993	160	B 95	7,626	Avq.	77%	95%	100%	5,578
Frame Garage	1993	672	B 95	25,510	Avq.	77%	95%	100%	18,661
Frame Shed	1989	96	D 100	632	Avq-	74%	100%	100%	468
1,152 SFLA									
Outbuilding Total									24,707

Accpt Land	51,300	Accepted Bldg	117,900	Total	169,200
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RURAL	Sale Date 02/18/2021
Topography	Above Street Steep	Sale Price 97,151
Utilities	Drilled Well Public Sewer	Sale Type Land & Buildings
Street	Paved	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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20			Land Total			44,250

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade C 105	Base	166,077
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	-8,611
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	161,939			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	139,268			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1991	244	C 105	3,464	Avg.	86%	100%	100%	2,979
1,680 SFLA	Outbuilding Total								2,979

Acpt Land	44,300	Accepted Bldg	142,200	Total	186,500
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.20	Acres-Rear Land 11-20	1,250.00	250	100%		250
Total Acres 1.20					Land Total	41,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 105	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	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	39,277
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	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	159,022
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	124,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	200	C 105	2,875	Avq.	78%	100%	100%	2,243
1SFr Overhang	1972	34	C 105	2,801	Avq.	78%	100%	100%	2,185
Frame Garage	1972	576	C 100	20,616	Avq.	75%	100%	100%	15,462
994 SFLA						Outbuilding Total			19,890

Acpt Land 41,500 **Accepted Bldg** 143,900 **Total** 185,400

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						Land Total 43,750

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
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	2,982
Attic	None			Attic	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	147,415
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	134,148

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	144	C 100	2,024	Avg.	91%	100%	100%	1,842
Frame Shed	1988	224	C 100	1,714	Avg.	83%	100%	100%	1,423
1,176 SFLA									
Outbuilding Total									3,265

Acpt Land	43,800	Accepted Bldg	137,400	Total	181,200
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WISCASSET
Name: FOYE, LOIS E

Valuation Report

09/27/2023

Page 1209

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 3.70					Land Total	56,250

Accpt Land	56,300	Accepted Bldg	0	Total	56,300
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WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

Page 1210

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
9.90	R 20+-Rear 20+	625.00	6,188	100%		6,188
Total Acres 30.90					Land Total	93,188

Acpt Land

93,200

Accepted Bldg

0

Total

93,200

WISCASSET
 Name: WENLOCK EDGE, LLC

Valuation Report

09/27/2023

Page 1211

Account: 2763 Card: 1 of 1

Map/Lot: R06-051
 Location: 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) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adi	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
38.00	R 20+-Rear 20+	625.00	23,750	100%		23,750
Total Acres 59.00					Land Total	102,500

Acpt Land	102,500	Accepted Bldg	0	Total	102,500
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.81	Acres-Rear Land 11-20	1,250.00	7,263	100%		7,263
Total Acres 16.81					Land Total	77,638

Land	65,800	Accepted Bldg	0	Total	65,800
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WISCASSET

Valuation Report

09/27/2023

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	22.706	Avg+	94%	100%	100%	21,344
216 SFLA						Outbuilding Total			21,344
Accpt Land		0	Accepted Bldg		21,300	Total			21,300

WISCASSET
 Name: VARNEY, SUSAN M
 RINES, ROBERT A

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						Land Total 47,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 105	Base	140,503
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	7,455
Attic	None			Attic	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	147,958
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	121,326	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	322	C 105	14,052	Avq+	82%	100%	100%	11,523
Encl Frame Porch	1960	184	C 105	8,358	Avq+	82%	100%	100%	6,854
ONE STORY FRAME	2006	224	C 105	18,451	Avq+	82%	95%	100%	14,374
Wood Deck	2006	112	C 105	1,696	Avq+	82%	100%	100%	1,391
Open Frame Porch	1960	18	C 105	780	Avq+	82%	100%	100%	640
FIN APT/1 ST GARAGE	2009	624	C 100	30,420	Avq.	92%	100%	100%	27,986
Encl Frame Porch	2010	192	C 100	8,286	Avq.	92%	95%	100%	7,242
Wood Deck	2017	120	D 100	1,478	Avq.	92%	100%	100%	1,360
1,368 SFLA									Outbuilding Total 71,370

Acpt Land 47,900 **Accepted Bldg** 192,700 **Total** 240,600

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/27/2023

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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	343,750	343,750	100%		343,750	
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375	
28.32	Acres-Waterfront Rear	16,250.00	460,200	100%		460,200	
Total Acres 29.32					Land Total	838,325	
Accpt Land		838,300	Accepted Bldg		0	Total	
						838,300	

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/27/2023

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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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
105.00	Acres-Waterfront Rear	16,250.00	1,706,250	100%		1,706,250
Total Acres 106.00					Land Total	1,850,625
Accpt Land		1,850,600	Accepted Bldg		0	Total
						1,850,600

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/21/2022
Topography	Rolling	Sale Price 67,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10			Land Total			48,125

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
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	-17,892
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	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2022	0	TYPICAL	TYPICAL	Average	Typical	143,574				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		92%	25%	100%	33,022			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2022	32	C 100	1,096	Avq.	92%	25%	100%	252	
Wood Deck	2022	64	C 100	1,004	Avq.	92%	25%	100%	231	
Frame Garage	2022	336	C 100	13,782	Avq.	92%	25%	100%	3,170	
1,344 SFLA						Outbuilding Total			3,653	
Acpt Land		48,100		Accepted Bldg		36,700		Total		84,800

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40						Land Total 51,375

Dwelling Description				Replacement Cost New		
Conventional Exterior	One & 3/4 Story ALUM/VINYL	1,200 Sqft Masonry Trim	Grade C 105 None	Base	Trim	203,526 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	2 CAR	Fin Bsmt		4,702
Heating	50% Hot Water BB	Cooling	0% None	Heat		-7,339
Rooms	14	HEARTH				
Bedrooms	6	Add Fixtures	1	Plumbing		1,491
Baths	1	Half Baths	0	Attic		13,559
Attic	3/4 Finished			Fireplace		0
FirePlaces	0			Insulation		0
Insulation	Full			Unfinished		-8,611
Unfin. Living Area	10%					

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	207,328
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						155,496

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1985	72	C 100	1,105	Avg.	81%	100%	100%	895
Wood Deck	2020	400	C 100	5,288	Avg.	92%	100%	100%	4,865
1,890 SFLA									Outbuilding Total 5,760

Acpt Land	51,400	Accepted Bldg	161,300	Total	212,700
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Account: 904 Card: 1 of 1

Location: 224 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/02/2022
Topography	Below Street	Sale Price 435,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	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) Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24						Land Total 45,975

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	870 Sqft	Grade B 95	Base		153,529
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 1/4 Bmt	Basement		-8,857
Fin. Basement Area	192 Sqft, Grade D	Basement Gar	None	Fin Bsmt		9,191
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1929	0	GOOD	GOOD	Good	Typical	165,489			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	132,391				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1929	315	B 95	31,871	Good	80%	100%	100%	25,497
1 Story/BASEMENT	1929	270	B 95	27,319	Good	80%	100%	100%	21,855
Open Frame Porch	1980	275	B 95	7,919	Good	80%	100%	100%	6,335
Wood Deck	1980	125	B 95	1,946	Good	80%	100%	100%	1,557
Frame Garage	1965	352	D 100	12,245	Avq-	63%	100%	100%	7,714
TWO STORY FRAME	1929	100	B 95	13,969	Good	80%	100%	100%	11,175
Brick Deck	1980	390	C 100	4,631	Avq.	79%	100%	100%	3,658
2,307 SFLA									77,791
						Outbuilding Total		210,200	

Acpt Land 46,000 Accepted Bldg 210,200 Total 256,200

WISCASSET
 Name: GROVER, ROBERT C

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.00	Acres-Rear Land 11-20	1,250.00	10,000	100%		10,000
Total Acres 19.00					Land Total	80,375

Acpt Land 80,400 **Accepted Bldg** 0 **Total** 80,400

WISCASSET
 Name: GROVER, TIMOTHY E

Valuation Report

09/27/2023

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Account: 905 Card: 1 of 1

Map/Lot:
 Location: R07-007-A
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.00	Acres-Rear Land 11-20	1,250.00	3,750	100%		3,750
Total Acres 14.00					Land Total	74,125

Acpt Land	74,100	Accepted Bldg	0	Total	74,100
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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.

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

62,600

Accepted Bldg

468,700

Total

531,300

WISCASSET

Valuation Report

09/27/2023

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10					Land Total	53,125

Accpt Land	53,100	Accepted Bldg	0	Total	53,100
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WISCASSET

Valuation Report

09/27/2023

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 Rcnld. Includes rows for Warehouse St., Frame Shed, and summary rows for Accpt Land, Accepted Bldg, and Total.

WISCASSET

Valuation Report

09/27/2023

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	53,100	0	53,100	53,100	0	53,100
2	0	101,000	101,000	0	101,000	101,000
TOTAL	53,100	101,000	154,100	53,100	101,000	154,100

WISCASSET
 Name: WRIGHT, ANN

Valuation Report

09/27/2023

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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
Topography	Level	Sale Price
Utilities	NoWater/NoSewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	41,250.00	41,250	100%		41,250	
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
Total Acres 11.00					Land Total	70,375	

Accpt Land	70,400	Accepted Bldg	0	Total	70,400
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WISCASSET

Valuation Report

09/27/2023

Name: REGO, BEVERLY C (J/T)

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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 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 Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcld).

Acpt Land 54,600 Accepted Bldg 63,600 Total 118,200

WISCASSET

Valuation Report

09/27/2023

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	61.960	Poor	20%	40%	100%	4.957
1,836 SFLA						Outbuilding Total			4.957
Accpt Land			0	Accepted Bldg		5,000	Total		5,000

WISCASSET

Valuation Report

09/27/2023

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	54,600	63,600	118,200	54,600	63,600	118,200
2	0	5,000	5,000	0	5,000	5,000
TOTAL	54,600	68,600	123,200	54,600	68,600	123,200

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.58	Acres-Rear Land 1-10	2,500.00	1,450	100%		1,450
Total Acres 1.58						Land Total 46,825

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	682 Sqft	Grade C 100	Base		110,162
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		4,260
Attic	None			Attic		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	114,422			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	85,816		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	288	C 100	22,594	Avq+	75%	100%	100%	16,946
Frame Bay Window	1910	18	C 100	1,412	Avq+	75%	100%	100%	1,059
Wood Deck	1990	120	C 100	1,718	Avq-	74%	100%	100%	1,271
Frame Shed	1980	576	D 100	3,790	Avq-	70%	100%	100%	2,653
Frame Shed	1980	288	D 100	1,895	Avq-	70%	100%	100%	1,326
Frame Shed	1980	308	D 100	2,026	Avq-	70%	100%	100%	1,418
Frame Shed	1980	117	D 100	770	Avq-	70%	100%	100%	539
1,500 SFLA									Outbuilding Total 25,212

Acpt Land	46,800	Accepted Bldg	111,000	Total	157,800
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WISCASSET

Valuation Report

09/27/2023

Name: JOHNSON, ERIC C

Page 1231

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 Acres-Base Commercial and 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, Frame Shed, and WAREHOUSE WD....

Summary row: Acpt Land 58,200 Accepted Bldg 208,000 Total 266,200

Name: JAMES, SCOTT D

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JAMES, ASHLEY K

Map/Lot:

R07-012

Account: 911 Card: 1 of 1

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

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, Area, 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 2019, Functional Obsolescence, and Economic Obsolescence.

Acpt Land 53,700 Accepted Bldg 139,700 Total 193,400

Name: MURRAY, MICHAEL P

Page 1233

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, Details, Details, Details, Details, Value. 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 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 52,100 Accepted Bldg 167,200 Total 219,300

WISCASSET

Valuation Report

09/27/2023

Name: MURRAY, MICHAEL P

Page 1234

MURRAY, BONNIE J

Map/Lot:

R07-012-B

Account: 2729 Card: 1 of 1

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adi	4,125.00	4,125	100%		4,125
9.34	Acres-Rear Land 1-10	2,500.00	23,350	100%		23,350
Total Acres 10.34					Land Total	68,725

Acpt Land	68,700	Accepted Bldg	0	Total	68,700
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Name: TRAVIS, PAUL A

Page 1235

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 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 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 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 1.25 ST GARAGE., 1SFr Overhang, 1.5 Story/BSMT, 1SFr Overhang, Open Frame Porch, and 2,411 SFLA.

Acpt Land 46,100 Accepted Bldg 229,800 Total 275,900

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.16	Acres-Rear Land 1-10	2,500.00	10,400	100%		10,400
Total Acres 5.16					Land Total	55,775

Dwelling Description				Replacement Cost New		
Log	One Story	1,717 Sqft	Grade B 105	Base		265,605
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		23,794
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	2	Plumbing		8,573
Attic	None			Attic		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	297,972					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	91%	100%	100%	271,155						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Open Frame Porch	1990	112	B 105	3,770	Avq+	91%	100%	100%	3,431		
Open Frame Porch	1990	48	B 105	1,812	Avq+	91%	100%	100%	1,649		
Wood Deck	1990	364	B 100	5,552	Avq.	84%	100%	100%	4,664		
1.25 ST SHED....	1990	224	B 100	2,092	Avq.	84%	100%	100%	1,757		
AB.GR. POOL.....	1990	1	C 100	1,250	Avq.	99%	100%	100%	1,238		
Canopy	1990	128	C 100	1,708	Avq.	84%	100%	100%	1,435		
1,717 SFLA									14,174		
Acpt Land						55,800	Accepted Bldg		285,300	Total	341,100

Name: DALTON, PAULINE E(TRUSTEE)

Page 1237

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 91,657.

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) 38,496.

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 60,400 Accepted Bldg 76,700 Total 137,100

Name: DALTON, PAULINE E(TRUSTEE)

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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: 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 Wood Deck, ONE STORY FRAME, Frame Shed, Wood Deck, 1,365 SFLA.

Acpt Land 0 Accepted Bldg 99,000 Total 99,000

WISCASSET

Valuation Report

09/27/2023

Name: DALTON, PAULINE E(TRUSTEE)

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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

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, with a total of 70,300.

WISCASSET

Valuation Report

09/27/2023

Name: DALTON, PAULINE E(TRUSTEE)

Page 1240

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	60,400	76,700	137,100	60,400	76,700	137,100
2	0	99,000	99,000	0	99,000	99,000
3	0	70,300	70,300	0	70,300	70,300
TOTAL	60,400	246,000	306,400	60,400	246,000	306,400

WISCASSET

Valuation Report

09/27/2023

Name: APPLETON, BRENT M (J/T)

Page 1241

APPLETON SR., ROBERT W

Map/Lot:

R07-016

Account: 916 Card: 1 of 1

Location: 326 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Rolling

Utilities Drilled WellPublic Sewer

Street Paved

Sale Data

Sale Date 06/01/2000

Sale Price 68,750

Sale Type Land & Buildings

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00						Land Total 60,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X76	C 100	120,960	Avq-	40%	50%	100%	24,192
ONE STORY FRAME	1990	448	D 90	27,202	Avq-	74%	100%	100%	20,129
Frame Shed	1990	64	C 100	490	Avq.	84%	100%	100%	412
Open Frame Porch	2000	63	D 100	1,618	Avq-	79%	100%	100%	1,278
Wood Deck	2000	63	D 100	852	Avq-	79%	100%	100%	673
1,512 SFLA									46,684
Acpt Land		60,400	Accepted Bldg		46,700	Total			107,100

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) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33					Land Total	46,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,455 Sqft	Grade C 105	Base	178,699
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	4,473
Attic	None			Attic	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	183,172			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	137,379				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1966	80	C 105	2,426	Avq.	75%	100%	100%	1,820
Swimming Pool	1974	1	C 100	7,224	Avq.	99%	100%	100%	7,152
1 ST BARN.....	1900	1320	D 100	34,926	Fair	42%	25%	100%	3,667
Wood Deck	2002	144	C 100	2,024	Avq.	90%	100%	100%	1,822
1,455 SFLA						Outbuilding Total			14,461

Acpt Land 46,200 **Accepted Bldg** 151,800 **Total** 198,000

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 08/28/2018
 Sale Price 109,000
 Sale Type Land & Buildings
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	45,450

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	456 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	66,596 0 0
Foundation	Concrete	Basement	Wet None	Basement	-5,383
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	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			
1900	0	TYPICAL	TYPICAL	Average	Typical	61,213			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	39,788			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	240	C 95	17,886	Avq.	65%	100%	100%	11,626
ONE STORY FRAME	1900	192	C 95	14,310	Avq.	65%	100%	100%	9,302
Wood Deck	1990	232	C 100	3,145	Avq.	84%	100%	100%	2,642
Frame Shed	1900	240	D 100	1,579	Fair	42%	100%	100%	663
Frame Shed	1900	210	D 100	1,381	Fair	42%	100%	100%	580
1,116 SFLA						Outbuilding Total			24,813
Acpt Land		45,500		Accepted Bldg		64,600		Total	110,100

Account: 919 Card: 1 of 1

Location: 366 BIRCH POINT ROAD

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
37.00	R 20+-Rear 20+	625.00	23,125	100%		23,125
Total Acres 58.00						Land Total 205,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,110 Sqft	Grade B 95	Base		195,882
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		-3,766
Unfin. Living Area	20%			Unfinished		-16,570

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						175,546
1932	0	TYPICAL	TYPICAL	Below Average						
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %				Value(Rcnld)
None	None			57%	100%	100%				100,061

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1932	400	D 100	2,631	Avq-	57%	100%	100%	1,500
Frame Shed	2000	120	C 100	918	Avq.	89%	100%	100%	817
Frame Shed	2000	80	C 100	612	Avq-	79%	100%	100%	483
1.50 ST BARN....	1932	1536	D 100	62,710	Fair	42%	100%	100%	26,338
Encl Frame Porch	2006	64	B 95	3,346	Avq-	57%	100%	100%	1,907
1 ST BARN.....	1932	1220	D 100	32,515	Fair	42%	100%	100%	13,656
1,554 SFLA									
Outbuilding Total									44,701

Acpt Land 205,000 **Accepted Bldg** 144,800 **Total** 349,800

Name: DICKSON, PAUL T

Page 1245

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(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, Frame Garage, Wood Deck, Canopy, Frame Shed, and 1,472 SFLA.

Acpt Land 47,000 Accepted Bldg 164,400 Total 211,400

Name: WRIGHT, PAUL A

Page 1246

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 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). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

46,100

Accepted Bldg

210,500 Total

256,600

Account: 922 Card: 1 of 1

Location: 105 WESTPORT BRIDGE ROAD

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	131,250	131,250	200%	Neighborho	262,500
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
3.43	Acres-Waterfront Rear	16,250.00	55,738	100%		55,738
Total Acres 4.43						Land Total 331,363

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,084 Sqft	Grade B 95	Base		266,311
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		4,654
Attic	None			Attic		0
FirePlaces	2			Fireplace		9,310
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	280,275				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	224,220					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1976	502	B 95	7,196	Avq.	80%	100%	100%	5,757	
Wood Deck	1976	432	B 95	6,221	Avq.	80%	100%	100%	4,977	
Res. Greenhouse	2003	237	C 110	13,669	Avq.	90%	100%	100%	12,302	
CARPOT.....	1976	380	C 100	6,058	Avq.	77%	100%	100%	4,665	
Wood Deck	2014	234	B 95	3,465	Avq.	92%	100%	100%	3,188	
2,084 SFLA									Outbuilding Total 30,889	
Acpt Land		331,400		Accepted Bldg		255,100		Total		586,500

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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.40	Acres-Waterfront Rear	16,250.00	22,750	100%		22,750
Total Acres 2.40						Land Total 400,875

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,944 Sqft	Grade C 105	Base	243,532
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	-27,173
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	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	7%			Unfinished	-5,580

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	2004	TYPICAL	TYPICAL	Average	Typical	213,761			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	179,559				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	864	C 100	28,818	Avq.	84%	100%	100%	24,207
Encl Frame Porch	2004	384	C 105	16,929	Avq.	84%	100%	100%	14,220
FLOAT & RAMP....	2004	512	C 100	5,300	Avq.	91%	50%	100%	2,412
Wood Deck	2005	1253	C 100	16,164	Avq.	91%	100%	100%	14,709
Frame Garage	2006	1080	D 100	30,072	Avq.	92%	100%	100%	27,666
Frame Shed	2006	192	C 100	1,469	Avq.	92%	100%	100%	1,351
Frame Garage	2017	1560	D 100	41,828	Avq.	92%	100%	100%	38,482
SLAB.....	2017	420	C 100	1,312	Avq.	92%	100%	100%	1,207
1,808 SFLA									Outbuilding Total 124,254

Acpt Land 400,900 Accepted Bldg 303,800 Total 704,700

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	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 12/30/2013
Topography	Steep	Sale Price 410,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.10	Acres-Waterfront Rear	16,250.00	17,875	100%		17,875
Total Acres 2.10			Land Total			396,000

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,120 Sqft	Grade B 100	Base		257,579
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	1120 Sqft, Grade D	Basement Gar	None	Fin Bsmt		53,616
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		9,798
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,339
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	328,332			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	275,799				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	156	B 100	14,075	Avq.	84%	100%	100%	11,823
Open Frame Porch	1986	156	B 100	4,870	Avq.	84%	100%	100%	4,091
Open Frame Porch	1986	154	B 100	4,812	Avq.	84%	100%	100%	4,042
Frame Garage	1986	528	B 100	22,138	Avq.	84%	100%	100%	18,596
Wood Deck	1986	500	C 100	6,562	Avq.	84%	100%	100%	5,512
Frame Shed	2003	80	B 100	705	Avq.	84%	100%	100%	592
Encl Frame Porch	2003	256	B 100	12,534	Avq.	84%	100%	100%	10,529
Wood Deck	2003	96	C 100	1,411	Avq.	84%	100%	100%	1,185
2,396 SFLA	Outbuilding Total								56,370

Acpt Land 396,000 **Accepted Bldg** 332,200 **Total** 728,200

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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00						Land Total 394,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	925 Sqft	Grade C 100	Base	142,201
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	4,260
Attic	None			Attic	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	146,461	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	125,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	488	C 100	6,410	Avq.	86%	100%	100%	5,513
Wood Deck	2001	72	C 100	1,105	Avq.	86%	100%	100%	950
FLOAT & RAMP....	2001	253	C 100	5,300	Avq.	89%	50%	100%	2,358
Frame Garage	1994	280	C 100	12,189	Avq.	86%	100%	100%	10,483
Frame Garage	2002	960	C 100	31,551	Avq.	86%	100%	100%	27,134
Wood Deck	2012	80	D 100	1,039	Avq.	92%	100%	100%	956
1,388 SFLA									
Outbuilding Total									47,394

Acpt Land 394,400 **Accepted Bldg** 173,400 **Total** 567,800

Name: WHITE, BRIAN J

Page 1251

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
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Date 09/02/2020
Sale Price 532,490
Sale Type Land & Buildings
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

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, 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 1988, 0, GOOD, GOOD, Very Good, Typical, 217,893.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, 1SFr Overhang, Wood Deck, FLOAT & RAMP..., PIER..., Wood Deck, Wood Deck, Open Frame Porch, 1,517 SFLA.

Acpt Land 420,400 Accepted Bldg 227,000 Total 647,400

WISCASSET
 Name: COVELLO, VINCENT J (J/T)
 COVELLO, MARY V

Valuation Report

09/27/2023

Page 1252

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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.40	Acres-Waterfront Rear	16,250.00	6,500	100%		6,500
Total Acres 1.40					Land Total	384,625

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	1,280 Sqft	Grade B 100	Base		267,614
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		4,703
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		9,798
Attic	None			Attic		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	282,115				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	90%	100%	95%	241,208					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld
1 Story/BASEMENT	2002	144	B 100	15,336	Avq.	90%	100%	95%	13,112	
1.50 ST GARAGE..	2002	576	B 100	49,691	Avq.	90%	100%	95%	42,486	
Open Frame Porch	2002	60	B 100	2,076	Avq.	90%	100%	95%	1,775	
Wood Deck	2003	260	C 100	3,502	Avq.	90%	100%	95%	2,994	
FLOAT & RAMP....	2005	302	C 100	5,300	Avq.	91%	100%	95%	4,582	
PIER.....	2005	96	C 100	1,018	Avq.	91%	100%	95%	880	
Frame Shed	2006	120	C 100	918	Avq.	92%	100%	95%	803	
2,704 SFLA										
									Outbuilding Total	66,632

Acpt Land 384,600 **Accepted Bldg** 307,800 **Total** 692,400

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	343,750	343,750	95%	Topoqraphy	326,563
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.47	Acres-Waterfront Rear	16,250.00	7,638	100%		7,638
Total Acres 1.47					Land Total	368,576

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	744 Sqft	Grade B 105	Base	140,871
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	89,261
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,717
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,874
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	256,723
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	236,185

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	280	B 105	31,312	Avq.	92%	100%	100%	28,807
PIER.....	2005	102	C 100	1,081	Avq.	91%	50%	100%	492
1.25 ST GARAGE..	2006	644	B 105	42,484	Avq.	92%	100%	100%	39,085
Open Frame Porch	2006	32	B 105	1,324	Avq.	92%	100%	100%	1,218
Open Frame Porch	2006	10	B 105	652	Avq.	92%	100%	100%	600
1 Story/BASEMENT	2006	352	B 105	39,365	Avq.	92%	100%	100%	36,216
Wood Deck	2006	84	C 100	1,259	Avq.	92%	100%	100%	1,158
ONE STORY FRAME	2006	84	B 105	7,958	Avq.	92%	100%	100%	7,321
ONE STORY FRAME	2006	36	B 105	3,410	Avq.	92%	100%	100%	3,137
1 Story/BASEMENT	2006	130	B 105	14,539	Avq.	92%	100%	100%	13,376
1,998 SFLA									131,410
Outbuilding Total									131,410

Acpt Land	368,600	Accepted Bldg	367,600	Total	736,200
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WISCASSET

Valuation Report

09/27/2023

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 summary row for Accepted Land and Accepted Bldg.

WISCASSET

Valuation Report

09/27/2023

Name: THOMAS M JOYCE JR, TRUSTEE OF THE
TRACY D JOYCE, TRUSTEE OF THE TRACY D

Page 1255
R07-020-005-B

Account: 2259

Map/Lot:
Location:

83 CUSHMAN POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	368,600	367,600	736,200	368,600	367,600	736,200
2	0	16,000	16,000	0	16,000	16,000
TOTAL	368,600	383,600	752,200	368,600	383,600	752,200

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
3.00	Acres-Waterfront Rear	16,250.00	48,750	100%		48,750
Total Acres 14.00					Land Total	355,625

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	988 Sqft	Grade B 95	Base	174,352
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	4,654
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				
1985	0	TYPICAL	TYPICAL	Average	Typical	179,006				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	83%	100%	100%	148,575					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1985	272	B 95	23,312	Avq.	83%	100%	100%	19,349	
1.75 ST GARAGE..	1985	624	B 95	59,522	Avq.	83%	100%	100%	49,403	
Wood Deck	1985	252	B 95	3,715	Avq.	83%	100%	100%	3,083	
2,001 SFLA										
							Outbuilding Total			71,835

Acpt Land 355,600 **Accepted Bldg** 220,400 **Total** 576,000

WISCASSET

Valuation Report

09/27/2023

Name: MICOZZI, JENNIFER J/T

Page 1257

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.58	Acres-Waterfront Rear	16,250.00	25,675	100%		25,675
Total Acres 2.58					Land Total	170,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Shed	2014	96	B 100	845	Avq.	92%	100%	100%		777
Outbuilding Total									777	
Acpt Land		170,100	Accepted Bldg		800	Total			170,900	

Name: FARRELL, MICHAEL J

Page 1258

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.10	Acres-Waterfront Rear	16,250.00	17,875	100%		17,875
Total Acres 2.10					Land Total	162,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade B 100	Base	185,758
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	5,149
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	195,806			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	174,267			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1999	75	B 100	7,304	Avq.	89%	100%	100%	6,501
Frame Garage	2003	320	C 100	13,328	Avq.	90%	100%	100%	11,995
Wood Deck	2022	100	C 100	1,462	Avq.	92%	100%	100%	1,345
Open Frame Porch	2022	180	C 100	4,842	Avq.	92%	100%	100%	4,455
1,750 SFLA	Outbuilding Total								24,296

Acpt Land 162,300 **Accepted Bldg** 198,600 **Total** 360,900

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00						Land Total 160,625

Dwelling Description

Replacement Cost New

Colonial	Two Story	784 Sqft	Grade B 100	Base	180,305
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	9,798
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	197,442				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	87%	100%	100%	171,775					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1994	396	B 100	35,726	Avq.	87%	100%	100%	31,082	
3/4S AD/GAR.....	1994	528	B 100	43,556	Avq.	87%	100%	100%	37,894	
Open Frame Porch	1994	18	B 100	854	Avq.	87%	100%	100%	743	
Wood Deck	1994	672	C 100	8,755	Avq.	86%	100%	100%	7,529	
1.75 Story/BSMT	1994	138	B 100	20,296	Avq.	87%	100%	100%	17,658	
2,206 SFLA						Outbuilding Total			94,906	
Acpt Land		160,600		Accepted Bldg		266,700		Total		427,300

Name: MOCLAIR, WILLIAM M(TRUSTEE)

Page 1260

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00						Land Total 160,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	177,347
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	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	189,585
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	161,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1989	576	B 100	23,709	Avg.	85%	100%	100%	20,153
Wood Deck	1989	336	C 100	4,471	Avg.	85%	100%	100%	3,800
1,638 SFLA									
Outbuilding Total									23,953

Acpt Land 160,600 **Accepted Bldg** 185,100 **Total** 345,700

WISCASSET
 Name: KRAUSSE, ALDEN A
 TERPILOWSKI, IAN

Valuation Report

09/27/2023

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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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.98	Acres-Waterfront Rear	16,250.00	32,175	100%		32,175
Total Acres 2.98					Land Total	176,550

Accpt Land 176,600 **Accepted Bldg** 0 **Total** 176,600

WISCASSET

Valuation Report

09/27/2023

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	131,250	131,250	5%	Restrictio	6,563
0.10	Acres-Shallow WF Size Adj	13,125.00	1,313	100%		1,313
Total Acres 0.10					Land Total	7,876

Acpt Land	7,900	Accepted Bldg	0	Total	7,900
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Name: COHEN, ALLEN S

Page 1263

COHEN, MELISSA V

Map/Lot:

R07-020-B1

Account: 935 Card: 1 of 1

Location: 141 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/1998
Sale Price 340,000
Sale Type Land & Buildings
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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Waterfront Deep, Acres-Deep WF Size Adj, Acres-Waterfront Rear.

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 1.75 Story/BSMT, 1 Story/BASEMENT, 3/4S AD/GAR....., Wood Deck, PIER....., Frame Shed, Patio, Frame Shed, Encl Frame Porch, Open Frame Porch, 2,675 SFLA.

Acpt Land 389,800 Accepted Bldg 397,700 Total 787,500

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	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 05/30/2014
Topography	Below Street	Sale Price 412,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.29	Acres-Waterfront Rear	16,250.00	4,713	100%		4,713
Total Acres 1.29					Land Total	382,838

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	784 Sqft	Grade B 100	Base	148,547
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	5,149
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	8,165
Attic	None			Attic	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	161,861			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	144,056				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2000	336	B 100	38,191	Avq.	89%	100%	100%	33,990
1 Story/BASEMENT	2000	384	B 100	40,899	Avq.	89%	100%	100%	36,400
Wood Deck	2001	592	C 100	7,735	Avq.	89%	100%	100%	6,884
Wood Deck	2005	48	C 100	800	Avq.	91%	100%	100%	728
Wood Deck	2005	40	C 100	698	Avq.	91%	100%	100%	635
Wood Deck	2005	44	C 100	749	Avq.	91%	100%	100%	682
FLOAT & RAMP....	2005	230	C 100	5,300	Avq.	91%	50%	100%	2,412
PIER.....	2005	330	C 100	3,498	Avq.	91%	50%	100%	1,592
2,260 SFLA									83,323

Acpt Land	382,800	Accepted Bldg	227,400	Total	610,200
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Name: LIESER, DAVID E L/T

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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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Waterfront Deep, 1.00 Acres-Deep WF Size Adj, 1.25 Acres-Waterfront Rear, and Total Acres 2.25.

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 2001, 0, GOOD, GOOD, Average, Typical, 361,236.

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, ONE STORY FRAME, 1.50 ST GARAGE.., Wood Deck, FLOAT & RAMP...., Wood Deck, Open Frame Porch, Open Frame Porch, 1SFr Overhang, Patio, 2,762 SFLA, and Outbuilding Total.

Acpt Land 398,400 Accepted Bldg 432,200 Total 830,600

WISCASSET

Valuation Report

09/27/2023

Name: LIESER, DAVID E L/T

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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	2.084	Avg.	89%	100%	100%	1.855
2,784 SFLA									1.855
Accpt Land						0	Accepted Bldg		1,900
						1,900	Total		1,900

WISCASSET

Valuation Report

09/27/2023

Name: LIESER, DAVID E L/T

Page 1267

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	398,400	432,200	830,600	398,400	432,200	830,600
2	0	1,900	1,900	0	1,900	1,900
TOTAL	398,400	434,100	832,500	398,400	434,100	832,500

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1444P0022
Reference 2 REV TRANSFER ON DEATH DEED
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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
2.20	Acres-Waterfront Rear	16,250.00	35,750	100%		35,750
Total Acres 3.20					Land Total	413,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,478 Sqft	Grade B 105	Base	288,278
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	12,003
Attic	None			Attic	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	300,281
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	261,244	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	105	B 105	9,946	Avq.	87%	100%	100%	8,653
Wood Deck	1994	105	C 100	1,526	Avq.	87%	100%	100%	1,328
Open Frame Porch	1994	337	B 105	10,648	Avq.	87%	100%	100%	9,264
Open Frame Porch	1994	230	B 105	7,376	Avq.	87%	100%	100%	6,417
Wood Deck	1994	376	C 100	4,981	Avq.	87%	100%	100%	4,333
1.50 ST GARAGE..	1994	528	B 105	48,252	Avq.	87%	100%	100%	41,979
Wood Deck	1994	337	C 100	4,484	Avq.	87%	100%	100%	3,901
2,691 SFLA									
Outbuilding Total									75,875

Acpt Land

413,900

Accepted Bldg

337,100

Total

751,000

Name: WHITAKER, ETHAN

Page 1269

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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.75	Acres-Waterfront Rear	16,250.00	28,438	100%		28,438
Total Acres 2.75					Land Total	406,563

Dwelling Description				Replacement Cost New	
Colonial	Two Story	846 Sqft	Grade B 105	Base	204,292
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	14,115
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	8,573
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
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	234,686				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	208,871					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1/2S AD/GAR.....	1999	576	B 105	39,074	Avq.	88%	100%	100%	34,385	
Open Frame Porch	1999	36	B 105	1,446	Avq.	88%	100%	100%	1,272	
Wood Deck	2001	130	C 100	1,845	Avq.	89%	100%	100%	1,642	
Wood Deck	2001	170	C 100	2,355	Avq.	89%	100%	100%	2,096	
FLOAT & RAMP....	2001	240	C 100	5,300	Avq.	89%	50%	100%	2,358	
Open Frame Porch	1999	32	B 105	1,324	Avq.	89%	100%	100%	1,178	
1,692 SFLA										
						Outbuilding Total		42,931		
Acpt Land		406,600		Accepted Bldg		251,800		Total		658,400

Name: HEALY, DOMINIQUE S

Page 1270

HEALY, WILLIAM E

Map/Lot:

R07-020-B6

Account: 940 Card: 1 of 1

Location: 105 CUSHMAN POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/16/2020
Sale Price 640,000
Sale Type Land & Buildings
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

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, 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1989, Renovated 0, Kitchens GOOD, Baths GOOD, Condition Average, Layout Typical, Total 226,771.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Open Frame Porch, 1.50 ST GARAGE.., Wood Deck, Frame Shed, FLOAT & RAMP...., 1 Story/BASEMENT, 2,142 SFLA, and Outbuilding Total.

Acpt Land 352,700 Accepted Bldg 359,900 Total 712,600

WISCASSET

Valuation Report

09/27/2023

Name: MEYERS, MARK ALAN

Page 1271

MYERS, MELISSA ANN

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 11/23/2022

Sale Price 180,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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	343,750	343,750	50%	Topoqrphry	171,875
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.77	Acres-Waterfront Rear	16,250.00	28,763	100%		28,763
Total Acres 2.77					Land Total	235,013

Accpt Land 235,000 **Accepted Bldg** 0 **Total** 235,000

WISCASSET

Valuation Report

09/27/2023

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	343,750	343,750	95%	Corner/Loc	326,563
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
4.00	Acres-Waterfront Rear	16,250.00	65,000	100%		65,000
Total Acres 5.00					Land Total	425,938

Accpt Land 425,900 **Accepted Bldg** 0 **Total** 425,900

WISCASSET

Valuation Report

09/27/2023

Name: EGGLESTON(TRUSTEE), MICHAEL S

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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

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

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost. 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 1980, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 118,545.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Wood Deck, Frame Garage, Frame Shed, 1,667 SFLA.

Accept Land 360,900 Accepted Bldg 150,200 Total 511,100

Name: BELANGER, GABRIEL V

Page 1274

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

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 Units, Description, Sqft, Grade, Replacement Cost, Value. Rows include Colonial, 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 Built 1989, Renovated 2005, Kitchens GOOD, Baths GOOD, Condition Above Average, Layout Typical, Total 196,987.

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 Story/BASEMENT, Finished Attic, 1.50 ST GARAGE., Wood Deck, ONE STORY FRAME, Open Frame Porch, Frame Shed, and 3,020 SFLA.

Acpt Land 424,600 Accepted Bldg 452,800 Total 877,400

WISCASSET

Valuation Report

09/27/2023

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	5.300	Avg.	92%	100%	100%	4.876
3,020 SFLA						Outbuilding Total			4.876
Accpt Land		0	Accepted Bldg			4,900	Total		4,900

WISCASSET

Valuation Report

09/27/2023

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	424,600	452,800	877,400	424,600	452,800	877,400
2	0	4,900	4,900	0	4,900	4,900
TOTAL	424,600	457,700	882,300	424,600	457,700	882,300

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	16,250.00	97,500	100%		97,500
Total Acres 6.00				Land Total		97,500

Acpt Land 97,500 **Accepted Bldg** 0 **Total** 97,500

Name: GAGNON, ROBERT R

Page 1278

GAGNON, MISTY K

Map/Lot:

R07-024

Account: 946 Card: 1 of 1

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	45,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2005	14X70	D 100	84,690	Avq-	81%	50%	100%	34,088
Wood Deck	2005	120	D 100	1,478	Avq-	81%	100%	100%	1,197
1.50 ST GARAGE..	2005	576	D 100	37,160	Fair	71%	50%	100%	13,192
Canopy	2006	240	D 100	2,678	Fair	71%	100%	100%	1,901
Frame Shed	2006	96	D 100	632	Fair	71%	100%	100%	449
Frame Shed	2006	240	D 100	1,579	Fair	71%	100%	100%	1,121
Wood Deck	2005	132	D 100	1,609	Fair	71%	100%	100%	1,142
980 SFLA						Outbuilding Total			53,090

Acpt Land	45,900	Accepted Bldg	53,100	Total	99,000
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.02	Acres-Rear Land 1-10	2,500.00	7,550	100%		7,550
Total Acres 4.02					Land Total	52,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2009	192	C 100	1,469	Avq.	92%	100%	100%	1,351
Wood Deck	2009	120	C 100	1,718	Avq.	92%	100%	100%	1,581
14' Mobile Home	1997	14X72	D 95	82,310	Avq.	71%	50%	100%	29,200
Wood Deck	2010	48	C 100	800	Avq.	92%	100%	100%	736
Frame Garage	2012	768	C 100	26,084	Avq.	92%	100%	100%	23,997
1,008 SFLA						Outbuilding Total			56,865

Acpt Land 52,900 **Accepted Bldg** 56,900 **Total** 109,800

Name: CAMPBELL, RALPH L J/T

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.33	Acres-Rear Land 1-10	2,500.00	3,325	100%		3,325
Total Acres 2.33						Land Total 48,700

Dwelling Description

Replacement Cost New

Ranch	One Story	864 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
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	561 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,789
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	6,701
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	145,604	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	125,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1972	352	C 105	14,951	Avq+	86%	100%	100%	12,858
Frame Shed	2020	192	C 100	1,469	Avq.	92%	100%	100%	1,351
864 SFLA						Outbuilding Total			14,209

Acpt Land 48,700 **Accepted Bldg** 139,400 **Total** 188,100

WISCASSET

Valuation Report

09/27/2023

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 45,900 Accepted Bldg 0 Total 45,900

Name: BEAHM, FREDERICK H

BEAHM, MARRYANN

Map/Lot:

R07-026-001

Account: 950 Card: 1 of 1

Location: 325 BIRCH POINT ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 03/02/2017
Topography	Rolling	Sale Price 266,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30						Land Total 46,125

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade B 95	Base		135,558
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	676 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt		46,001
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	193,185			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	162,275		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	624	B 95	63,136	Avq.	84%	100%	100%	53,034
Open Frame Porch	1987	72	B 95	2,304	Avq.	84%	100%	100%	1,935
Open Frame Porch	1987	364	B 95	10,379	Avq.	84%	100%	100%	8,718
2S Frame Garage	1999	616	B 95	35,660	Avq.	84%	100%	100%	29,954
1,664 SFLA									Outbuilding Total 93,641

Acpt Land 46,100 **Accepted Bldg** 255,900 **Total** 302,000

WISCASSET
 Name: CRUZ, RANILO N
 CRUZ, MERIAM V

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	46,375

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	936 Sqft	Grade B 95	Base		157,202
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		51,204
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		9,308
Attic	None			Attic		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	217,714			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	191,588				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	168	B 100	5,220	Avq.	88%	100%	100%	4,594
Frame Shed	1999	64	B 100	564	Avq.	88%	100%	100%	496
Open Frame Porch	2001	32	B 100	1,261	Avq.	89%	100%	100%	1,122
Wood Deck	2001	168	B 95	2,546	Avq.	88%	100%	100%	2,240
1,404 SFLA									8,452
Outbuilding Total									8,452

Acpt Land 46,400 **Accepted Bldg** 200,000 **Total** 246,400

Name: MANTEUFFEL, ELIZABETH M & IACONO, IACONO, THERESA J & IACONO, ANNIE M.

Map/Lot:

R07-026-003

Account: 952 Card: 1 of 1

Location:

337 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 02/14/2022
Sale Price 0
Sale Type Land & Buildings
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

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 1990, 0, TYPICAL, TYPICAL, Average, Typical, 96,570.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 85%, 100%, 100%, 82,084.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, 1,344 SFLA, and Outbuilding Total.

Acpt Land 46,900 Accepted Bldg 101,400 Total 148,300

Name: EANES, CHARLES J JR

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60			Land Total			46,875

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,472 Sqft	Grade C 105	Base		303,605
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		113,154
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	15	HEARTH				
Bedrooms	8	Add Fixtures	0			
Baths	2	Half Baths	4	Plumbing		16,401
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,701
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	439,861			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Other.....	84%	100%	80%	295,587				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1986	240	C 105	6,679	Avq.	84%	100%	80%	4,488
Wood Deck	1999	490	C 105	6,756	Avq.	84%	100%	80%	4,540
Open Frame Porch	1999	144	C 105	4,128	Avq.	84%	100%	80%	2,774
1.50 ST GARAGE..	2005	952	C 105	72,099	Avq.	84%	100%	80%	48,450
BSMT ENTRY.....	1986	30	C 105	481	Avq.	84%	100%	80%	323
2,472 SFLA					Outbuilding Total				60,575
Acpt Land		46,900	Accepted Bldg		356,200	Total		403,100	

Name: ISSLER, KELLY A

ISSLER, FALLON YVETTE

Map/Lot:

R07-026-005

Account: 954 Card: 1 of 1

Location: 349 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 06/05/2020
Sale Price 325,000
Sale Type Land & Buildings
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

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, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

47,100

Accepted Bldg

271,600 Total

318,700

WISCASSET
 Name: WALKER, JULIA T
 LORING, EVAN J

Valuation Report

09/27/2023
 Page 1287
 R07-026-006

Account: 955 Card: 1 of 1

Map/Lot:
 Location: 356 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Below Street
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 07/14/2021
 Sale Price 210,000
 Sale Type Land & Buildings
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61						Land Total 46,900

Dwelling Description

Replacement Cost New

Ranch	One Story	960 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
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	117,905
Functional Obsolescence						Value(Rcnld)
None						108,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Frame Shed	1992	84	D 100	552	Avq.	85%	100%	100%	469
Wood Deck	2005	88	C 105	1,375	Avq+	92%	100%	100%	1,265
BSMT ENTRY.....	1992	24	C 105	386	Avq+	92%	100%	100%	355
Frame Garaqe	2016	768	C 100	26,084	Avq.	92%	100%	100%	23,997
960 SFLA									
Outbuilding Total									26,086

Acpt Land 46,900 **Accepted Bldg** 134,600 **Total** 181,500

Name: JONES, KELLY L

Page 1288

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 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 Split Level, 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 Canopy, Encl Frame Porch, ONE STORY FRAME, AB.GR. POOL, Frame Shed, ONE STORY FRAME, Wood Deck, and Patio.

Summary row: Acpt Land 46,600 Accepted Bldg 120,600 Total 167,200

WISCASSET

Valuation Report

09/27/2023

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.19	Acres-Rear Land 1-10	2,500.00	5,475	100%		5,475
Total Acres 3.19					Land Total	50,850

Accpt Land

50,900

Accepted Bldg

0 Total

50,900

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

Page 1290

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	2,500.00	12,500	100%		12,500
Total Acres 5.00				Land Total		12,500

Land	10,600	Accepted Bldg	0	Total	10,600
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WISCASSET

Valuation Report

09/27/2023

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.50	Acres-Rear Land 1-10	2,500.00	13,750	100%		13,750
Total Acres 6.50					Land Total	59,125

Accpt Land	59,100	Accepted Bldg	0	Total	59,100
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Name: CURTIS, SHIRLEY I. & STETSON L.

TRUSTEES, SHIRLEY I. CURTIS LIVING TRUST

Map/Lot:

R07-029-A

Account: 959 Card: 1 of 1

Location:

76 TWO BRIDGE ROAD

Neighborhood SOUTHEAST

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

Sale Data
Sale Date 10/23/2003
Sale Price 32,000
Sale Type Land Only
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

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

47,900

Accepted Bldg

277,600

Total

325,500

WISCASSET
 Name: FRYE, BRENT
 FRYE, KALEIGH

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00						75,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 95	Base	172,680
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	-6,841
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	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Minimal			Insulation	-2,932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	TYPICAL	TYPICAL	Average	Typical	172,982
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
65%						112,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1805	288	B 95	24,684	Avq.	65%	100%	100%	16,045
ONE STORY FRAME	1805	456	B 95	39,082	Avq.	65%	100%	100%	25,403
Encl Frame Porch	1805	24	B 95	1,562	Avq.	65%	100%	100%	1,015
Unfinished Attic	1805	456	B 95	2,715	Avq.	65%	100%	100%	1,765
Frame Garage	1970	576	C 100	20,616	Avq.	74%	100%	100%	15,256
Wood Deck	1990	168	C 100	2,330	Avq.	84%	100%	100%	1,957
Frame Shed	1805	119	B 95	994	Avq.	65%	100%	100%	646
1.50 ST BARN....	1900	3200	C 100	145,842	Avq.	65%	100%	100%	94,797
ONE STORY FRAME	1805	120	B 95	10,285	Avq.	65%	100%	100%	6,685
Frame Bay Window	1805	18	B 95	1,544	Avq.	65%	100%	100%	1,004
2,394 SFLA									164,573

Acpt Land 75,400 **Accepted Bldg** 277,000 **Total** 352,400

WISCASSET
 Name: FRYE, BRENT
 FRYE, KALEIGH

Valuation Report

09/27/2023

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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	11.729	Avg.	92%	90%	100%	9,712
2,524 SFLA									9,712
Accpt Land						0	Accepted Bldg		9,700
							Total		9,700

WISCASSET
Name: FRYE, BRENT
FRYE, KALEIGH
Account: 960

Valuation Report

09/27/2023
Page 1295
R07-031
86 TWO BRIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	75,400	277,000	352,400	75,400	277,000	352,400
2	0	9,700	9,700	0	9,700	9,700
TOTAL	75,400	286,700	362,100	75,400	286,700	362,100

Name: JAMES, ANDREW M

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JAMES, CAROL M

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

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 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 Rcnld. Rows include ONE STORY FRAME, Wood Deck, Frame Garage, Frame Shed, Wood Deck, 1SFr Overhang, Open Frame Porch, and 1,036 SFLA.

Acpt Land 47,200 Accepted Bldg 90,200 Total 137,400

WISCASSET

Valuation Report

09/27/2023

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 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.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Shed and Outbuilding Total.

Accpt Land

75,400

Accepted Bldg

700

Total

76,100

WISCASSET
 Name: FOGG, PETER H
 FOGG, TERESA J C

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
24.00	R 20+-Rear 20+	625.00	15,000	100%		15,000
Total Acres 45.00						97,875

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base		227,368
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		-5,305
Rooms	8	HEARTH				
Bedrooms	2	Add Fixtures	2			
Baths	3	Half Baths	0	Plumbing		13,064
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,339
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1830	0	TYPICAL	TYPICAL	Above Average	Typical		242,466
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	75%	100%	100%	181,850		

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	192	C 100	1,469	Avq.	84%	100%	100%	1,234
Open Frame Porch	1999	72	B 100	2,425	Avq.	88%	100%	100%	2,134
3/4S AD/GAR.....	1999	900	B 100	70,829	Avq+	75%	100%	100%	53,122
1 & 3/4 STORY FR	1999	288	B 100	37,665	Avq+	75%	100%	100%	28,249
2,604 SFLA									84,739
Outbuilding Total									84,739

Acpt Land	97,900	Accepted Bldg	266,600	Total	364,500
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WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	7,500	100%		7,500
Total Acres 3.00				Land Total		7,500

Land	6,400	Accepted Bldg	0	Total	6,400
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WISCASSET

Valuation Report

09/27/2023

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	41,250.00	41,250	90%	Restrictio	37,125
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%		2,250
Total Acres 1.90					Land Total	43,500

Accpt Land	43,500	Accepted Bldg	0	Total	43,500
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Name: STOOPS, KALEIGH

Page 1301

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.75	Acres-Rear Land 1-10	2,500.00	1,875	100%		1,875
Total Acres 1.75						Land Total 47,250

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	730 Sqft	Grade B 100	Base		135,603
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		8,165
Attic	None			Attic		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	143,768
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	100% 100%	93,449

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1992	662	C 100	84,661	Avq.	85%	80%	100%	57,570
ONE STORY FRAME	1898	48	B 100	4,330	Avq.	65%	100%	100%	2,815
Frame Garage	1975	528	C 100	19,250	Avq.	76%	100%	100%	14,630
Wood Deck	2004	225	C 100	3,056	Avq.	91%	100%	100%	2,781
1 Story/BASEMENT	1898	240	B 100	25,561	Avq.	65%	100%	100%	16,615
1 & 1/2 STORY FR	1898	300	B 100	34,099	Avq.	65%	60%	100%	13,298
Frame Shed	1950	192	C 100	1,469	Avq-	57%	100%	100%	837
Canopy	1950	84	D 100	992	Fair	42%	100%	100%	417
Frame Garage	2009	816	C 100	27,451	Avq.	92%	100%	100%	25,255
3,174 SFLA									Outbuilding Total 134,218

Acpt Land	47,300	Accepted Bldg	227,700	Total	275,000
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Account: 966 Card: 1 of 1

Location: 291 BIRCH POINT ROAD

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.99	Acres-Rear Land 1-10	2,500.00	2,475	100%		2,475
Total Acres 1.99					Land Total	47,850

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	83,975 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	83,975
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value(Rcnld)
						47,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1877	108	B 95	10,928	Avq-	57%	100%	100%	6,229
1 Story/BASEMENT	1877	240	B 95	24,284	Avq-	57%	100%	100%	13,842
Finished Attic	1877	240	B 95	5,262	Avq-	57%	100%	100%	2,999
Wood Deck	1970	121	D 100	1,488	Fair	52%	100%	100%	774
Wood Deck	1970	90	D 100	1,148	Fair	52%	100%	100%	597
Frame Shed	1970	143	D 100	940	Fair	52%	100%	100%	489
Frame Shed	2002	144	C 100	1,101	Avq.	90%	100%	100%	991
BSMT ENTRY.....	1877	36	B 95	602	Avq-	57%	100%	100%	343
1,194 SFLA									26,264

Acpt Land 47,900 Accepted Bldg 74,100 Total 122,000

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	15,875.00	269,875	100%		269,875	
2.00	Acres-Base Homesite Value	41,250.00	82,500	10%		8,250	
2.00	Acres-HS Size Adj	4,125.00	8,250	100%		8,250	
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000	
Total Acres 5.20					Land Total	294,375	

Land	249,600	Accepted Bldg	0	Total	249,600
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WISCASSET
 Name: RANKIN, HOPE

Valuation Report

09/27/2023

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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	94.860	Avg.	90%	50%	100%	42.687
784 SFLA									42.687
Accpt Land						0	Accepted Bldg		42,700
							Total		42,700

WISCASSET
 Name: DELANO, DEBRA L

Valuation Report

09/27/2023

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Map/Lot:

R07-039-002

Account: 2754 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #2

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

Sale Data
 Sale Date 04/01/2022
 Sale Price 0
 Sale Type Mobile Home
 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

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	2013	14X56	C 100	94.860	Avq-	85%	50%	100%	40,316	
SLAB.....	1	784	C 100	2.450	Avq.	65%	100%	100%	1,592	
784 SFLA									41,908	
Acpt Land						0	Accepted Bldg		41,900	Total
									41,900	

WISCASSET

Valuation Report

09/27/2023

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 #3

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	91.526	Avg-	54%	50%	100%	24,483
Frame Shed	2004	48	E 100	272	Fair	70%	100%	100%	190
Outbuilding Total									24,673
Acpt Land			0	Accepted Bldg		24,700	Total		24,700

WISCASSET
 Name: MOORE, NICOLE E

Valuation Report

09/27/2023

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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	85.666	Avg-	56%	50%	100%	23,879
Wood Deck	1994	98	D 100	1.236	Avg-	76%	100%	100%	939
994 SFLA									
						Outbuilding Total			24,818
Acpt Land			0	Accepted Bldg		24,800	Total		24,800

WISCASSET
 Name: VEDASTO, ROSANNA

Valuation Report

09/27/2023

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Map/Lot:

R07-039-007

Account: 2755 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #7

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

Sale Data
 Sale Date 01/24/2022
 Sale Price 0
 Sale Type Mobile Home
 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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1990	14X66	D 100	80,784	Avq-	47%	50%	100%	18,883
SLAB.....	1	924	C 100	2,888	Avq-	57%	100%	100%	1,646
Outbuilding Total									20,529
Acpt Land			0	Accepted Bldg		20,500	Total		20,500

WISCASSET
 Name: DAVIS, DIANNE L

Valuation Report

09/27/2023

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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	86,643	Fair	30%	50%	100%	12,996
Wood Deck	2006	48	D 100	688	Poor	59%	100%	100%	406
1,008 SFLA									
						Outbuilding Total			13,402
Acpt Land		0		Accepted Bldg		13,400	Total		13,400

WISCASSET
 Name: RICHARDS, BRENDA

Valuation Report

09/27/2023

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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 01/23/2023
 Sale Price 39,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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	14X70	D 100	84.690	Avg.	50%	50%	100%	21,172
Frame Shed	1984	96	D 100	632	Fair	59%	100%	100%	373
980 SFLA						Outbuilding Total			21,545
Acpt Land		0	Accepted Bldg		21,500	Total			21,500

WISCASSET

Valuation Report

09/27/2023

Name: VEDASTO, JENNY

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VEDASTO, RONELIA M

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	56,763	Avq-	40%	50%	100%	11,353	
Wood Deck	2021	48	C 100	800	Avq.	92%	100%	100%	736	
408 SFLA									12,089	
Acpt Land						0	Accepted Bldg		12,100	Total
									12,100	

WISCASSET

Valuation Report

09/27/2023

Name: WENTWORTH, RONALD

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WENTWORTH, SALLY

Map/Lot:

R07-039-011

Account: 2756 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT#11

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 12/20/2021

Sale Price 15,000

Sale Type Mobile Home

Financing Unknown

Verified Public Record

Validity Other Non Valid

Reference 1 BILL OF SALE 12/20/21

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	12X34	D 100	42.606	Avq-	58%	50%	100%	12,356
SLAB.....	1	408	C 100	1.275	Avq-	57%	100%	100%	727
408 SFLA									
						Outbuilding Total			13,083
Acpt Land			0	Accepted Bldg		13,100	Total		13,100

WISCASSET
 Name: MALOY, HANNAH V

Valuation Report

09/27/2023

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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	41,764	Ava.	90%	50%	100%	18,794
396 SFLA									18,794
Accpt Land						0	Accepted Bldg		18,800
						18,800	Total		18,800

WISCASSET
 Name: KEAN, BETTY

Valuation Report

09/27/2023

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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	50,220	Poor	20%	50%	100%	5,022
Frame Shed	1958	100	D 100	658	Avg-	60%	100%	100%	395
Canopy	1958	64	E 100	668	Poor	29%	100%	100%	194
Wood Deck	1958	64	D 100	864	Fair	45%	100%	100%	389
500 SFLA									
						Outbuilding Total			6,000
Acpt Land			0	Accepted Bldg		6,000	Total		6,000

WISCASSET
 Name: VEDASTO, AMYLYN M

Valuation Report

09/27/2023

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Map/Lot:

R07-039-014

Account: 41 Card: 1 of 1

Location: 285 BIRCH POINT ROAD LOT #14

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	80,784	Avg-	45%	50%	100%	17,974
Wood Deck	2001	140	D 100	1,696	Avg-	79%	100%	100%	1,340
924 SFLA									
						Outbuilding Total			19,314
Acpt Land			0	Accepted Bldg		19,300	Total		19,300

WISCASSET
 Name: JOHNSTON, EVERETT W

Valuation Report

09/27/2023

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Account: 2782 Card: 1 of 1

Map/Lot: R07-039-015
 Location: 285 BIRCH POINT ROAD LOT #15

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography
 Utilities
 Street

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 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	2021	14X72	C 100	115.740	Ava.	90%	100%	100%	104,166
SLAB.....	2021	1008	C 100	3.150	Ava.	90%	100%	100%	2,835
Wood Deck	2021	72	C 100	1.105	Ava.	90%	100%	100%	995
1,008 SFLA									
						Outbuilding Total			107,996
Accpt Land			0	Accepted Bldg		108,000	Total		108,000

WISCASSET
 Name: STANLEY, SAM

Valuation Report

09/27/2023

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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	71,224
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	-11,349
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	3,152
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,513
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1995	0	TYPICAL	TYPICAL	Below Average	78%	100%	100%			61,514
Functional Obsolescence		Economic Obsolescence								47,981
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2008	112	C 100	1,615	Avq-	82%	100%	100%	1,324	
1,152 SFLA									1,324	
Acpt Land				0	Accepted Bldg		49,300	Total		49,300

WISCASSET
 Name: ELLSWORTH, JOHN IV

Valuation Report

09/27/2023

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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	107.910	Avg-	47%	50%	100%	25,224
Wood Deck	2005	80	C 100	1.208	Avg.	91%	100%	100%	1,099
924 SFLA									
						Outbuilding Total			26,323
Acpt Land			0	Accepted Bldg		26,300	Total		26,300

WISCASSET
 Name: WISCASSET WATER DISTRICT

Valuation Report

09/27/2023

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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	2,500.00	7,300	100%		7,300
Total Acres 2.92				Land Total		7,300
Acpt Land		7,300	Accepted Bldg	0	Total	7,300

WISCASSET
 Name: ROLFE, ZACHARY D
 SETARO, APRIL G

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08			Land Total			45,575

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	918 Sqft	Grade B 95	Base	154,179
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	-3,115
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	-267
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	150,797
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	98,018

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1900	510	B 100	4,486	Avg.	Phy	Func	Econ	2,916
1.25 ST BARN....	1900	1200	D 100	40,040	Poor	25%	50%	100%	5,005
1,377 SFLA						Outbuilding Total			7,921

Acpt Land 45,600 **Accepted Bldg** 105,900 **Total** 151,500

WISCASSET
 Name: HURD, DAVID
 WINSLOW, LORRIE

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adi	4,125.00	4,125	100%		4,125
3.92	Acres-Rear Land 1-10	2,500.00	9,800	100%		9,800
Total Acres 4.92			Land Total			55,175

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	640 Sqft	Grade C 105	Base		110,718
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		-8,350
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%	102,368	
Functional Obsolescence		Economic Obsolescence						94,179	
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	3,490	Avq.	92%	100%	100%	3,211
Wood Deck	2020	200	C 105	2,875	Avq.	92%	100%	100%	2,645
1,120 SFLA					Outbuilding Total			5,856	

Acpt Land 55,200 **Accepted Bldg** 100,000 **Total** 155,200

WISCASSET

Valuation Report

09/27/2023

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Includes rows for Acres-Rear Land 1-10, Acres-Rear Land 11-20, and Total Acres 11.00.

Acpt Land 26,300 Accepted Bldg 0 Total 26,300

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00					Land Total	45,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 105	Base	123,800
Exterior	WOOD SHINGLE	Masonry Trim	128Sqft	Trim	716
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 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	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	130,911
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	92,947
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	1956	464	C 105	38,221	Avg.	27,137
Frame Garage	1956	528	C 105	20,212	Avg.	14,351
1,472 SFLA						
Outbuilding Total						41,488

Acpt Land 45,400 **Accepted Bldg** 134,400 **Total** 179,800

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	62,875

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,178 Sqft	Grade B 100	Base	292,166
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	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-4,809
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	292,256
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	219,192	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	256	D 100	1,685	Fair	46%	100%	100%	775
Frame Shed	1960	288	D 100	1,895	Fair	46%	100%	100%	872
Frame Shed	1960	144	D 100	948	Poor	30%	100%	100%	284
Encl Frame Porch	1800	108	B 100	5,588	Avq+	75%	100%	100%	4,191
2,356 SFLA									
Outbuilding Total									6,122

Acpt Land 62,900 **Accepted Bldg** 225,300 **Total** 288,200

WISCASSET
 Name: SLATER, BRETT S
 SLATER, KELLY M

Valuation Report

09/27/2023

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Account: 974 Card: 1 of 1

Map/Lot: R07-045
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.42	Acres-Rear Land 1-10	2,500.00	8,550	100%		8,550
Total Acres 4.42						53,925

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	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	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	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	209,272			
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	18,512	Avq+	85%	100%	100%	15,735
Frame Garage	1971	576	B 95	22,524	Avq+	85%	100%	100%	19,145
Wood Deck	1971	432	B 95	6,221	Avq+	85%	100%	100%	5,288
Canopy	2006	240	D 100	2,678	Fair	71%	50%	100%	950
Open Frame Porch	1971	48	B 95	1,640	Avq+	85%	100%	100%	1,394
2,176 SFLA						Outbuilding Total			42,512
Acpt Land		53,900		Accepted Bldg		220,400		Total	274,300

WISCASSET
 Name: BROOKS, DAVID F
 BROOKS, HILDA

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
0.81	Acres-HS Size Adj	4,125.00	3,341	100%		3,341
Total Acres 0.81						44,591

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 105	Base	121,344
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	16,271
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	6,701
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	144,316
Functional Obsolescence						Value(Rcnld)
None						105,351

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1960	144	C 105	11,861	Avq.	73%	100%	100%	8,659	
Frame Garage	1960	448	C 105	17,821	Avq.	73%	100%	100%	13,009	
Wood Deck	2006	168	C 105	2,446	Avq.	73%	100%	100%	1,786	
Wood Deck	1960	72	C 105	1,160	Avq.	73%	100%	100%	847	
Frame Shed	1960	144	D 100	948	Avq-	61%	100%	100%	578	
BSMT ENTRY.....	1960	64	C 105	1,028	Avq.	73%	100%	100%	750	
Frame Garage	2012	484	C 100	17,998	Avq.	92%	100%	100%	16,558	
Outbuilding Total									42,187	

Acpt Land 44,600 **Accepted Bldg** 147,500 **Total** 192,100

WISCASSET
 Name: YOUNG, DYLAN H
 YOUNG, DEBRA A

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.73	Acres-Rear Land 11-20	1,250.00	8,413	100%		8,413
Total Acres 17.73			Land Total			78,788

Acpt Land 78,800 **Accepted Bldg** 0 **Total** 78,800

Name: HARVEY, JOHN D III

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HARVEY, SUSAN

Map/Lot:

R07-048-A

Account: 978 Card: 1 of 1

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

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 Built 1962, Functional Obsolescence None, and Outbuildings/Improvements table.

Acpt Land

50,400

Accepted Bldg

171,500 Total

221,900

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27					Land Total	46,050

Dwelling Description

Replacement Cost New

Colonial	Two Story	512 Sqft	Grade B 100	Base	111,978
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	-7,838
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,633
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,090
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	Old Type	Fair	Typical	103,683			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		42%	80%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1820	480	B 100	51,121	Fair	42%	80%	100%	17,177
Unfinished Attic	1820	480	B 100	3,009	Fair	42%	80%	100%	1,011
Wood Deck	1990	96	C 100	1,411	Avq-	74%	100%	100%	1,044
1.25 ST SHED....	1820	240	D 100	1,678	Poor	25%	100%	100%	420
Barn 1S	2016	324	D 100	10,900	Avq.	92%	90%	100%	9,025
1,504 SFLA						Outbuilding Total			28,677
Acpt Land		46,100	Accepted Bldg		63,500	Total		109,600	

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	95%	Size/Shape	3,919
0.75	Acres-Rear Land 1-10	2,500.00	1,875	95%	Size/Shape	1,781
Total Acres 1.75					Land Total	46,950

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	98,317 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	-1,669
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Below Average	Typical	96,648
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
						57,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1900	456	D 100	14,792	Fair	42%	100%	100%	6,213
Frame Shed	1900	384	D 100	2,526	Fair	42%	100%	100%	1,061
990 SFLA									
Outbuilding Total									7,274

Acpt Land 47,000 **Accepted Bldg** 65,300 **Total** 112,300

Name: YOUNG, DYLAN J/T

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YOUNG, DEBRA A

Map/Lot:

R07-050

Account: 980 Card: 1 of 1

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

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 6 columns: Description, Material/Type, Area/Value, 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 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

44,900

Accepted Bldg

46,700

Total

91,600

Valuation Report

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 03/18/2010
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50					Land Total	56,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1993	14X68	D 100	82,737	Avq-	54%	50%	100%	22,132
Wood Deck	1993	48	C 100	800	Avq.	85%	100%	100%	680
Frame Shed	1993	48	E 100	272	Poor	51%	100%	100%	139
952 SFLA						Outbuilding Total			22,951

Acpt Land	56,600	Accepted Bldg	23,000	Total	79,600
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WISCASSET
 Name: LEIGH, JAMES
 LEIGH, JOAN

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	47,925

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	101,722 0 0
Foundation	Concrete Block	Basement	Wet 1/4 Bmt	Basement	-5,753
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Hot Water BB	Cooling	0% None	Heat	-2,373
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	93,596
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	60,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	588	C 105	57,179	Avq.	65%	100%	100%	37,166
1.25 ST SHED....	1985	240	C 100	1,950	Avq.	81%	100%	100%	1,580
Wood Deck	1985	336	C 100	4,471	Avq.	81%	100%	100%	3,622
Open Frame Porch	1900	114	C 105	3,331	Avq.	65%	100%	100%	2,165
AB.GR. POOL.....	1900	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Encl Frame Porch	1999	96	C 100	4,369	Avq.	88%	100%	100%	3,845
Frame Shed	2006	64	D 100	421	Avq.	92%	100%	100%	387
Outbuilding Total									50,003

Acpt Land 47,900 **Accepted Bldg** 110,800 **Total** 158,700

WISCASSET
 Name: HILTON, RALPH A
 HILTON, CHAD A

Valuation Report

09/27/2023

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Map/Lot: R07-053

Account: 983 Card: 1 of 1

Location: 15 HILTON LANE

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 05/06/2021
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 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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07						Land Total 45,550

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	580 Sqft	Grade C 105	Base	84,260
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	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	25%			Unfinished	-8,918

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	1982	TYPICAL	TYPICAL	Above Average	Typical	78,324			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	58,743				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1985	300	C 105	29,172	Avq+	75%	100%	100%	21,879
Wood Deck	1985	324	C 105	4,535	Avq+	75%	100%	100%	3,401
Frame Shed	1985	560	D 100	3,684	Poor	46%	100%	100%	1,695
Canopy	1985	240	E 100	2,304	Poor	46%	100%	100%	1,060
953 SFLA	Outbuilding Total								28,035

Acpt Land 45,600 **Accepted Bldg** 86,800 **Total** 132,400

WISCASSET

Valuation Report

09/27/2023

Name: HILTON, RALPH A

Page 1335

HILTON, CHAD A

Map/Lot:

R07-054

Account: 984 Card: 1 of 1

Location:

HILTON LANE

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	57,875

Accpt Land 57,900 **Accepted Bldg** 0 **Total** 57,900

Valuation Report

Map/Lot:

R07-054-A

Account: 1991 Card: 1 of 1

Location:

30 HILTON LANE

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	45,625

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,344 Sqft	Grade C 105	Base	157,206
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	-17,534
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	4,473
Attic	Floor & Stairs			Attic	3,006
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	147,151
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	133,907
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	2005	49	C 100	812 Avq.	91% 100% 100%	739
1,344 SFLA	Outbuilding Total					739

Acpt Land 45,600 **Accepted Bldg** 134,600 **Total** 180,200

Name: PEKICH, MICHAEL V J/T

Page 1337

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	41,250.00	41,250	100%		41,250
0.33	Acres-HS Size Adj	4,125.00	1,361	100%		1,361
Total Acres 0.33						42,611

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 100	Base	161,529
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	4,260
Attic	None			Attic	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	165,789	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	111,079

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1945	400	C 100	37,045	Avq.	67%	100%	100%	24,820
Frame Garage	1945	400	C 100	15,605	Avq.	67%	100%	100%	10,455
1SFr Overhang	1945	26	C 100	2,040	Avq.	67%	100%	100%	1,367
Frame Shed	1945	100	E 100	566	Fair	42%	100%	100%	238
2,176 SFLA									
Outbuilding Total									36,880

Acpt Land 42,600 **Accepted Bldg** 148,000 **Total** 190,600

Name: ROACH, DAVID W (J/T)

Page 1338

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 and 0.15 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(Rcld).

Acpt Land 41,900 Accepted Bldg 102,900 Total 144,800

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.00	Acres-Rear Land 11-20	1,250.00	10,000	100%		10,000
Total Acres 19.00					Land Total	80,375

Land	68,200	Accepted Bldg	0	Total	68,200
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.86	R 20+-Rear 20+	625.00	12,413	100%		12,413
Total Acres 40.86			Land Total			91,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1965	4050	C 100	188,549	Avq-	63%	60%	100%	71,272
WAREHOUSE ST....	2000	960	C 100	44,693	Avq-	79%	100%	100%	35,307
ONE STORY FRAME	2010	120	B 100	10,826	Avq+	97%	100%	100%	10,501
SUB. FOOTING	2011	1	C 100	57,240	Avq+	97%	100%	100%	55,523
UTILITY BLDG....	2011	80	B 100	11,946	Avq+	97%	100%	100%	11,588
120 SFLA						Outbuilding Total			184,191

Land	77,300	Accepted Bldg	184,200	Total	261,500
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/18/2020
Topography	Rolling	Sale Price 65,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	37,500.00	37,500	100%		37,500
0.95	Acres-HS Size Adj	3,750.00	3,563	100%		3,563
Total Acres 0.95					Land Total	41,063

Dwelling Description				Replacement Cost New	
Conventional	One Story	750 Sqft	Grade C 105	Base	89,481
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	-2,446
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
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	1,677
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	93,392			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	53,233		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	528	C 105	51,345	Avq-	57%	100%	100%	29,267
Encl Frame Porch	1900	240	C 105	10,758	Avq-	57%	100%	100%	6,132
Wood Deck	2004	96	C 105	1,481	Avq-	57%	100%	100%	844
1,278 SFLA									
Outbuilding Total									36,243

Acpt Land	41,100	Accepted Bldg	89,500	Total	130,600
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.15	Acres-Rear Land 1-10	2,500.00	2,875	100%		2,875
Total Acres 2.15					Land Total	44,125

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	37,938 0 0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Forced Warm	Cooling	0% None	Heat	-793
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,443
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-604
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	41,868
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	27,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	576	D 100	45,876	Avq.	65%	100%	100%	29,819
ONE STORY FRAME	1900	150	D 100	10,120	Avq.	65%	100%	100%	6,578
Wood Deck	1900	552	D 100	6,214	Avq.	65%	100%	100%	4,039
Frame Garage	1970	576	C 100	20,616	Avq.	74%	100%	100%	15,256
AB.GR. POOL.....	1900	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	2004	64	D 100	864	Avq.	65%	100%	100%	562
ONE STORY FRAME	1900	300	D 100	20,240	Avq.	65%	100%	100%	13,156
1,422 SFLA						Outbuilding Total			70,648

Acpt Land	44,100	Accepted Bldg	97,900	Total	142,000
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Valuation Report

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01			Land Total			41,275

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade D 100	Base	98,018
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	-8,243
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	-16,926

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	TYPICAL	TYPICAL	Average	Typical	72,849			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		84%		100%	100%	61,193		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1986	96	D 100	632	Avq.	82%	100%	100%	518
Frame Shed	1986	160	D 100	1,052	Avq.	82%	100%	100%	863
14' Mobile Home	2000	14X56	C 100	94,860	Avq-	69%	50%	100%	32,845
1,540 SFLA	Outbuilding Total								34,226
Acpt Land		41,300		Accepted Bldg		95,400		Total	
								136,700	

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00			Land Total			67,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	154,062
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1959	0	TYPICAL	TYPICAL	Below Average	Typical				154,062	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		64%	100%	100%	98,600			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1959	64	D 100	5,192	Fair	46%	100%	100%	2,388	
Frame Garage	1959	80	D 100	5,585	Fair	46%	100%	100%	2,569	
1,344 SFLA							Outbuilding Total			4,957
Acpt Land		67,500		Accepted Bldg		103,600		Total	171,100	

WISCASSET
 Name: GROVER, ROBERT C

Valuation Report

09/27/2023

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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	80,784	Avg-	40%	50%	100%	16.157
Frame Garage	1985	144	D 100	7,151	Poor	46%	100%	100%	3.289
924 SFLA									
						Outbuilding Total			19,446
Acpt Land			0	Accepted Bldg		19,400	Total		19,400

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	37,500.00	37,500	80%	Topoqraphy	30,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20			Land Total			34,250

Dwelling Description				Replacement Cost New	
Colonial	One & 3/4 Story	572 Sqft	Grade C 95	Base	96,552
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	-7,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,642
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	84,676	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	71,975

Acpt Land	34,300	Accepted Bldg	72,000	Total	106,300
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WISCASSET

Valuation Report

09/27/2023

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.40	R 20+-Rear 20+	625.00	1,500	100%		1,500
Total Acres 23.40					Land Total	80,250

Acpt Land	80,300	Accepted Bldg	0	Total	80,300
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WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

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PUMP STATION #11

Map/Lot:

R07-065-A

Account: 995 Card: 1 of 1

Location:

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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.07 Acres-HS Size Adj, and Total Acres 0.07. Summary row: Acpt Land 4,000 Accepted Bldg 0 Total 4,000

WISCASSET

Valuation Report

09/27/2023

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 49,000 Accepted Bldg 34,800 Total 83,800

WISCASSET

Valuation Report

09/27/2023

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	63,207	Poor	20%	50%	100%	6,321
CONCRETE PLATFRM	2007	672	C 100	4,039	Avq.	92%	100%	100%	3,716
ONE STORY FRAME	2000	168	D 100	11,335	Poor	56%	100%	100%	6,348
CONCRETE PLATFRM	2007	168	C 100	1,010	Avq.	92%	100%	100%	929
Wood Deck	2007	64	D 100	864	Fair	72%	100%	100%	622
1,572 SFLA						Outbuilding Total			17,936
Acpt Land			0	Accepted Bldg			17,900	Total	17,900

WISCASSET

Valuation Report

09/27/2023

Name: DELANO, TALBOT E J/T

Page 1351

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	49,000	34,800	83,800	49,000	34,800	83,800
2	0	17,900	17,900	0	17,900	17,900
TOTAL	49,000	52,700	101,700	49,000	52,700	101,700

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	131,921
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	-21,020
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,803
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1998	0	TYPICAL	TYPICAL	Below Average	Typical				111,762	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %				Value(Rcnld)		
None	None	79%	100%	100%				88,292		
Outbuildings/Additions/Improvements							Percent Good		Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Frame Shed	1998	64	C 100	490	Avq.	88%	100%	100%	431	
Wood Deck	1999	288	C 100	3,860	Avq.	88%	100%	100%	3,397	
Frame Shed	2003	96	C 100	735	Avq.	90%	100%	100%	662	
Wood Deck	1999	50	D 100	710	Avq.	88%	100%	100%	625	
Frame Shed	2005	320	C 100	2,448	Avq.	91%	100%	100%	2,228	
Frame Shed	2006	96	C 100	735	Avq.	92%	100%	100%	676	
Frame Shed	2003	84	C 100	642	Avq.	90%	100%	100%	578	
1,836 SFLA							Outbuilding Total		8,597	
Acpt Land		0	Accepted Bldg			96,900	Total		96,900	

WISCASSET
 Name: WALTER, PHILIP M
 FOX, REBECCA

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.11	Acres-Rear Land 1-10	2,500.00	5,275	100%		5,275
Total Acres 3.11						Land Total 46,525

Dwelling Description				Replacement Cost New		
Conventional	One Story	405 Sqft	Grade D 100	Base		38,800
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 1/4 Bmt	Basement		-3,246
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		-618
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Above Average	Typical	34,936			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		75%		100%	100%	26,202		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfin Basement	1940	150	D 105	678	Avq.	65%	100%	100%	441
Frame Shed	1940	294	C 100	2,249	Avq.	65%	100%	100%	1,462
Frame Shed	1940	72	C 100	551	Avq.	65%	100%	100%	358
Frame Garage	1940	576	C 100	20,616	Avq.	65%	100%	100%	13,400
1 Story/BASEMENT	1940	220	D 105	18,399	Avq.	65%	100%	100%	11,959
625 SFLA							Outbuilding Total		27,620
Acpt Land		46,500		Accepted Bldg		53,800		Total	100,300

WISCASSET

Valuation Report

09/27/2023

Name: MOORE, D WAYNE J/T

Page 1354

MOORE, JOANNE V

Map/Lot:

R07-067-A

Account: 2288 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Sale Data	
Sale Date	10/14/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities All Public
 Street Paved

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adi	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.80	R 20+-Rear 20+	625.00	9,875	100%		9,875
Total Acres 36.80					Land Total	88,625

Acpt Land	88,600	Accepted Bldg	0	Total	88,600
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WISCASSET

Valuation Report

09/27/2023

Name: CROXFORD, CURT C J/T

Page 1355

CROXFORD, CHERYL A

Map/Lot:

R07-067-B

Account: 2022 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Sale Date 11/03/2005

Zoning/Use RESIDENTIAL

Sale Price 26,200

Topography Level

Sale Type Land Only

Utilities NoWater/NoSewer

Financing Unknown

Street Paved

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	37,500.00	37,500	80%	Topoqrphry	30,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.89	Acres-Rear Land 1-10	2,500.00	4,725	100%		4,725
Total Acres 2.89					Land Total	38,475

Accpt Land	38,500	Accepted Bldg	0	Total	38,500
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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

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, 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Overall Condition and Outbuildings/Improvements.

Acpt Land

41,800

Accepted Bldg

209,900 Total

251,700

Name: BEATTIE FLYNN, JEAN E

Page 1357

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, and Phys. %.

Outbuildings/Additions/Improvements

Table with 11 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 51,700 Accepted Bldg 151,800 Total 203,500

WISCASSET

Valuation Report

09/27/2023

Name: BEATTIE FLYNN, JEAN E
FLYNN, DAVID P

Page 1358

Account: 1000 Card: 2 of 2

Map/Lot:
Location:

R07-070
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				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2016	240	D 100	1.579	Avg.	92%	50%	100%	726
1,764 SFLA									726
Accpt Land		0	Accepted Bldg		700	Total			700

WISCASSET

Valuation Report

09/27/2023

Name: BEATTIE FLYNN, JEAN E

Page 1359

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	51,700	151,800	203,500	51,700	151,800	203,500
2	0	700	700	0	700	700
TOTAL	51,700	152,500	204,200	51,700	152,500	204,200

Name: ATTWOOD, JR RDEANE

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, 277,044.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 90%, 100%, 100%, 249,340.

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 41,300 Accepted Bldg 287,700 Total 329,000

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	41,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,140 Sqft	Grade B 100	Base	211,764
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	4,899
Attic	None			Attic	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	216,663				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		89%	100% 100%	192,830				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1999	132	B 100	14,059	Avq.	89%	100%	100%	12,513	
Frame Garage	2002	896	B 100	34,188	Avq.	89%	100%	100%	30,427	
Open Frame Porch	1999	144	B 100	4,521	Avq.	89%	100%	100%	4,024	
Wood Deck	1999	240	B 100	3,735	Avq.	89%	100%	100%	3,324	
BSMT ENTRY.....	1999	30	B 100	528	Avq.	89%	100%	100%	470	
2,127 SFLA										
Acpt Land					41,300	Accepted Bldg		243,600	Total	284,900
Outbuilding Total									50,758	

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	41,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,647 Sqft	Grade B 95	Base	210,468
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	4,892
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	220,014
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	198,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	288	C 100	3,860	Avq.	90%	100%	100%	3,474
Frame Shed	2005	204	D 100	1,341	Fair	71%	100%	100%	952
1,647 SFLA									
Outbuilding Total									4,426

Acpt Land 41,300 **Accepted Bldg** 202,400 **Total** 243,700

Valuation Report

Map/Lot:

R07-070-A4

Account: 2164 Card: 1 of 1

Location:

11 CHENEY DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/10/2016
Topography	Below StreetLow	Sale Price 160,600
Utilities	All Public	Sale Type Land & Buildings
Street	Private	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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00					Land Total	41,250

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,026 Sqft	Grade B 95	Base		172,317
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		20,676
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	192,993
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	187,203

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	576	B 95	22,524	Good	97%	100%	100%	21,848
Wood Deck	2004	156	C 100	2,176	Good	97%	100%	100%	2,111
Wood Deck	2004	252	C 100	3,400	Good	97%	100%	100%	3,298
1,539 SFLA									27,257
Outbuilding Total									27,257

Acpt Land	41,300	Accepted Bldg	214,500	Total	255,800
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Valuation Report

Account: 1002 Card: 1 of 1

Location: 348 OLD BATH ROAD

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/19/2010
 Sale Price 240,000
 Sale Type Land & Buildings
 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	37,500.00	37,500	100%		37,500	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
0.69	Acres-Rear Land 1-10	2,500.00	1,725	100%		1,725	
Total Acres 1.69					Land Total	42,975	
Land		36,500	Accepted Bldg		0	Total	36,500

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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Map/Lot:

R07-072

Account: 2016 Card: 1 of 1

Location:

BATH ROAD

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	2,500.00	87,500	100%		87,500
Total Acres 35.00				Land Total		87,500

Land	74,200	Accepted Bldg	0	Total	74,200
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Name: GILBERT, JUBAL ALEXANDER

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	55%	Restrictio	13,750
5.47	Acres-Rear Land 11-20	1,250.00	6,838	55%	Restrictio	3,761
Total Acres 16.47			Land Total			58,761

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
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	-16,103
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-5,904
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			119,479
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		89%	100%	100%		106,336	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	871	C 105	30,468	Avq.	91%	100%	100%	27,726
Frame Shed	1982	288	D 100	1,895	Avq-	71%	100%	100%	1,345
1,152 SFLA									
Outbuilding Total								29,071	

Acpt Land 58,800 **Accepted Bldg** 135,400 **Total** 194,200

Name: HARTMAN, SETH T (J/T)

Page 1367

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 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 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-table for Outbuildings/Additions/Improvements with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld.

Acpt Land 45,300 Accepted Bldg 188,300 Total 233,600

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60						Land Total 42,750

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 105	Base	158,189
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	6,893
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	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	168,064			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	146,216				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	214	C 105	3,062	Avq.	87%	100%	100%	2,664
Frame Garage	1994	576	C 105	21,648	Avq.	87%	100%	100%	18,834
Encl Frame Porch	2005	120	C 105	5,615	Avq.	87%	100%	100%	4,885
Wood Deck	1994	120	C 105	1,804	Avq.	87%	100%	100%	1,569
Frame Shed	1994								1,000
1,288 SFLA									Outbuilding Total 28,952
Acpt Land		42,800	Accepted Bldg		175,200	Total		218,000	

----- S O U N D V A L U E -----

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/09/2022
Topography	Level	Sale Price 389,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10			Land Total			41,500

Dwelling Description				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade C 105	Base	192,690
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	2,982
Attic	None			Attic	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	195,672			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	162,408		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	702	C 105	25,415	Avq.	83%	100%	100%	21,094
Wood Deck	1985	192	C 100	2,635	Avq.	81%	100%	100%	2,134
1,872 SFLA	Outbuilding Total								23,228
Acpt Land		41,500	Accepted Bldg		185,600	Total		227,100	

Name: HAEBERLE, ROBERT W

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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

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.

Summary row: Acpt Land 41,500 Accepted Bldg 171,900 Total 213,400

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10			Land Total			41,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
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	16,031
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	147,036			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	123,510				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	160	C 100	2,228	Avq.	84%	100%	100%	1,872
BSMT ENTRY.....	1988	40	C 100	612	Avq.	84%	100%	100%	514
ONE STORY FRAME	2009	246	B 100	22,194	Avq.	92%	100%	100%	20,418
1S AD/GAR.....	2009	492	B 100	48,916	Avq.	92%	100%	100%	45,003
Open Frame Porch	2009	24	C 100	894	Avq.	92%	100%	100%	822
Wood Deck	2010	280	C 100	3,758	Avq.	92%	100%	100%	3,457
1,366 SFLA						Outbuilding Total			72,086
Acpt Land		41,500	Accepted Bldg		195,600	Total		237,100	

Name: LINEHAN, DAVID C

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LINEHAN, JANICE N

Map/Lot:

R07-073-006

Account: 1009 Card: 1 of 1

Location: 422 OLD BATH ROAD

Neighborhood SOUTHWEST

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

Sale Data
Sale Date 05/11/2022
Sale Price 335,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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) 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 Outbuilding Total.

Acpt Land

42,300

Accepted Bldg

223,200

Total

265,500

Name: SHERLOCK, DAVID J

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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

42,000

Accepted Bldg

163,200 Total

205,200

Valuation Report

Map/Lot:

R07-073-008

Account: 1011 Card: 1 of 1

Location:

20 TWIN OAK ROAD

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	45,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,394 Sqft	Grade B 95	Base		178,137
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		-18,923
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	159,214
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	133,740

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	360	B 95	5,219	Avq.	84%	100%	100%	4,384
Frame Shed	1986	100	C 100	765	Avq.	82%	100%	100%	627
Frame Shed	2000	80	E 100	454	Avq-	79%	100%	100%	359
Encl Frame Porch	1986	40	B 95	2,275	Avq.	84%	100%	100%	1,911
Open Frame Porch	1986	15	B 95	728	Avq.	84%	100%	100%	612
1 STORY GARAGE..	1999	648	C 100	22,668	Avq.	88%	100%	100%	19,948
Wood Deck	1999	126	C 100	1,794	Avq.	88%	100%	100%	1,579
Swimming Pool	1986	1	C 100	7,224	Avq.	99%	100%	100%	7,152
Frame Shed	2013	160	C 100	1,224	Avq.	92%	100%	100%	1,126
Outbuilding Total									37,698

Acpt Land	45,000	Accepted Bldg	171,400	Total	216,400
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Valuation Report

Map/Lot:

R07-073-A

Location:

7 LINE DRIVE

Account: 2355 Card: 1 of 1

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/09/2011
Sale Price 132,000
Sale Type Land & Buildings
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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	42,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
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	6,701
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	148,187					
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		
Frame Shed	1974	48	C 105	386	Avq+	86%	100%	100%	332		
CARPORT.....	2009	300	C 100	4,842	Avq.	92%	100%	100%	4,455		
Frame Garage	2016	728	C 100	24,945	Avq.	92%	100%	100%	22,949		
1,152 SFLA									27,736		
Acpt Land						42,300	Accepted Bldg		155,200	Total	197,500

WISCASSET
 Name: BALTAZAR, JONATHAN D
 BALTAZAR, LINDA C

Valuation Report

09/27/2023

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Account: 1013 Card: 1 of 1

Map/Lot: R07-074
 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 10/11/2022
 Sale Price 375,000
 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) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00						Land Total 46,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,252 Sqft	Grade B 100	Base	168,412
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	1064 Sqft, Grade B	Basement Gar	None	Fin Bsmt	68,110
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,899
Attic	None			Attic	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	2013	TYPICAL	TYPICAL	Average	Typical	241,421
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	190,723
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	2013	432	B 100	38,974	Avq.	30,789
Frame Shed	1974	81	B 100	712	Avq.	562
Encl Frame Porch	1974	90	B 100	4,742	Avq.	3,746
Wood Deck	1974	96	B 100	1,622	Avq.	1,281
Wood Deck	1974	252	B 100	3,910	Avq.	3,089
Open Frame Porch	1974	40	B 100	1,494	Avq.	1,180
1.50 ST GARAGE..	2013	728	B 100	61,526	Avq.	48,606
1.684 SFLA						89,253
Outbuilding Total						89,253

Acpt Land 46,300 **Accepted Bldg** 280,000 **Total** 326,300

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	43,750

Dwelling Description

Replacement Cost New

Log	One Story	925 Sqft	Grade C 100	Base	118,501
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	-12,314
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	106,187	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	71,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1967	60	C 100	2,900	Fair	50%	0%	100%	0
Frame Shed	1967	140	D 100	921	Avq-	64%	100%	100%	589
925 SFLA									589
Outbuilding Total									589

Acpt Land 43,800 **Accepted Bldg** 71,700 **Total** 115,500

WISCASSET
 Name: ROLLINS, DAVID S

Valuation Report

09/27/2023

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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	2,500.00	800	100%		800
Total Acres 0.32				Land Total		800

Acpt Land	800	Accepted Bldg	0	Total	800
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WISCASSET
 Name: ALMASI, CRYSTAL ESTES
 ALMASI, STEPHEN D

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
0.85	Acres-HS Size Adj	3,750.00	3,188	100%		3,188
					Land Total	40,688

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 105	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	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,689
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	4,473
Attic	None			Attic	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	128,452
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						100,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhang	1973	34	C 105	2,801	Avq.	78%	100%	100%	2,185
1 Story/BASEMENT	1973	576	C 105	56,012	Avq.	78%	100%	100%	43,689
Wood Deck	1973	372	C 105	5,176	Avq.	78%	100%	100%	4,037
Open Frame Porch	2006	84	C 105	2,532	Avq.	78%	100%	100%	1,975
Outbuilding Total									51,886

Acpt Land 40,700 **Accepted Bldg** 152,100 **Total** 192,800

Name: SLACK, JEFFERSON A

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 7 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 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Raised Ranch, Exterior, 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 1974, 0, TYPICAL, TYPICAL, Average, Typical, 140,343.

Table for Outbuildings/Additions/Improvements 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 41,100 Accepted Bldg 118,300 Total 159,400

Name: HARDWICK, JODI S J/T

HARDWICK, KEVIN A

Map/Lot:

R07-075-003

Account: 1018 Card: 1 of 1

Location: 36 MONTSWEAG VALLEY ROAD

Neighborhood SOUTHWEST

Zoning/Use SHORE STREAM PRO RES
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.47	Acres-Rear Land 1-10	2,500.00	3,675	100%		3,675
Total Acres 2.47						Land Total 44,925

Dwelling Description

Replacement Cost New

Log	Two Story	816 Sqft	Grade B 100	Base	192,348
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	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	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	195,614
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	164,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	160	B 100	17,040	Avq.	84%	100%	100%	14,314
OPEN PORCH/BSMT	1987	112	B 100	5,414	Avq.	84%	100%	100%	4,548
Wood Deck	1987	240	C 100	3,248	Avq.	82%	100%	100%	2,663
1,792 SFLA									Outbuilding Total 21,525

Acpt Land 44,900 **Accepted Bldg** 185,800 **Total** 230,700

WISCASSET
 Name: THIBOUTOT, HEIDI L J/T
 THIBOUTOT, MICHAEL J

Valuation Report

09/27/2023

Page 1382

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.89	Acres-Rear Land 1-10	2,500.00	7,225	100%		7,225
Total Acres 3.89						Land Total 48,475

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	560 Sqft	Grade B 95	Base	98,823
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	-5,226
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
2003	0	TYPICAL	TYPICAL	Average	Typical	93,597
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						84,237
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2004	104	C 100	2,919	Avq.	91%	100%	100%	2,656
Wood Deck	2004	240	C 100	3,248	Avq.	91%	100%	100%	2,956
Wood Deck	2004	120	C 100	1,718	Avq.	91%	100%	100%	1,563
1 Story/BASEMENT	2004	560	B 95	56,660	Avq.	90%	100%	100%	50,994
AB.GR. POOL.....	2004	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Frame Shed	2006	240	C 100	1,836	Avq.	92%	100%	100%	1,689
1.25 ST GARAGE..	2014	512	C 110	31,720	Avq.	92%	100%	100%	29,182
Frame Shed	2014	48	D 100	316	Avq.	92%	100%	100%	291
Canopy	2014	336	E 100	3,196	Avq.	92%	100%	100%	2,940
Canopy	2019	512	E 100	4,832	Avq.	92%	100%	100%	4,445
1,540 SFLA									Outbuilding Total 97,954

Acpt Land 48,500 **Accepted Bldg** 182,200 **Total** 230,700

WISCASSET

Valuation Report

09/27/2023

Name: THIBOUTOT, HEIDI L J/T

Page 1383

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	21,335	Ava.	92%	100%	100%	19,628	
1,540 SFLA									19,628	
Accpt Land						0	Accepted Bldg		19,600	Total
									19,600	

WISCASSET

Valuation Report

09/27/2023

Name: THIBOUTOT, HEIDI L J/T

Page 1384

THIBOUTOT, MICHAEL J

Map/Lot:

R07-075-005

Account: 1019

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	48,500	182,200	230,700	48,500	182,200	230,700
2	0	19,600	19,600	0	19,600	19,600
TOTAL	48,500	201,800	250,300	48,500	201,800	250,300

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) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.15	Acres-Rear Land 1-10	2,500.00	5,375	100%		5,375
Total Acres 3.15						Land Total 46,625

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	1,008 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	178,205 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	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	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	181,471			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	150,621			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	160	B 100	4,986	Avq.	83%	100%	100%	4,138
Frame Shed	1985	77	B 100	678	Avq.	83%	100%	100%	563
1.50 ST GARAGE..	1985	576	C 100	43,210	Avq.	81%	100%	100%	35,000
1.512 SFLA						Outbuilding Total			39,701
Acpt Land		46,600		Accepted Bldg		190,300		Total	236,900

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.43	Acres-Rear Land 1-10	2,500.00	1,075	100%		1,075
Total Acres 1.43						Land Total 42,325

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade C 100	Base		141,224
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		4,260
Attic	None			Attic		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	145,484			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	119,297		
Outbuildings/Additions/Improvements						Percent Good	Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1983	160	C 100	2,228	Avq.	82%	100%	100%	1,827
Frame Garage	1983	400	C 100	15,605	Avq.	80%	100%	100%	12,484
Frame Shed	1983	64	D 100	421	Avq.	80%	100%	100%	337
Open Frame Porch	1983	24	C 100	894	Avq.	82%	100%	100%	733
1,232 SFLA						Outbuilding Total			15,381

Acpt Land	42,300	Accepted Bldg	134,700	Total	177,000
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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	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 04/02/2012
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
9.30	Acres-Rear Land 1-10	2,500.00	23,250	100%		23,250
Total Acres 10.30			Land Total			64,500

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,040 Sqft	Grade C 105	Base		214,100
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	10	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	2	Plumbing		13,419
Attic	None			Attic		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	227,519
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	191,116

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	48	C 105	840	Avq.	84%	100%	100%	706
Open Frame Porch	2001	480	C 105	13,058	Avq.	84%	100%	100%	10,969
Frame Shed	2002	120	C 105	964	Avq.	84%	100%	100%	810
Frame Shed	2003	240	B 100	2,111	Avq.	90%	100%	100%	1,900
Open Frame Porch	1987	48	C 105	1,576	Avq.	84%	100%	100%	1,324
1.25 ST GARAGE..	2010	728	C 105	41,184	Avq.	84%	100%	100%	34,595
ONE STORY FRAME	2017	150	C 105	12,356	Avq.	92%	100%	100%	11,368
TWO STORY FRAME	2018	150	C 105	20,139	Avq.	92%	100%	100%	18,528
ONE STORY FRAME	2015	75	C 105	6,178	Avq.	92%	100%	100%	5,684
2,605 SFLA						Outbuilding Total			85,884

Acpt Land 64,500 **Accepted Bldg** 277,000 **Total** 341,500

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	37,500.00	37,500	100%		37,500
0.80	Acres-HS Size Adj	3,750.00	3,000	100%		3,000
Total Acres 0.80					Land Total	40,500

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 105	Base	151,966
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	2,982
Attic	None			Attic	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	154,948			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	122,409		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	144	C 105	11,861	Avq.	79%	100%	100%	9,370
Wood Deck	1974	288	C 105	4,052	Avq.	79%	100%	100%	3,201
Frame Garage	1974	336	C 105	14,471	Avq.	79%	100%	100%	11,432
1.25 ST BARN....	1974	960	C 100	38,142	Avq.	76%	100%	100%	28,988
Frame Shed	1974	240	C 100	1,836	Avq.	76%	100%	100%	1,395
1,712 SFLA									
Outbuilding Total									54,386

Acpt Land	40,500	Accepted Bldg	176,800	Total	217,300
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Name: CLAYPOOL, WALTER J

Page 1389

CLAYPOOL, GAIL A

Map/Lot:

R07-075-B

Account: 1025 Card: 1 of 1

Location: 11 MONTSWEAG VALLEY ROAD

Neighborhood: SOUTHWEST

Sale Data

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

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

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 rows for Overall Totals and Outbuildings/Improvements.

Acpt Land

43,700

Accepted Bldg

233,200

Total

276,900

WISCASSET
 Name: ROLLINS, DAVID S

Valuation Report

09/27/2023
 Page 1390
 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	37,500.00	37,500	90%	Topoqrphry	33,750	
0.80	Acres-HS Size Adj	3,750.00	3,000	100%		3,000	
Total Acres 0.80					Land Total	36,750	
Acpt Land		36,800	Accepted Bldg		0	Total	36,800

WISCASSET
 Name: HANSON, WILLIAM E
 HANSON, LINDA L

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.47	Acres-Rear Land 1-10	2,500.00	3,675	100%		3,675
Total Acres 2.47					Land Total	44,925

Dwelling Description

Replacement Cost New

Colonial	Two Story	966 Sqft	Grade B 100	Base	222,162
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	3,266
Attic	None			Attic	0
FirePlaces	4			Fireplace	14,722
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	240,150
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	75%	100%	100%	180,112	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1800	60	B 100	3,335	Avq+	75%	100%	100%	2,501
1.25 ST GARAGE..	1994	840	B 100	51,300	Avq+	75%	100%	100%	38,475
Wood Deck	1800	90	B 100	1,535	Avq+	75%	100%	100%	1,151
Frame Shed	1960	154	C 100	1,178	Fair	46%	100%	100%	542
Frame Shed	1960	252	C 100	1,928	Avq-	61%	100%	100%	1,176
ONE STORY FRAME	1800	60	B 100	5,414	Avq+	75%	100%	100%	4,060
Open Frame Porch	1998	336	C 100	8,791	Avq.	88%	100%	100%	7,736
1,992 SFLA									
Outbuilding Total									55,641

Acpt Land 44,900 **Accepted Bldg** 235,800 **Total** 280,700

Name: HANSON, EVELYN G L/T

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.99	Acres-Rear Land 1-10	2,500.00	9,975	100%		9,975
Total Acres 4.99						Land Total 51,225

Dwelling Description

Replacement Cost New

Ranch	One Story	1,044 Sqft	Grade C 105	Base	130,786
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	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
1960	0	TYPICAL	TYPICAL	Above Average	Typical	130,786
Functional Obsolescence						Value(Rcnld)
None						107,245

Description	Outbuildings/Additions/Improvements			Condition			Layout			Value Rcnld
	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1960	200	C 105	2,875	Avq+	82%	100%	100%	2,357	
Frame Shed	1992	168	C 100	1,285	Avq.	85%	100%	100%	1,092	
Frame Garage	1989	672	C 100	23,350	Avq.	83%	100%	100%	19,380	
1,044 SFLA									Outbuilding Total 22,829	

Acpt Land 51,200 **Accepted Bldg** 130,100 **Total** 181,300

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/23/2013
 Sale Price 0
 Sale Type Land & Buildings
 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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00						Land Total 56,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,344 Sqft	Grade C 105	Base	232,508
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	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	246,664
Functional Obsolescence						Value(Rcnld)
None						192,398

Outbuildings/Additions/Improvements		Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Description	Year								Rcnld
1 Story/BASEMENT	1972	280	C 105	27,228	Avq.	78%	100%	100%	21,238
Unfinished Attic	1972	280	C 105	1,602	Avq.	78%	100%	100%	1,250
1.50 ST GARAGE..	1972	1066	C 105	80,202	Avq.	78%	100%	100%	62,558
Open Frame Porch	1972	112	C 105	3,278	Avq.	78%	100%	100%	2,557
Wood Deck	2013	112	C 105	1,696	Avq.	78%	100%	100%	1,323
2,632 SFLA									Outbuilding Total 88,926

Acpt Land 56,300 **Accepted Bldg** 281,300 **Total** 337,600

Valuation Report

Account: 1028 Card: 2 of 2

Location: 425 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	39,240	Avq-	66%	100%	100%	25,898	
Frame Garage	1972	1440	C 100	45,219	Avq-	66%	100%	100%	29,845	
Wood Deck	1972	48	C 100	800	Avq-	66%	100%	100%	528	
1.75 ST BARN....	1978	3280	C 100	186,666	Avq-	69%	50%	100%	64,400	
2,632 SFLA										
						Outbuilding Total			120,671	
Acpt Land			0			Accepted Bldg			120,700	Total
								120,700	120,700	

WISCASSET

Valuation Report

09/27/2023

Name: SPRAGUE(HEIRS OF), THELMA

Page 1395

Map/Lot:

R07-078

Account: 1028

Location:

425 OLD BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	56,300	281,300	337,600	56,300	281,300	337,600
2	0	120,700	120,700	0	120,700	120,700
TOTAL	56,300	402,000	458,300	56,300	402,000	458,300

Name: CROXFORD, WAYNE

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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, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, and Replacement Cost New. Rows include One Story, ASBESTOS/ASPHALT, OTHER Units-0, Piers, None, 100% Floor/Wall, 5, 3, 1, None, 0, Full, NONE, and various cost items like Base, Trim, Roof, Basement, Fin Bsmt, Heat, Plumbing, Attic, Fireplace, Insulation, Unfinished.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1954, 0, OLD TYPE, Old Type, Fair, Typical, 54,158, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), None, 48%, 100%, 100%, 25,996.

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

91,900

Accepted Bldg

30,100 Total

122,000

WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	152,500	100%		152,500
Total Acres 61.00				Land Total		152,500

Land	129,300	Accepted Bldg	0	Total	129,300
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Valuation Report

Map/Lot: R07-081

Account: 1030 Card: 1 of 1

Location: OLD BATH ROAD

Neighborhood SOUTHWEST

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

Sale Data	
Sale Date	06/01/1999
Sale Price	7,000
Sale Type	Land Only
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	37,500.00	37,500	10%	Size/Shape	3,750
0.30	Acres-HS Size Adj	3,750.00	1,125	100%		1,125
Total Acres 0.30					Land Total	4,875

Land	4,100	Accepted Bldg	0	Total	4,100
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WISCASSET
 Name: GOULETTE, ANTHONY S
 GOULETTE, DEBBIE E
 Account: 1031 Card: 1 of 1

Valuation Report

09/27/2023
 Page 1399
 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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.05	Acres-Rear Land 1-10	2,500.00	5,125	100%		5,125
Total Acres 3.05						Land Total 46,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,608 Sqft	Grade C 100	Base	188,086
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	-21,406
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	166,680
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				81%	100%	100%
135,011						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	80	D 100	526	Poor	43%	100%	100%	226
Frame Shed	2001	80	C 100	612	Avq.	89%	100%	100%	545
2 STORY GARAGE	2001	676	C 110	42,348	Avq.	89%	100%	100%	37,690
Open Frame Porch	1980	240	C 100	6,361	Avq.	79%	100%	100%	5,025
Wood Deck	2004	280	C 100	3,758	Avq.	91%	100%	100%	3,420
CARPOT.....	2005	338	D 100	4,661	Avq-	81%	100%	100%	3,775
Canopy	1993	108	D 100	1,252	Fair	64%	100%	100%	801
Frame Shed	2017	192	C 100	1,469	Avq.	92%	100%	100%	1,351
1,608 SFLA						Outbuilding Total			52,833

Acpt Land	46,400	Accepted Bldg	187,800	Total	234,200
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Name: CHASE, DAVID R

Page 1400

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 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/Spec, Condition, Replacement Cost, Value. 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. Includes Functional and Economic Obsolescence, and Outbuildings/Improvements.

Acpt Land

40,400

Accepted Bldg

121,400

Total

161,800

WISCASSET
Name: CHASE, KORNELIA I

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
0.63	Acres-HS Size Adj	3,750.00	2,363	100%		2,363
Total Acres 0.63					Land Total	39,863
Acpt Land		39,900	Accepted Bldg	0	Total	39,900

Name: LALIBERTE, WILLIAM R

Page 1402

WILKEY, JESSICA J

Map/Lot:

R07-082-C

Account: 1034 Card: 1 of 1

Location:

15 ACORN ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Steep
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 12/19/2014
Sale Price 134,000
Sale Type Land & Buildings
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

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 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 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 960 SFLA.

Acpt Land 41,300 Accepted Bldg 103,200 Total 144,500

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.33	R 20+-Rear 20+	625.00	206	100%		206
Total Acres 1.33			Land Total			41,456

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	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	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	117,905				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	87%	100%	100%	102,577					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1994	120	C 100	918	Avq.	87%	100%	100%	799	
AB.GR. POOL.....	1994	1	C 100	1,250	Avq.	99%	100%	100%	1,238	
Open Frame Porch	1999	72	D 100	1,814	Avq-	78%	100%	100%	1,415	
Open Frame Porch	1994	16	C 100	691	Avq.	87%	100%	100%	601	
Wood Deck	1994	128	C 100	1,820	Avq.	86%	100%	100%	1,565	
1,008 SFLA									Outbuilding Total	5,618
Acpt Land		41,500		Accepted Bldg		108,200		Total	149,700	

Account: 1036 Card: 1 of 1

Location: 211 OLD BATH ROAD

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	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.11	Acres-Rear Land 1-10	2,500.00	275	100%		275
Total Acres 1.11					Land Total	39,650

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	162,197 0 0
Foundation	Concrete Slab	Basement	None	Basement	-19,383
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	7,100
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 Value(Rcnld)			
Functional Obsolescence: Incomplete						149,914			
Economic Obsolescence: None						110,337			
Phys. %: 92%									
Func. %: 80%									
Econ. %: 100%									
Percent Good									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2021	108	C 100	8,472	Avq.	92%	80%	100%	6,235
Open Frame Porch	2021	266	C 100	7,020	Avq.	92%	80%	100%	5,166
Wood Deck	2021	126	C 100	1,794	Avq.	92%	80%	100%	1,320
ONE STORY FRAME	2021	160	C 100	12,552	Avq.	92%	80%	100%	9,238
1.25 ST GARAGE..	1999	768	C 100	41,146	V.G.	96%	100%	100%	39,500
1,724 SFLA						Outbuilding Total			61,459
Acpt Land		39,700		Accepted Bldg		171,800		Total	211,500

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 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 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 Built 1940, 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 and 594 SFLA.

Acpt Land 42,100 Accepted Bldg 27,100 Total 69,200

Name: BREWER, BRIDGETT E J/T

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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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.49 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, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1968, 0 TYPICAL, TYPICAL, Average, Typical, 112,290, None, None, 76%, 100%, 100%, 85,340.

Outbuildings/Additions/Improvements

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

Acpt Land 39,300 Accepted Bldg 93,300 Total 132,600

Name: BREWER, VERNON C III

Page 1407

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 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 Built 1997, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 94,276.

Table with 10 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.

Summary row: Acpt Land 41,400 Accepted Bldg 159,200 Total 200,600

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500	
0.55	Acres-HS Size Adj	3,750.00	2,063	100%		2,063	
Total Acres 0.55					Land Total	39,563	
Acpt Land		39,600	Accepted Bldg		0	Total	39,600

Name: MILLEY, GLENN P

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GLENN P. MILLEY LIVING TRUST

Map/Lot:

R07-086

Account: 1041 Card: 1 of 1

Location:

64 OLD STAGE ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 01/31/2006
Sale Price 83,000
Sale Type Land & Buildings
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

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 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 40,200 Accepted Bldg 59,900 Total 100,100

WISCASSET
 Name: DUNN JR., MICHAEL C J/T
 DUNN, LENORE G

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00						Land Total 67,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,920 Sqft	Grade C 100	Base	218,164
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	-25,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-12,780
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	3/4 Finished			Attic	18,664
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
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	185,222	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2016	160	C 100	1,224	Avq.	92%	100%	100%	1,126
Open Frame Porch	2016	48	D 100	1,291	Avq.	92%	100%	100%	1,188
1.25 ST GARAGE..	2020	1488	D 100	65,161	Avq.	92%	100%	100%	59,948
ONE STORY FRAME	2021	276	C 100	21,652	Avq.	92%	90%	100%	17,928
Open Frame Porch	2021	72	C 100	2,109	Avq.	92%	90%	100%	1,746
2,196 SFLA									81,936

Acpt Land 67,500 **Accepted Bldg** 267,200 **Total** 334,700

WISCASSET
 Name: PLATT, TORBEN DAY
 DOLL, JENNIFER K

Valuation Report

09/27/2023

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Account: 1043 Card: 1 of 2

Map/Lot: R07-088-A
 Location: 131 OLD STAGE ROAD

Neighborhood SOUTHWEST

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

Sale Data
 Sale Date 02/27/2023
 Sale Price 375,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00						Land Total 58,750

Dwelling Description

Replacement Cost New

Log	One Story	500 Sqft	Grade B 95	Base	69,979
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	400 Sqft, Grade B	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	3,103
Attic	None			Attic	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	73,082
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
83%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1 Story/BASEMENT	1984	325	B 95	32,882	Avq.	83%	100%	100%	27,292
Finished Attic	1984	325	B 95	7,129	Avq.	83%	100%	100%	5,917
Open Frame Porch	1984	216	B 95	6,285	Avq.	83%	100%	100%	5,217
Open Frame Porch	1984	160	B 95	4,738	Avq.	83%	100%	100%	3,933
1 Story/BASEMENT	1984	104	B 95	10,522	Avq.	83%	100%	100%	8,733
1.75 ST GARAGE..	1984	672	C 100	58,674	Avq.	81%	100%	100%	47,526
Frame Shed	1984	120	C 100	918	Avq.	81%	100%	100%	744
Frame Shed	1984	480	D 100	3,159	Avq.	72%	100%	100%	2,274
Frame Shed	1984	320	D 100	2,105	Avq.	72%	100%	100%	1,516
Open Frame Porch	1984	120	B 95	3,631	Avq.	83%	100%	100%	3,014
1,059 SFLA									Outbuilding Total 106,166

Acpt Land 58,800 **Accepted Bldg** 166,800 **Total** 225,600

WISCASSET

Valuation Report

09/27/2023

Name: PLATT, TORBEN DAY

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DOLL, JENNIFER K

Map/Lot:

R07-088-A

Account: 1043 Card: 2 of 2

Location: 131 OLD STAGE ROAD

Neighborhood SOUTHWEST

Sale Data

Zoning/Use SHORE STREAM PRO
Topography
Utilities
Street

Sale Date 02/27/2023
Sale Price 375,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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	8,472	Ava.	88%	100%	100%	7,455
Wood Deck	2009	408	C 100	5,390	Ava.	92%	100%	100%	4,959
1,167 SFLA									
						Outbuilding Total			12,414
Acpt Land		0	Accepted Bldg		12,400	Total			12,400

WISCASSET

Valuation Report

09/27/2023

Name: PLATT, TORBEN DAY

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DOLL, JENNIFER K

Map/Lot:

R07-088-A

Account: 1043

Location:

131 OLD STAGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	58,800	166,800	225,600	58,800	166,800	225,600
2	0	12,400	12,400	0	12,400	12,400
TOTAL	58,800	179,200	238,000	58,800	179,200	238,000

WISCASSET
 Name: BINGHAM, HEATHER
 PARIS, TIMOTHY

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.00	R 20+-Rear 20+	625.00	11,875	100%		11,875
Total Acres 40.00					Land Total	90,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1969	672	E 100	3,805	Fair	51%	100%	100%	1,941
Frame Shed	1990	48	E 100	272	Fair	63%	100%	100%	171
						Outbuilding Total			2,112
Acpt Land		90,600	Accepted Bldg		2,100	Total		92,700	

WISCASSET
 Name: SPIGEL, GERALD I
 SPIGEL, LAURIE B

Valuation Report

09/27/2023

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Account: 1046 Card: 1 of 1

Map/Lot: R07-090-002
 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	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.30	Acres-Rear Land 11-20	1,250.00	375	100%		375
Total Acres 11.30			Land Total			85,375

Dwelling Description				Replacement Cost New	
Modern/Contemp.	Two Story	1,176 Sqft	Grade B 100	Base	245,871
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	32,263
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	9,798
Attic	None			Attic	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	287,932			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	247,622				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1991	220	B 100	19,848	Avq.	86%	100%	100%	17,069
1 Story/BASEMENT	1991	144	B 100	15,336	Avq.	86%	100%	100%	13,189
ONE STORY FRAME	1991	514	B 100	46,372	Avq.	86%	100%	100%	39,880
Wood Deck	1991	112	B 100	1,858	Avq.	86%	100%	100%	1,598
Wood Deck	1991	96	B 100	1,622	Avq.	86%	100%	100%	1,395
Wood Deck	1991	162	B 100	2,590	Avq.	86%	100%	100%	2,227
Frame Garage	1991	576	B 100	23,709	Avq.	86%	100%	100%	20,390
3,230 SFLA	Outbuilding Total								95,748

Acpt Land 85,400 **Accepted Bldg** 343,400 **Total** 428,800

Name: DENTICO, ROBERT A

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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

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

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 list various structures like Wood Deck, Frame Shed, and 1.75 ST GARAGE..

Summary row for Outbuildings/Additions/Improvements: Acpt Land 73,000, Accepted Bldg 216,500, Total 289,500.

Name: GRUNDY, JOHN EDWARD & CHRISTINE GAIL

WELSH, REBEKKAH V, GRUNY, IVALOE T,

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

Sale Data
Sale Date: 06/23/2022
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B0945P0218
Reference 2: R-07-090/05 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, 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 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. Rows include ONE STORY FRAME, Wood Deck, 1.75 ST GARAGE., Frame Garage, Frame Shed, and 2,096 SFLA.

Acpt Land: 72,500 Accepted Bldg: 251,500 Total: 324,000

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	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.47	Acres-Rear Land 1-10	2,500.00	3,675	100%		3,675
Total Acres 2.47						Land Total 63,675

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
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	127,730			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	102,184		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	240	C 105	19,769	Avq.	80%	100%	100%	15,815
Wood Deck	1978	160	C 105	2,339	Avq.	80%	100%	100%	1,871
Frame Garage	1978	528	C 100	19,250	Avq.	78%	100%	100%	15,015
Canopy	1978	144	D 100	1,640	Fair	56%	100%	100%	918
1,280 SFLA									
						Outbuilding Total		33,619	
Acpt Land		63,700		Accepted Bldg		135,800		Total 199,500	

WISCASSET
 Name: WEBSTER, PHILLIP E J/T
 WEBSTER, HEATHER R

Valuation Report

09/27/2023

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Account: 1050 Card: 1 of 1

Map/Lot: R07-090-1B
 Location: 8 FREEDOM SONG LANE

Neighborhood: SOUTHWEST

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

Sale Data
 Sale Date: 08/12/2005
 Sale Price: 250,000
 Sale Type: Land & Buildings
 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	37,500.00	37,500	150%	Neighborhood	56,250	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
2.32	Acres-Rear Land 1-10	2,500.00	5,800	100%		5,800	
Total Acres 3.32						Land Total	65,800

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade B 95	Base	151,886
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	50,502
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	207,042				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		88%	100% 100%	182,197				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1996	200	B 95	2,990	Avq.	88%	100%	100%	2,631	
1SFr Overhang	1996	42	B 95	3,599	Avq.	88%	100%	100%	3,167	
Frame Shed	1999	80	B 100	705	Avq.	88%	100%	100%	620	
1,290 SFLA										
						Outbuilding Total		6,418		
Acpt Land		65,800		Accepted Bldg		188,600		Total		254,400

WISCASSET
 Name: BREWER, KEVIN C.
 BREWER, KASIE L.

Valuation Report

09/27/2023

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Account: 2657 Card: 1 of 1

Map/Lot: R07-090-5A
 Location: 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	37,500.00	37,500	150%	Neighborhood	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	67,500

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,248 Sqft	Grade D 100	Base		89,672
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		-14,288
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		3,664
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	79,048	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	72,724
Acpt Land		67,500	Accepted Bldg		72,700	Total	140,200

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	37,500.00	37,500	90%		33,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	75%		18,750
5.40	Acres-Rear Land 11-20	1,250.00	6,750	75%		5,063
Total Acres 16.40					Land Total	61,313

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,904 Sqft	Grade D 95	Base	129,967
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	-20,708
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	3,480
Attic	None			Attic	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	112,739			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		80%	80%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2002	120	C 100	1,718	Avq.	90%	100%	100%	1,546
Frame Shed	2003	64	C 100	490	Avq-	80%	100%	100%	392
1,904 SFLA									
Outbuilding Total						1,938			
Acpt Land		61,300		Accepted Bldg		74,100		Total	
								135,400	

WISCASSET
 Name: HOOD, JR STEPHEN D

Valuation Report

09/27/2023

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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	107.910	Avg-	45%	100%	100%	48.020
ONE STORY FRAME	2016	320	D 100	21.589	Avg.	92%	100%	100%	19.862
Wood Deck	2019	192	C 100	2.635	Avg.	92%	100%	100%	2.424
Frame Shed	1989								800
3,148 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			71,106
Acpt Land			0	Accepted Bldg		71,100	Total		71,100

WISCASSET
 Name: HOOD, JR STEPHEN D

Valuation Report

09/27/2023

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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	44.289	Avg-	85%	50%	100%	18.823
SLAB.....	2012	432	D 100	1.161	Avg.	92%	100%	100%	1.068
Outbuilding Total									19,891
Acpt Land			0	Accepted Bldg		19,900	Total		19,900

WISCASSET
Name: HOOD, JR STEPHEN D

Valuation Report

09/27/2023

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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	61,300	74,100	135,400	61,300	74,100	135,400
2	0	71,100	71,100	0	71,100	71,100
3	0	19,900	19,900	0	19,900	19,900
TOTAL	61,300	165,100	226,400	61,300	165,100	226,400

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 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 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. %, and Outbuildings/Improvements.

Acpt Land

41,400

Accepted Bldg

143,400

Total

184,800

Name: YEATTS, SHAUN

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YEATTS, KATIE E

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 06/16/2022
Sale Price 310,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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 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.

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 37,500 Accepted Bldg 194,300 Total 231,800

Name: SMITH, STEVEN M

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SMITH, MICHAEL A

Map/Lot:

R07-091-003

Account: 1054 Card: 1 of 1

Location: 161 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 07/19/2022
Sale Price 300,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3531P0174
Reference 2 R-07-091/03 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 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 1 Story/BASEMENT, 1SFr Overhang, Frame Garage, ONE STORY FRAME, Wood Deck, Frame Garage, 1,704 SFLA.

Acpt Land 37,500 Accepted Bldg 173,800 Total 211,300

Name: DONOVAN, WENDY J/T

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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

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 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 1890, 0, TYPICAL, TYPICAL, Good, Typical, 104,598.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 80%, 100%, 100%, 83,678.

Outbuildings/Additions/Improvements

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

Summary row: Acpt Land 41,300 Accepted Bldg 153,800 Total 195,100

WISCASSET
 Name: AUBUCHON, SUSAN
 AUBUCHON, TODD

Valuation Report

09/27/2023

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Map/Lot:

R07-091-005

Account: 1056 Card: 1 of 1

Location:

177 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 08/03/2020
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00						41,250

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 100	Base	105,469
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			
1990	0	TYPICAL	TYPICAL	Below Average	Typical	105,469			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		76%	100%	100%	80,156		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	144	C 100	3,931	Avq-	76%	100%	100%	2,988
884 SFLA						Outbuilding Total			2,988

Acpt Land

41,300

Accepted Bldg

83,100

Total

124,400

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20			Land Total			44,250

Dwelling Description				Replacement Cost New	
Colonial	One & 1/2 Story	750 Sqft	Grade C 105	Base	135,833
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	135,833			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	114,100		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2001	320	C 105	4,481	Avq.	84%	100%	100%	3,764
Frame Shed	2001	400	D 100	2,631	Fair	69%	100%	100%	1,815
1,125 SFLA									
Outbuilding Total						5,579			
Acpt Land		44,300	Accepted Bldg		119,700	Total		164,000	

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 columns: Units, Method - Description, 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 1.75 ST GARAGE.., Wood Deck, 1,456 SFLA.

Acpt Land 46,000 Accepted Bldg 179,300 Total 225,300

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, 48,025.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 69%, 100%, 100%, 33,137.

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 42,800 Accepted Bldg 34,300 Total 77,100

WISCASSET
 Name: SMITH, MICHAEL A
 SMITH, BETH A

Valuation Report

09/27/2023

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Map/Lot: R07-091-C

Account: 1060 Card: 1 of 1

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00			Land Total			43,750

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
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	4,654
Attic	None			Attic	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	157,124	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	139,840

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	96	C 100	1,411	Avg.	88%	100%	100%	1,242
1.50 ST GARAGE..	2005	624	C 100	46,460	Avg.	91%	100%	100%	42,279
1,512 SFLA									
Outbuilding Total									43,521

Acpt Land	43,800	Accepted Bldg	183,400	Total	227,200
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.37	Acres-Rear Land 1-10	2,500.00	925	100%		925
Total Acres 1.37					Land Total	42,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1992	14X66	C 100	107,910	Avq.	61%	50%	100%	33,144
Frame Shed	1992	170	C 100	1,300	Avq.	85%	100%	100%	1,105
Wood Deck	2005	40	C 100	698	Avq.	91%	100%	100%	635
924 SFLA						Outbuilding Total			34,884

Acpt Land

42,200

Accepted Bldg

34,900

Total

77,100

Name: FOSTER, DEBORAH

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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 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

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

Accpt Land 42,000 Accepted Bldg 158,800 Total 200,800

WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
34.00	R 20+-Rear 20+	625.00	21,250	100%		21,250
Total Acres 54.00					Land Total	58,750

Land	49,800	Accepted Bldg	0	Total	49,800
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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	2,500.00	25,000	100%		25,000
4.90	Acres-Rear Land 11-20	1,250.00	6,125	100%		6,125
Total Acres 14.90					Land Total	31,125

Acpt Land	31,100	Accepted Bldg	0	Total	31,100
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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	93,750.00	93,750	100%		93,750
0.11	Acres-HS Size Adj	9,375.00	1,031	100%		1,031
Total Acres 0.11					Land Total	94,781

Acpt Land	94,800	Accepted Bldg	0	Total	94,800
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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Map/Lot: R07A-002

Account: 2073 Card: 1 of 1

Location: 3 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 #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	275,000	275,000	100%		275,000
0.15	Acres-Shallow WF Size Adj	27,500.00	4,125	100%		4,125
Total Acres 0.15					Land Total	279,125

Acpt Land	279,100	Accepted Bldg	0	Total	279,100
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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	275,000	275,000	100%		275,000
0.19	Acres-Shallow WF Size Adj	27,500.00	5,225	100%		5,225
Total Acres 0.19					Land Total	280,225

Acpt Land	280,200	Accepted Bldg	0	Total	280,200
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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	275,000	275,000	100%		275,000	
0.16	Acres-Shallow WF Size Adj	27,500.00	4,400	100%		4,400	
Total Acres 0.16						Land Total	279,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CAPPED FOUNDATIO	2008	896	C 100	18,050	Avg.	92%	50%	100%	8,303
Outbuilding Total									8,303

Acpt Land	279,400	Accepted Bldg	8,300	Total	287,700
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Valuation Report

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	275,000	275,000	100%		275,000
0.28	Acres-Shallow WF Size Adj	27,500.00	7,700	100%		7,700
Total Acres 0.28					Land Total	282,700

Acpt Land	282,700	Accepted Bldg	0	Total	282,700
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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Map/Lot: R07A-006

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	275,000	275,000	100%		275,000
0.33	Acres-Shallow WF Size Adj	27,500.00	9,075	100%		9,075
Total Acres 0.33					Land Total	284,075

Acpt Land	284,100	Accepted Bldg	0	Total	284,100
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Valuation Report

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	275,000	275,000	100%		275,000
0.21	Acres-Shallow WF Size Adj	27,500.00	5,775	100%		5,775
Total Acres 0.21					Land Total	280,775

Acpt Land	280,800	Accepted Bldg	0	Total	280,800
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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Map/Lot: R07A-008

Account: 2080 Card: 1 of 1

Location: 15 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 #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	275,000	275,000	100%		275,000
0.21	Acres-Shallow WF Size Adj	27,500.00	5,775	100%		5,775
Total Acres 0.21					Land Total	280,775

Acpt Land	280,800	Accepted Bldg	0	Total	280,800
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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Map/Lot: R07A-009

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	275,000	275,000	100%		275,000
0.19	Acres-Shallow WF Size Adj	27,500.00	5,225	100%		5,225
Total Acres 0.19					Land Total	280,225

Acpt Land	280,200	Accepted Bldg	0	Total	280,200
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Valuation Report

Account: 2082 Card: 1 of 1

Location: 19 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 #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	275,000	275,000	100%		275,000
0.14	Acres-Shallow WF Size Adj	27,500.00	3,850	100%		3,850
Total Acres 0.14					Land Total	278,850

Acpt Land	278,900	Accepted Bldg	0	Total	278,900
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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 #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	275,000	275,000	100%		275,000
0.42	Acres-Shallow WF Size Adj	27,500.00	11,550	100%		11,550
Total Acres 0.42					Land Total	286,550

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,435 Sqft	Grade B 100	Base		266,562
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	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		4,613
Rooms	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	2	Plumbing		16,330
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,339
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	294,844
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Deferred Maintenance		None		92%	50% 100%	135,628

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	114	B 100	12,141	Avq.	92%	50%	100%	5,585
Open Frame Porch	2006	104	B 100	3,356	Avq.	92%	50%	100%	1,544
Open Frame Porch	2006	162	B 100	5,045	Avq.	92%	50%	100%	2,320
Open Frame Porch	2006	114	B 100	3,649	Avq.	92%	50%	100%	1,678
1 Story/BASEMENT	2006	48	B 100	5,111	Avq.	92%	50%	100%	2,351
1 Story/BASEMENT	2006	196	B 100	20,875	Avq.	92%	50%	100%	9,603
1 Story/BASEMENT	2006	132	B 100	14,059	Avq.	92%	50%	100%	6,467
ONE STORY FRAME	2006	112	B 100	10,104	Avq.	92%	50%	100%	4,648
BSMT ENTRY.....	2006	20	C 100	306	Avq.	92%	50%	100%	141
3,113 SFLA									
Outbuilding Total									34,337

Land	243,000	Bldg Override	144,200	Total	387,200
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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	275,000	275,000	100%		275,000
0.47	Acres-Shallow WF Size Adj	27,500.00	12,925	100%		12,925
Total Acres 0.47			Land Total			287,925

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,245 Sqft	Grade B 100	Base		255,193
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		4,574
Rooms	5	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	1	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
2007	0	GOOD	GOOD	Average	Typical				272,831
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		92%	50%	100%	125,502		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	117	B 100	3,735	Avq.	92%	50%	100%	1,718
Open Frame Porch	2007	126	B 100	3,998	Avq.	92%	50%	100%	1,839
BSMT ENTRY.....	2007	25	C 100	382	Avq.	92%	50%	100%	176
ONE STORY FRAME	2007	126	B 100	11,368	Avq.	92%	50%	100%	5,230
1 Story/BASEMENT	2007	78	B 100	8,308	Avq.	92%	50%	100%	3,822
Open Frame Porch	2007	78	B 100	2,600	Avq.	92%	50%	100%	1,196
2,694 SFLA									13,981
Outbuilding Total									13,981
Land	244,100			Bldg Override	118,300			Total	362,400

Valuation Report

Account: 2173 Card: 1 of 1

Location: 33 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 #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	275,000	275,000	50%	Restrictio	137,500	
0.16	Acres-Shallow WF Size Adj	27,500.00	4,400	100%		4,400	
Total Acres 0.16					Land Total	141,900	
Acpt Land		141,900	Accepted Bldg		0	Total	
						141,900	

Valuation Report

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	275,000	275,000	50%	Restrictio	137,500
0.24	Acres-Shallow WF Size Adj	27,500.00	6,600	100%		6,600
Total Acres 0.24					Land Total	144,100

Acpt Land	144,100	Accepted Bldg	0	Total	144,100
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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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10					Land Total	47,813
Acpt Land		47,800	Accepted Bldg		0	Total
						47,800

Valuation Report

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 #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	275,000	275,000	50%	Restrictio	137,500	
0.17	Acres-Shallow WF Size Adj	27,500.00	4,675	100%		4,675	
Total Acres 0.17					Land Total	142,175	
Acpt Land		142,200	Accepted Bldg		0	Total	142,200

Valuation Report

Account: 2201 Card: 1 of 1

Location: 30 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 #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	275,000	275,000	50%	Restrictio	137,500	
0.17	Acres-Shallow WF Size Adj	27,500.00	4,675	100%		4,675	
Total Acres 0.17					Land Total	142,175	
Acpt Land		142,200	Accepted Bldg		0	Total	142,200

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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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	275,000	275,000	50%	Restrictio	137,500
0.15	Acres-Shallow WF Size Adj	27,500.00	4,125	100%		4,125
Total Acres 0.15					Land Total	141,625

Acpt Land	141,600	Accepted Bldg	0	Total	141,600
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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	275,000	275,000	50%	Restrictio	137,500
0.17	Acres-Shallow WF Size Adj	27,500.00	4,675	100%		4,675
Total Acres 0.17					Land Total	142,175

Acpt Land	142,200	Accepted Bldg	0	Total	142,200
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Valuation Report

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	275,000	275,000	50%	Restrictio	137,500
0.18	Acres-Shallow WF Size Adj	27,500.00	4,950	100%		4,950
Total Acres 0.18					Land Total	142,450

Acpt Land	142,500	Accepted Bldg	0	Total	142,500
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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	275,000	275,000	50%	Restrictio	137,500
0.14	Acres-Shallow WF Size Adj	27,500.00	3,850	100%		3,850
Total Acres 0.14					Land Total	141,350
Acpt Land		141,400	Accepted Bldg		0	Total
						141,400

Valuation Report

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	275,000	275,000	50%	Restrictio	137,500
0.22	Acres-Shallow WF Size Adj	27,500.00	6,050	100%		6,050
Total Acres 0.22					Land Total	143,550

Acpt Land	143,600	Accepted Bldg	0	Total	143,600
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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	93,750.00	93,750	50%	Restrictio	46,875
0.21	Acres-HS Size Adj	9,375.00	1,969	100%		1,969
Total Acres 0.21					Land Total	48,844

Acpt Land	48,800	Accepted Bldg	0	Total	48,800
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Valuation Report

Account: 2239 Card: 1 of 1

Location: 17 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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09					Land Total	47,719

Acpt Land	47,700	Accepted Bldg	0	Total	47,700
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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Map/Lot: R07A-029

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	93,750.00	93,750	50%	Restrictio	46,875
0.12	Acres-HS Size Adj	9,375.00	1,125	100%		1,125
Total Acres 0.12					Land Total	48,000

Acpt Land	48,000	Accepted Bldg	0	Total	48,000
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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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.12	Acres-HS Size Adj	9,375.00	1,125	100%		1,125
Total Acres 0.12					Land Total	48,000

Acpt Land	48,000	Accepted Bldg	0	Total	48,000
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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	93,750.00	93,750	50%	Restrictio	46,875	
0.13	Acres-HS Size Adj	9,375.00	1,219	100%		1,219	
Total Acres 0.13					Land Total	48,094	
Acpt Land		48,100	Accepted Bldg		0	Total	48,100

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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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	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10					Land Total	47,813

Acpt Land	47,800	Accepted Bldg	0	Total	47,800
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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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	93,750.00	93,750	50%	Restrictio	46,875
0.21	Acres-HS Size Adj	9,375.00	1,969	100%		1,969
Total Acres 0.21					Land Total	48,844

Acpt Land	48,800	Accepted Bldg	0	Total	48,800
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Valuation Report

Map/Lot:

R07A-033

Account: 2379 Card: 1 of 1

Location:

1 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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08					Land Total	47,625

Acpt Land	47,600	Accepted Bldg	0	Total	47,600
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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	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08					Land Total	47,625
Acpt Land		47,600	Accepted Bldg		0	Total
						47,600

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	93,750.00	93,750	50%	Restrictio	46,875
0.20	Acres-HS Size Adj	9,375.00	1,875	100%		1,875
Total Acres 0.20					Land Total	48,750

Acpt Land	48,800	Accepted Bldg	0	Total	48,800
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Valuation Report

Account: 2382 Card: 1 of 1

Location: 100 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 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	93,750.00	93,750	50%	Restrictio	46,875
0.11	Acres-HS Size Adj	9,375.00	1,031	100%		1,031
Total Acres 0.11					Land Total	47,906

Acpt Land	47,900	Accepted Bldg	0	Total	47,900
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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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10					Land Total	47,813

Acpt Land	47,800	Accepted Bldg	0	Total	47,800
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Valuation Report

Account: 2385 Card: 1 of 1

Location: 6 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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10					Land Total	47,813

Acpt Land	47,800	Accepted Bldg	0	Total	47,800
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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	93,750.00	93,750	50%	Restrictio	46,875
0.12	Acres-HS Size Adj	9,375.00	1,125	100%		1,125
Total Acres 0.12					Land Total	48,000

Acpt Land	48,000	Accepted Bldg	0	Total	48,000
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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	93,750.00	93,750	50%	Restrictio	46,875
0.11	Acres-HS Size Adj	9,375.00	1,031	100%		1,031
Total Acres 0.11					Land Total	47,906

Acpt Land	47,900	Accepted Bldg	0	Total	47,900
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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	93,750.00	93,750	50%	Restrictio	46,875	
0.09	Acres-HS Size Adj	9,375.00	844	100%		844	
Total Acres 0.09					Land Total	47,719	
Acpt Land		47,700	Accepted Bldg		0	Total	47,700

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	93,750.00	93,750	50%	Restrictio	46,875	
0.09	Acres-HS Size Adj	9,375.00	844	100%		844	
Total Acres 0.09					Land Total	47,719	
Acpt Land		47,700	Accepted Bldg		0	Total	47,700

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	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08					Land Total	47,625
Acpt Land		47,600	Accepted Bldg		0	Total
						47,600

Valuation Report

Account: 2390 Card: 1 of 1

Location: 7 MASON STATION LAND

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 #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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.09	Acres-HS Size Adj	9,375.00	844	100%		844	
Total Acres 0.09					Land Total	47,719	
Acpt Land		47,700	Accepted Bldg		0	Total	47,700

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	93,750.00	93,750	50%	Restrictio	46,875	
0.10	Acres-HS Size Adj	9,375.00	938	100%		938	
Total Acres 0.10					Land Total	47,813	
Acpt Land		47,800	Accepted Bldg		0	Total	47,800

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	93,750.00	93,750	50%	Restrictio	46,875	
0.09	Acres-HS Size Adj	9,375.00	844	100%		844	
Total Acres 0.09					Land Total	47,719	
Acpt Land		47,700	Accepted Bldg		0	Total	
						47,700	

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	93,750.00	93,750	50%	Restrictio	46,875	
0.06	Acres-HS Size Adj	9,375.00	563	100%		563	
Total Acres 0.06					Land Total	47,438	
Acpt Land		47,400	Accepted Bldg		0	Total	47,400

Valuation Report

Account: 2396 Card: 1 of 1

Location: 20 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date
Topography	Level	Sale Price
Utilities	NoWater/NoSewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.07	Acres-HS Size Adj	9,375.00	656	100%		656	
Total Acres 0.07					Land Total	47,531	
Acpt Land		47,500	Accepted Bldg		0	Total 47,500	

Valuation Report

Account: 2401 Card: 1 of 1

Location: 10 MASON STATION LAND

Neighborhood	MASON LANDING	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date
Topography	Level	Sale Price
Utilities	NoWater/NoSewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07					Land Total	47,531
Acpt Land		47,500	Accepted Bldg		0	Total
						47,500

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	93,750.00	93,750	50%	Restrictio	46,875	
0.06	Acres-HS Size Adj	9,375.00	563	100%		563	
Total Acres 0.06					Land Total	47,438	
Acpt Land		47,400	Accepted Bldg		0	Total	
						47,400	

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	93,750.00	93,750	50%	Restrictio	46,875	
0.07	Acres-HS Size Adj	9,375.00	656	100%		656	
Total Acres 0.07					Land Total	47,531	
Acpt Land		47,500	Accepted Bldg		0	Total	47,500

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	93,750.00	93,750	50%	Restrictio	46,875	
0.08	Acres-HS Size Adj	9,375.00	750	100%		750	
Total Acres 0.08					Land Total	47,625	
Acpt Land		47,600	Accepted Bldg		0	Total	47,600

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	93,750.00	93,750	50%	Restrictio	46,875	
0.10	Acres-HS Size Adj	9,375.00	938	100%		938	
Total Acres 0.10					Land Total	47,813	
Acpt Land		47,800	Accepted Bldg		0	Total	47,800

Valuation Report

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	93,750.00	93,750	50%	Restrictio	46,875	
0.07	Acres-HS Size Adj	9,375.00	656	100%		656	
Total Acres 0.07				Land Total		47,531	
Acpt Land		47,500	Accepted Bldg		0	Total	47,500

Valuation Report

Account: 2407 Card: 1 of 1

Location: 23 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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07					Land Total	47,531
Acpt Land		47,500	Accepted Bldg		0	Total
						47,500

Valuation Report

Account: 2408 Card: 1 of 1

Location: 25 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 #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	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07					Land Total	47,531
Acpt Land		47,500	Accepted Bldg		0	Total
						47,500

Valuation Report

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	93,750.00	93,750	50%	Restrictio	46,875	
0.07	Acres-HS Size Adj	9,375.00	656	100%		656	
Total Acres 0.07					Land Total	47,531	
Acpt Land		47,500	Accepted Bldg		0	Total	47,500

Valuation Report

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	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07					Land Total	47,531
Acpt Land		47,500	Accepted Bldg		0	Total
						47,500

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	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09					Land Total	47,719

Acpt Land	47,700	Accepted Bldg	0	Total	47,700
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Valuation Report

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	93,750.00	93,750	50%	Restrictio	46,875	
0.19	Acres-HS Size Adj	9,375.00	1,781	100%		1,781	
Total Acres 0.19					Land Total	48,656	
Acpt Land		48,700	Accepted Bldg		0	Total	
						48,700	

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	93,750.00	93,750	50%	Restrictio	46,875	
0.19	Acres-HS Size Adj	9,375.00	1,781	100%		1,781	
Total Acres 0.19					Land Total	48,656	
Acpt Land		48,700	Accepted Bldg		0	Total	48,700

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	93,750.00	93,750	50%	Restrictio	46,875	
0.23	Acres-HS Size Adj	9,375.00	2,156	100%		2,156	
Total Acres 0.23					Land Total	49,031	
Acpt Land		49,000	Accepted Bldg		0	Total	49,000

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	93,750.00	93,750	50%	Restrictio	46,875	
0.25	Acres-HS Size Adj	9,375.00	2,344	100%		2,344	
Total Acres 0.25					Land Total	49,219	
Acpt Land		49,200	Accepted Bldg		0	Total	49,200

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	93,750.00	93,750	50%	Restrictio	46,875	
0.16	Acres-HS Size Adj	9,375.00	1,500	100%		1,500	
Total Acres 0.16					Land Total	48,375	
Acpt Land		48,400	Accepted Bldg		0	Total	48,400

Valuation Report

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	343,750	343,750	25%	Restrictio	85,938	
0.73	Acres-Deep WF Size Adj	34,375.00	25,094	100%		25,094	
Total Acres 0.73					Land Total	111,032	
Acpt Land		111,000	Accepted Bldg		0	Total	111,000

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

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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	343,750	343,750	25%	Restrictio	85,938	
0.19	Acres-Deep WF Size Adj	34,375.00	6,531	100%		6,531	
Total Acres 0.19					Land Total	92,469	
Acpt Land		92,500	Accepted Bldg		0	Total	92,500

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	343,750	343,750	25%	Restrictio	85,938	
0.23	Acres-Deep WF Size Adj	34,375.00	7,906	100%		7,906	
Total Acres 0.23				Land Total		93,844	
Acpt Land		93,800	Accepted Bldg		0	Total	93,800

Valuation Report

Account: 2419 Card: 1 of 1

Location: 10 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 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	343,750	343,750	25%	Restrictio	85,938
0.18	Acres-Deep WF Size Adj	34,375.00	6,188	100%		6,188
Total Acres 0.18					Land Total	92,126

Acpt Land 92,100 **Accepted Bldg** 0 **Total** 92,100

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	343,750	343,750	25%	Restrictio	85,938	
0.23	Acres-Deep WF Size Adj	34,375.00	7,906	100%		7,906	
Total Acres 0.23					Land Total	93,844	
Acpt Land		93,800	Accepted Bldg		0	Total	93,800

Valuation Report

Account: 2421 Card: 1 of 1

Location: 6 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 #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	343,750	343,750	50%	Restrictio	171,875	
0.29	Acres-Deep WF Size Adj	34,375.00	9,969	100%		9,969	
Total Acres 0.29					Land Total	181,844	
Acpt Land		181,800	Accepted Bldg		0	Total	181,800

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

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Map/Lot: R07A-078

Account: 2422 Card: 1 of 1

Location: 4 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 #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	343,750	343,750	40%	Restrictio	137,500	
0.50	Acres-Deep WF Size Adj	34,375.00	17,188	100%		17,188	
Total Acres 0.50					Land Total	154,688	
Acpt Land		154,700	Accepted Bldg		0	Total	154,700

Valuation Report

Account: 2423 Card: 1 of 1

Location: 2 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 #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	343,750	343,750	50%	Restrictio	171,875	
0.30	Acres-Deep WF Size Adj	34,375.00	10,313	100%		10,313	
Total Acres 0.30				Land Total		182,188	
Acpt Land		182,200	Accepted Bldg		0	Total	
						182,200	

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	100,625	100,625	100%		100,625
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
7.30	Acres-Commercial Prime	110,750	808,475	75%		606,356
Total Acres 8.30					Land Total	741,356

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE MS....	1900	2925	C 100	149,878	Avq.	65%	50%	100%	48,710	
WAREHOUSE MS....	1900	1584	C 100	81,165	Avq.	65%	50%	100%	26,378	
OFFICE MASONRY..	1900	1440	C 100	104,406	Avq.	65%	100%	100%	67,864	
WAREHOUSE MS....	1900	4000	C 100	204,962	Avq.	65%	50%	100%	66,612	
UTILITY BLDG....	1900	192	D 100	15,059	Fair	42%	100%	100%	6,325	
UTILITY BLDG....	1900	96	D 100	9,809	Fair	42%	100%	100%	4,120	
Frame Shed	1900	240	D 100	1,579	Fair	42%	100%	100%	663	
WAREHOUSE MS....	1900	66736	C 100	3,419,579	Fair	42%	100%	100%	1,436,223	
Outbuilding Total									1,656,895	
Land		694,600		Bldg Override		1,563,000		Total		2,257,600

WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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Map/Lot: R07A-082

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	275,000	275,000	50%	Restrictio	137,500
0.28	Acres-Shallow WF Size Adj	27,500.00	7,700	100%		7,700
Total Acres 0.28					Land Total	145,200

Acpt Land	145,200	Accepted Bldg	0	Total	145,200
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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	275,000	275,000	50%	Restrictio	137,500	
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500	
0.09	Acres-Waterfront Rear	16,250.00	1,463	100%		1,463	
Total Acres 1.09					Land Total	166,463	
Accpt Land		166,500	Accepted Bldg		0	Total	
						166,500	

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	275,000	275,000	50%	Restrictio	137,500
1.00	Acres-HS Size Adj	9,375.00	9,375	100%		9,375
0.30	Acres-Waterfront Rear	16,250.00	4,875	100%		4,875
Total Acres 1.30					Land Total	151,750
Accpt Land		151,800	Accepted Bldg		0	Total
						151,800

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 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	275,000	275,000	50%	Restrictio	137,500	
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500	
0.86	Acres-Waterfront Rear	16,250.00	13,975	100%		13,975	
Total Acres 1.86						Land Total	178,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Low cost "B"Storage	1									44,700
----- S O U N D V A L U E -----										
Outbuilding Total										44,700

Acpt Land	179,000	Accepted Bldg	44,700	Total	223,700
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WISCASSET
 Name: SPRAGUE, KEVIN A
 SPRAGUE, SUSAN I

Valuation Report

09/27/2023

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Account: 1063 Card: 1 of 1

Map/Lot: R08-001
 Location: 26 ORCHARD WAY

Neighborhood SOUTHWEST

Zoning/Use SHORE RES PROTEC RU
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2020
 Sale Price 83,200
 Sale Type Land & Buildings
 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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
34.00	R 20+-Rear 20+	625.00	21,250	100%		21,250
Total Acres 55.00						Land Total 100,000

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	468 Sqft	Grade B 95	Base	94,976
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	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-159
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	105,892
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	93,185	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	204	B 95	5,954	Avq.	88%	100%	100%	5,240
Frame Garage	1996	576	B 95	22,524	Avq.	88%	100%	100%	19,821
1 Story/BASEMENT	1996	192	B 95	19,426	Avq.	88%	100%	100%	17,095
FA/1FR	1996	224	B 95	23,705	Avq.	88%	100%	100%	20,860
Unfin Basement	1996	224	B 95	1,222	Avq.	88%	100%	100%	1,075
1 Story/BASEMENT	2008	828	B 100	88,186	Avq.	92%	100%	100%	81,131
FA/1FR	2008	480	B 100	53,468	Avq.	92%	100%	100%	49,191
Unfin Basement	2008	480	B 100	2,760	Avq.	92%	100%	100%	2,539
Wood Deck	2009	120	C 100	1,718	Avq.	92%	100%	100%	1,581
2,825 SFLA									
Outbuilding Total									198,533

Acpt Land 100,000 **Accepted Bldg** 291,700 **Total** 391,700

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	41,275

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
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	1152 Sqft, Grade C	Basement Gar	None	Fin Bsmt	67,331
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTH	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	189,709
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	149,870	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	648	C 100	60,012	Avq.	88%	100%	100%	52,811
Wood Deck	1975	48	C 100	800	Avq.	76%	100%	100%	608
3/4S AD/GAR.....	1999	896	C 100	61,335	Avq.	88%	100%	100%	53,975
Wood Deck	2002	96	C 100	1,411	Avq.	90%	100%	100%	1,270
Wood Deck	2002	432	C 100	5,695	Avq.	90%	100%	100%	5,126
Wood Deck	2002	48	C 100	800	Avq.	90%	100%	100%	720
Wood Deck	2002	200	C 100	2,738	Avq.	90%	100%	100%	2,464
Wood Deck	1975	56	C 105	946	Avq.	79%	100%	100%	747
1,608 SFLA						Outbuilding Total			117,721

Acpt Land

41,300

Accepted Bldg

267,600

Total

308,900

Name: ECKERT, LAWRENCE H

Page 1521

ECKERT, SHERI D

Map/Lot:

R08-001-002

Account: 1065 Card: 1 of 1

Location: 471 OLD BATH ROAD

Neighborhood SOUTHWEST

Sale Data

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

Sale Date 03/02/2020
Sale Price 157,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length 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

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(Rcnd). Rows include Built 1978, Renovated 2004, and various obsolescence metrics.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Wood Deck, 1.50 ST GARAGE., and 1,288 SFLA.

Acpt Land

42,500

Accepted Bldg

203,900

Total

246,400

WISCASSET
 Name: DECK, ERVIN C
 DECK, ELLEN T

Valuation Report

09/27/2023

Page 1522

Map/Lot: R08-001-003

Account: 1066 Card: 1 of 1

Location: 477 OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/01/1996
Topography	Rolling	Sale Price 165,900
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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 6 0 Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60			Land Total			47,750

Dwelling Description				Replacement Cost New	
Colonial	One & 3/4 Story	1,088 Sqft	Grade B 100	Base	226,761
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	544 Sqft, Grade D	Basement Gar	None	Fin Bsmt	26,042
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	18,428
FirePlaces	1			Fireplace	7,339
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	286,735
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
Value(Rcnld)						237,990

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	36	B 100	3,834	Avq.	81%	100%	100%	3,106
Encl Frame Porch	1985	96	B 100	5,024	Avq.	81%	100%	100%	4,069
Wood Deck	1985	328	B 100	5,025	Avq.	81%	100%	100%	4,070
1.50 ST GARAGE..	1985	672	C 100	49,710	Avq.	81%	100%	100%	40,265
Frame Shed	1985	132	C 100	1,010	Avq.	81%	100%	100%	818
Encl Frame Porch	2001	320	B 100	15,536	Avq.	89%	100%	100%	13,827
Frame Shed	2006	80	C 100	612	Avq.	92%	100%	100%	563
Frame Shed	2005	80	C 100	612	Avq.	91%	100%	100%	557
Frame Shed	1985	15	B 100	132	Avq.	83%	100%	100%	110
1,940 SFLA									67,385

Acpt Land 47,800 **Accepted Bldg** 305,400 **Total** 353,200

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31					Land Total	42,025

Dwelling Description				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade C 100	Base	109,483
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	109,483			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	86,492		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	96	C 100	1,411	Avg.	79%	100%	100%	1,115
936 SFLA						Outbuilding Total			1,115

Acpt Land	42,000	Accepted Bldg	87,600	Total	129,600
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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

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 1990, 0, GOOD, GOOD, Average, Typical, 280,442.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 2,304 SFLA, and Outbuilding Total.

Acpt Land 51,300 Accepted Bldg 244,000 Total 295,300

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

Zoning/Use SHORE RES PROTEC RES
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
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 columns: Units, Method - Description, 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 Total.

Acpt Land

63,800

Accepted Bldg

174,700

Total

238,500

Neighborhood SOUTHWEST

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

Reference 1 B0979P0271
Reference 2 R-08-001/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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24					Land Total	41,850

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
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	-3,976
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	133,411			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	105,395			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1974	192	C 100	2,635	Avg.	79%	100%	100%	2,082
1,120 SFLA						Outbuilding Total			2,082

Acpt Land 41,900 **Accepted Bldg** 107,500 **Total** 149,400

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 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 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

43,800

Accepted Bldg

219,200 Total

263,000

WISCASSET

Valuation Report

09/27/2023

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 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes Frame Garage and Outbuilding Total.

Acpt Land 39,500 Accepted Bldg 16,000 Total 55,500

WISCASSET
 Name: SPRAGUE, KEVIN A
 SPRAGUE, SUSAN I

Valuation Report

09/27/2023

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Account: 1073 Card: 1 of 1

Map/Lot: R08-001-E
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03						Land Total 41,325

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	630 Sqft	Grade B 95	Base	105,809
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	-4,276
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	1			Fireplace	6,972
Insulation	Minimal			Insulation	-1,833
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	106,672
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value Rcnld 80,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1890	300	B 95	32,394	Avq+	75%	100%	100%	24,296
1.50 ST GARAGE..	1890	576	C 100	43,210	Avq.	65%	100%	100%	28,086
Wood Deck	2022	180	D 100	2,135	Avq.	92%	100%	100%	1,964
1,395 SFLA									
Outbuilding Total									54,346

Acpt Land 41,300 **Accepted Bldg** 134,400 **Total** 175,700

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61						Land Total 42,775

Dwelling Description				Replacement Cost New		
Log	One & 1/2 Story	572 Sqft	Grade B 105	Base		122,107
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			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	122,107			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	100%	100%	116,002		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	312	B 105	29,555	Good	95%	100%	100%	28,077
Frame Shed	2005	80	E 100	454	Avq-	81%	100%	100%	368
1,170 SFLA									Outbuilding Total 28,445

Acpt Land	42,800	Accepted Bldg	144,400	Total	187,200
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Name: DICUS, CHRISTOPHER L

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AYER-DICUS, ELLEN J

Map/Lot:

R08-001-G

Account: 2260 Card: 1 of 1

Location:

24 SKILLIN LANE

Neighborhood SOUTHWEST

Zoning/Use SHORE RES PROTEC RU
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/09/2019
Sale Price 133,800
Sale Type Land & Buildings
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

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 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, Average, Typical, 76,200.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 91%, 100%, 100%, 69,342.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Wood Deck, Natatorium, 1,232 SFLA.

Acpt Land 39,400 Accepted Bldg 131,800 Total 171,200

WISCASSET
 Name: WEEKS, FLOYSTON

Valuation Report

09/27/2023

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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	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
13.00	R 20+-Rear 20+	625.00	8,125	100%		8,125
5.00	R 20+-Rear 20+	625.00	3,125	25%		781
Total Acres 38.00					Land Total	46,406

Acpt Land 46,400 **Accepted Bldg** 0 **Total** 46,400

Account: 1959 Card: 1 of 1

Location: READY POINT ROAD

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
179.00	Acres-Waterfront Rear	16,250.00	2,908,750	100%		2,908,750
Total Acres 200.00					Land Total	3,378,125

Acpt Land	3,378,100	Accepted Bldg	0	Total	3,378,100
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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	41,250.00	41,250	130%	Neighborho	53,625	
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125	
0.91	Acres-Rear Land 1-10	2,500.00	2,275	100%		2,275	
Total Acres 1.91					Land Total	60,025	
Land		50,900	Accepted Bldg		0	Total	50,900

WISCASSET
Name: MAINE YANKEE ATOMIC ENERGY

Valuation Report

09/27/2023

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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) 13 0 0 Land Schedule 109

Land	93,820,000	Accepted Bldg	0	Total	93,820,000
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WISCASSET
Name: MAINE YANKEE ATOMIC ENERGY

Valuation Report

09/27/2023

Page 1536

Map/Lot: R08-005

Account: 2541 Card: 1 of 1

Location: 321 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Reference 1

Reference 2 R08-005

Tran/Land/Bldg 0 3 13

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Land	88,860,000	Bldg Override	1,640,000	Total	90,500,000
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WISCASSET
 Name: WISCASSET, INHABITANTS OF

Valuation Report

09/27/2023

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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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
2.00	Acres-Waterfront Rear	16,250.00	32,500	100%		32,500
Total Acres 3.00					Land Total	410,625

Acpt Land	410,600	Accepted Bldg	0	Total	410,600
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WISCASSET
 Name: CRONK, DAVID L

Valuation Report

09/27/2023

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Map/Lot:

R08-005-B

Location:

READY POINT ROAD

Account: 2003 Card: 1 of 1

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
51.00	R 20+-Rear 20+	625.00	31,875	100%		31,875
Total Acres 72.00					Land Total	213,750

Acpt Land 213,800 **Accepted Bldg** 0 **Total** 213,800

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	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
10.00	Acres-Industrial 1-20	4,750.00	47,500	100%		47,500
286.55	Acres-Industrial 20+	2,125.00	608,919	100%		608,919
Total Acres 297.55					Land Total	704,094

Acpt Land	704,100	Accepted Bldg	0	Total	704,100
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Valuation Report

Account: 1966 Card: 1 of 1

Location: 1 TWIN RIVERS DRIVE

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	INDUSTRIAL-OLD FERRY RD	Sale Date 05/15/2009
Topography	Rolling	Sale Price 450,000
Utilities	Public WaterPublic Sewer	Sale Type Land Only
Street	Paved	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	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
1.81	Acres-Industrial 1-20	4,750.00	8,598	100%		8,598
Land Total						56,273

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
UTILITY BLDG....	2009	7200	AA105	753,891	Avq.	92%	100%	100%	693,580	
PAVING.....	2009	10000	C 100	21,200	Avq.	92%	100%	100%	19,504	
SINGLE LIGHT....	2009	5	C 100	7,625	Avq.	92%	100%	100%	7,015	
SPRINKLERS/00...	2009	7200	C 100	76,501	Avq.	92%	100%	100%	70,381	
SLAB.....	2009	7200	AA105	36,619	Avq.	92%	100%	100%	33,689	
Outbuilding Total									824,169	
Acpt Land		56,300	Accepted Bldg		824,200	Total		880,500		

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	42,375.00	42,375	100%		42,375	
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300	
6.00	Acres-Industrial Prime	47,687.50	286,125	100%		286,125	
6.96	Acres-Industrial 1-20	4,750.00	33,060	100%		33,060	
Total Acres 13.96						Land Total	366,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN STEEL.....	2005	34440	B 95	1,047,209	Avq+	96%	100%	100%	1,005,321
OFFICE MEZZ	2005	4760	B 95	238,131	Avq.	91%	100%	100%	216,699
COV LOAD DOCK...	2005	90	B 95	2,091	Avq.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avq.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avq.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avq.	91%	100%	100%	1,903
CONCRETE PLATFRM	2005	81	B 95	531	Avq.	91%	100%	100%	483
CONCRETE PLATFRM	2005	120	B 95	788	Avq.	91%	100%	100%	717
MEZZANINE.....	2005	740	B 95	12,125	Avq.	91%	100%	100%	11,034
Outbuilding Total									1,243,769

Acpt Land	366,900	Accepted Bldg	1,243,800	Total	1,610,700
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WISCASSET
 Name: 11 TWINRIVERS, LLC

Valuation Report

09/27/2023

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Map/Lot:

R08-006-002

Account: 1967 Card: 2 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 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	12.765	Ava+	96%	100%	100%	12.254	
PAVING.....	2005	37000	C 100	78.440	Ava.	91%	50%	100%	35.690	
SPRINKLERS/00...	2005	39200	B 100	478.976	Ava+	96%	50%	100%	229.908	
MEZZANINE.....	2005	17220	B 100	297.025	Ava+	96%	100%	100%	285.144	
MEZZANINE.....	2005	400	B 100	6.900	Ava+	96%	100%	100%	6.624	
MEZZANINE.....	2005	400	B 100	6.900	Ava+	96%	100%	100%	6.624	
Frame Shed	2012	120	B 100	1.055	Ava+	97%	100%	100%	1.023	
Outbuilding Total									577,267	
Acpt Land			0	Accepted Bldg			577,300	Total		577,300

WISCASSET
 Name: 11 TWINRIVERS, LLC

Valuation Report

09/27/2023

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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	7,627,439	Ava.	92%	100%	100%	7,017,244
OFFICE MEZZ	2014	5160	B 95	258,143	Ava.	92%	100%	100%	237,492
MEZZANINE.....	2014	3563	B 95	58,385	Ava.	92%	100%	100%	53,714
SPRINKLERS/00...	2014	33532	B 95	389,235	Ava.	92%	50%	100%	179,048
CONCRETE PLATFRM	2014	1137	B 95	7,466	Ava.	92%	100%	100%	6,869
PAVING.....	2014	20462	C 100	43,379	Ava.	92%	100%	100%	39,909
Outbuilding Total									7,534,276
Acpt Land			0	Accepted Bldg		7,534,300	Total		7,534,300

WISCASSET
Name: 11 TWINRIVERS, LLC

Valuation Report

09/27/2023

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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	366,900	1,243,800	1,610,700	366,900	1,243,800	1,610,700
2	0	577,300	577,300	0	577,300	577,300
3	0	7,534,300	7,534,300	0	7,534,300	7,534,300
TOTAL	366,900	9,355,400	9,722,300	366,900	9,355,400	9,722,300

WISCASSET
 Name: FERRY ROAD DEVELOPMENT CO., LLC

Valuation Report

09/27/2023

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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	42,375.00	42,375	100%		42,375	
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300	
0.69	Acres-Industrial 1-20	4,750.00	3,278	100%		3,278	
Total Acres 1.69					Land Total	50,953	
Accpt Land		51,000	Accepted Bldg		0	Total	51,000

WISCASSET
 Name: FERRY ROAD DEVELOPMENT CO., LLC

Valuation Report

09/27/2023

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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 B3339P011 (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	42,375.00	42,375	100%		42,375	
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300	
2.19	Acres-Industrial 1-20	4,750.00	10,403	100%		10,403	
Total Acres 3.19					Land Total	58,078	
Accpt Land		58,100	Accepted Bldg		0	Total	58,100

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, INHABITANTS OF MUNICIPALITY

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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	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.10	Acres-Waterfront Rear	16,250.00	1,625	100%		1,625
Total Acres 1.10					Land Total	379,750

Accpt Land	379,800	Accepted Bldg	0	Total	379,800
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Valuation Report

Account: 2666 Card: 1 of 1

Map/Lot: R08-006-B
 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	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
20.00	Acres-Industrial 1-20	4,750.00	95,000	100%		95,000
8.45	Acres-Industrial 20+	2,125.00	17,956	100%		17,956
Total Acres 29.45					Land Total	160,631
Acpt Land		160,600	Accepted Bldg		0	Total
						160,600

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	55,375

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,092 Sqft	Grade B 95	Base	238,582
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	2,541
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-4,235
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Fair	Typical	236,888
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						99,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1870	48	B 95	4,114	Fair	42%	100%	100%	1,728
Frame Garage	1870	576	D 100	17,730	Fair	42%	100%	100%	7,447
Wood Deck	2000	224	B 95	3,325	Fair	42%	100%	100%	1,396
Encl Frame Porch	2000	60	B 95	3,169	Fair	42%	100%	100%	1,331
Open Frame Porch	2000	24	B 95	976	Fair	42%	100%	100%	410
2,232 SFLA									12,312
Outbuilding Total									12,312

Acpt Land 55,400 **Accepted Bldg** 111,800 **Total** 167,200

WISCASSET
 Name: GRANT, JOSEPH L
 GRANT, VONCEAL

Valuation Report

09/27/2023

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Account: 1078 Card: 1 of 1

Map/Lot: R08-007-A
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	183,529
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	624 Sqft, Grade B	Basement Gar	None	Fin Bsmt	37,947
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	226,130				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)				
None		None		86%	100% 100%	194,472				
Outbuildings/Additions/Improvements						Value Rcld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1 Story/BASEMENT	1992	156	B 95	15,784	Avq.	86%	100%	100%	13,574	
Wood Deck	1992	48	B 95	874	Avq.	86%	100%	100%	752	
Wood Deck	1992	360	B 95	5,219	Avq.	86%	100%	100%	4,488	
Wood Deck	1992	60	B 95	1,040	Avq.	86%	100%	100%	894	
1,976 SFLA									Outbuilding Total	19,708

Acpt Land 47,900 **Accepted Bldg** 214,200 **Total** 262,100

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 13.00						Land Total 72,875

Dwelling Description				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade B 95	Base	126,255
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	6,972
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	133,227			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	100%	100%	101,253				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1967	380	B 95	32,569	Avq.	76%	100%	100%	24,752
Open Frame Porch	1967	190	B 95	5,569	Avq.	76%	100%	100%	4,232
Open Frame Porch	1967	80	B 95	2,525	Avq.	76%	100%	100%	1,919
1.75 ST GARAGE..	1967	1134	B 95	108,171	Avq.	76%	100%	100%	82,210
Canopy	1967	252	D 95	2,668	Poor	35%	100%	100%	934
1,368 SFLA									
						Outbuilding Total		114,047	
Acpt Land		72,900	Accepted Bldg		215,300	Total		288,200	

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	48,125

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
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	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,551
Attic	None			Attic	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	204,067
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	175,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	256	B 95	3,770	Avq.	86%	100%	100%	3,242
Frame Garage	2009	784	C 100	26,540	Avq.	92%	100%	100%	24,417
Canopy	2009	60	C 100	852	Avq.	92%	100%	100%	784
Unfinished Attic	2009	784	C 100	4,272	Avq.	92%	100%	100%	3,930
Frame Shed	2016	200	C 100	1,530	Avq.	92%	100%	100%	1,408
1,960 SFLA									33,781

Outbuilding Total

Acpt Land

48,100

Accepted Bldg

209,300

Total

257,400

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 04/04/2022
Topography	Below Street	Sale Price 200,000
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 1 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.62						Land Total 46,925

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,000 Sqft	Grade C 100	Base		119,308
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		4,458
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	123,766
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		79%	100% 100%	97,775

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	1975	320	C 100	4,268	Avq.	79%	100%	100%	3,372
Frame Shed	2000	80	E 100	454	Avq-	79%	100%	100%	359
Frame Shed	2009	96	E 100	544	Avq-	82%	100%	100%	446
1,000 SFLA									Outbuilding Total 4,177

Acpt Land	46,900	Accepted Bldg	102,000	Total	148,900
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
Total Acres 24.00						Land Total 86,625

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	880 Sqft	Grade B 95	Base	158,399
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	-6,159
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	-2,986
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	OLD TYPE	Old Type	Fair	Typical	149,254			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		42%	100%	100%	62,687		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1800	216	B 95	1,805	Fair	42%	100%	100%	758
Frame Shed	1800	432	B 95	3,611	Fair	42%	100%	100%	1,517
Frame Shed	1800	132	B 95	1,104	Fair	42%	100%	100%	464
Frame Shed	1800	80	D 100	526	Poor	25%	100%	100%	132
1 ST BARN.....	1800	1032	C 100	32,534	Poor	25%	100%	100%	8,134
1 ST BARN.....	1800	2640	C 100	77,638	Poor	25%	100%	100%	19,410
1,540 SFLA									30,415
						Outbuilding Total		30,415	

Acpt Land	86,600	Accepted Bldg	93,100	Total	179,700
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Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 09/30/2021
Topography	Level	Sale Price 289,900
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	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) 50 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24					Land Total	45,975

Dwelling Description				Replacement Cost New		
Log	One Story	1,628 Sqft	Grade B 95	Base		227,853
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		HEARTHS		0
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	1/4 Finished			Attic		5,947
FirePlaces	1			Fireplace		6,972
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	245,426				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	87%	100%	100%	213,521					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1995	196	B 95	19,831	Avq.	87%	100%	100%	17,253	
Encl Frame Porch	1995	200	B 95	9,410	Avq.	87%	100%	100%	8,187	
Open Frame Porch	1995	208	B 95	6,065	Avq.	87%	100%	100%	5,277	
Wood Deck	1995	98	B 95	1,570	Avq.	87%	100%	100%	1,366	
Frame Garage	1995	750	B 95	27,938	Avq.	87%	100%	100%	24,306	
Frame Shed	1945	63	D 100	415	Avq-	57%	100%	100%	237	
Frame Shed	2005	160	C 100	1,224	Avq.	91%	100%	100%	1,114	
1,824 SFLA									57,740	
Acpt Land		46,000		Accepted Bldg		271,300		Total		317,300

Name: CRAMER, THOMAS W

Page 1556

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

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. Values include 2004, 0, TYPICAL, TYPICAL, Average, Typical, 246,448.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists items like Open Frame Porch, 3/4S AD/GAR, Unfin Basement, etc.

Acpt Land 66,400 Accepted Bldg 315,000 Total 381,400

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00						Land Total 60,375

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade D 100	Base	95,190
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	-165
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1935	0	TYPICAL	TYPICAL	Poor	Typical	95,025				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	25%	100%	100%	23,756					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1935	324	D 100	2,131	Poor	25%	100%	100%	533	
Encl Frame Porch	1935	70	D 100	2,845	Poor	25%	100%	100%	711	
2.00 ST BARN....	1935	1440	D 100	92,329	Fair	42%	50%	100%	19,389	
1 ST BARN.....	1935	3116	D 100	78,251	Fair	42%	50%	100%	16,432	
ONE STORY FRAME	1935	170	D 100	11,469	Poor	25%	100%	100%	2,867	
1,250 SFLA										
						Outbuilding Total		39,932		
Acpt Land		60,400		Accepted Bldg		63,700		Total		124,100

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	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 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%	Restrictio	4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.85	R 20+-Rear 20+	625.00	11,156	100%		11,156
Total Acres 38.85					Land Total	94,031

Acpt Land	94,000	Accepted Bldg	0	Total	94,000
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Name: HUDSON, LILIA P

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, 219,012.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 86%, 100%, 100%, 188,350.

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 45,700 Accepted Bldg 190,700 Total 236,400

Valuation Report

Map/Lot: R08-013-002
Location: 425 BIRCH POINT ROAD

Account: 1086 Card: 1 of 1

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

Sale Data
Sale Date 02/04/2019
Sale Price 129,000
Sale Type Land & Buildings
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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	45,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 105	Base	99,433
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	99,433			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	64,631			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1910	280	C 105	27,228	Avq.	65%	100%	100%	17,698
ONE STORY FRAME	1910	276	C 105	22,735	Avq.	65%	100%	100%	14,778
Encl Frame Porch	1910	78	C 105	3,815	Avq.	65%	100%	100%	2,480
Wood Deck	1910	48	C 105	840	Avq.	65%	100%	100%	546
1,480 SFLA	Outbuilding Total								35,502
Acpt Land		45,900	Accepted Bldg		100,100	Total		146,000	

WISCASSET

Valuation Report

09/27/2023

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 44,600 Accepted Bldg 68,400 Total 113,000

Name: LOUPE, FRANCIS M JR

Page 1562

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.69	Acres-Rear Land 1-10	2,500.00	4,225	100%		4,225
Total Acres 2.69						Land Total 49,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,468 Sqft	Grade B 95	Base	187,594
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	111,436
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	7	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,065
Attic	Floor & Stairs			Attic	3,416
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	319,511			
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	Rcnld
1 Story/BASEMENT	1985	240	B 95	24,284	Avq+	86%	100%	100%	20,884
Open Frame Porch	1975	72	B 95	2,304	Avq+	86%	100%	100%	1,981
1.25 ST GARAGE..	1985	840	B 95	48,735	Avq+	86%	100%	100%	41,912
1SFr Overhang	1975	96	B 95	8,229	Avq+	86%	100%	100%	7,077
Wood Deck	1985	192	B 95	2,879	Avq+	86%	100%	100%	2,476
1,804 SFLA							Outbuilding Total		74,330
Acpt Land		49,600		Accepted Bldg		349,100		Total	398,700

WISCASSET

Valuation Report

09/27/2023

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								58,400	
ONE STORY FRAME	2019	160	D 100	10,795	Avq.	92%	100%	100%	9,931	
1,964 SFLA									68,331	
Acpt Land					0	Accepted Bldg		68,300	Total	68,300

----- SOUND VALUE -----

Outbuilding Total

WISCASSET

Valuation Report

09/27/2023

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	49,600	349,100	398,700	49,600	349,100	398,700
2	0	68,300	68,300	0	68,300	68,300
TOTAL	49,600	417,400	467,000	49,600	417,400	467,000

WISCASSET
 Name: LEAVITT, WALTER H
 LEAVITT, NANCY A

Valuation Report

09/27/2023

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Account: 1088 Card: 1 of 1

Map/Lot:
 Location:

R08-014-001
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07					Land Total	45,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1970	12X53	D 100	58,594	Poor	20%	50%	100%	5,859
MH ST ADDITION..	1970	96	D 100	3,819	Poor	20%	50%	100%	382
Wood Deck	1970	96	D 100	1,214	Poor	20%	50%	100%	122
Frame Shed	2003	96	C 100	735	Avg.	90%	100%	100%	662
636 SFLA						Outbuilding Total			7,025
Acpt Land		45,600	Accepted Bldg		7,000	Total			52,600

Name: SPROUL, AARON D

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 52,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 105	Base	136,985
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	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	143,686			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		69%	100% 100%	99,143			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1950	114	C 105	11,085	Avq.	69%	100%	100%	7,649
Wood Deck	2000	54	C 105	920	Avq.	69%	100%	100%	635
Frame Shed	2008	96	D 95	600	Avq.	92%	100%	100%	552
1,362 SFLA									
Outbuilding Total 8,836									
Acpt Land		52,900		Accepted Bldg		108,000		Total 160,900	

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)	50 0 0	Land Schedule	109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.41	Acres-Rear Land 1-10	2,500.00	1,025	100%		1,025
Total Acres 1.41					Land Total	46,400

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	525 Sqft	Grade C 100	Base		80,709
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	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	80,709			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	52,461				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1940	252	C 100	23,339	Avg.	65%	100%	100%	15,170
Frame Garage	1940	360	D 100	12,441	Avg-	57%	100%	100%	7,091
Frame Shed	1940	216	D 100	1,421	Fair	42%	100%	100%	597
Frame Shed	1940	192	D 100	1,262	Poor	25%	100%	100%	316
Open Frame Porch	1940	24	C 100	894	Avg.	65%	100%	100%	581
1,040 SFLA						Outbuilding Total		23,755	
Acpt Land		46,400		Accepted Bldg		76,200		Total 122,600	

WISCASSET

Valuation Report

09/27/2023

Name: WANSER(1/3 INT), RANDY

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WANSER, RACHAEL(2/9TH INT)WANSER,

Map/Lot:

R08-016-A

Account: 2757 Card: 1 of 1

Location:

WESTPORT BRIDGE ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities

Street

Sale Data	
Sale Date	10/26/2022
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 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	75%	Access	30,938
1.00	Acres-HS Size Adi	4,125.00	4,125	100%		4,125
0.41	Acres-Rear Land 1-10	2,500.00	1,025	100%		1,025
Total Acres 1.41					Land Total	36,088

Acpt Land	36,100	Accepted Bldg	0	Total	36,100
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Name: WANSER(1/3 INT), RANDY

WANSER, RACHAEL(2/9TH INT)WANSER,

Map/Lot:

R08-017

Account: 1092 Card: 1 of 1

Location:

42 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 10/26/2022
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 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.81	Acres-Rear Land 1-10	2,500.00	4,525	100%		4,525
Total Acres 2.81			Land Total			49,900

Dwelling Description				Replacement Cost New	
Ranch	One Story	640 Sqft	Grade C 95	Base	71,117
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	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	71,117				
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None		67%	100%	100%	47,648				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1945	96	C 95	4,150	Avq.	67%	100%	100%	2,781	
ONE STORY FRAME	1945	20	C 95	1,490	Avq.	67%	100%	100%	998	
Open Frame Porch	1945	20	C 95	752	Avq.	67%	100%	100%	504	
Open Frame Porch	1945	20	C 95	752	Avq.	67%	100%	100%	504	
660 SFLA	Outbuilding Total									4,787

Acpt Land 49,900 **Accepted Bldg** 52,400 **Total** 102,300

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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
7.00	Acres-Waterfront Rear	16,250.00	113,750	100%		113,750
Total Acres 8.00						Land Total 258,125

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade C 105	Base		165,067
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		6,701
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	171,768			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	67%	100%	100%	115,085				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	96	C 105	1,481	Avq-	67%	100%	100%	992
1.75 ST BARN....	1975	720	C 100	46,441	Avq-	67%	60%	100%	18,669
Frame Garage	1968	576	C 100	20,616	Avq-	64%	100%	100%	13,194
Frame Shed	1968	80	C 100	612	Avq-	64%	100%	100%	392
Wood Deck	2000	36	C 105	679	Avq-	67%	100%	100%	455
1,344 SFLA						Outbuilding Total			33,702
Acpt Land		258,100	Accepted Bldg		148,800	Total		406,900	

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 04/25/2022
Topography	Rolling Steep	Sale Price 0
Utilities	Drilled Well Septic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B0637P0100
 Reference 2 R-08-019/00 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 Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.75	Acres-Waterfront Rear	16,250.00	28,438	100%		28,438
Total Acres 2.75					Land Total	172,813

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	151,086
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	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	162,260
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100% 100%	123,318

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1968	60	C 105	1,000	Avq.	76%	100%	100%	760
2S Frame Garage	2011	672	C 100	35,034	Avq.	92%	100%	100%	32,231
1,404 SFLA									
Outbuilding Total									32,991

Acpt Land	172,800	Accepted Bldg	156,300	Total	329,100
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WISCASSET

Valuation Report

09/27/2023

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	16,250.00	40,625	10%		4,063
Total Acres 2.50				Land Total		4,063

Acpt Land	4,100	Accepted Bldg	0	Total	4,100
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.01	Acres-Rear Land 1-10	2,500.00	2,525	100%		2,525
Total Acres 2.01					Land Total	43,775

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,200 Sqft	Grade D 100	Base	86,223
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	-13,738
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	3,664
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
Insulation	Minimal			Insulation	-1,832
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	79,805
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	72,623
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	2004	80	E 100	454	Avg-	368
1,200 SFLA						368
Outbuilding Total						368

Acpt Land	43,800	Accepted Bldg	73,000	Total	116,800
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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	142,500	142,500	75%		106,875
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
13.58	Acres-Rear Land 1-10	2,500.00	33,950	100%		33,950
Total Acres 14.58						Land Total 156,700

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	2009	4480	C 100	208,568	Avq.	92%	100%	100%	191,883	
Outbuilding Total									191,883	
Acpt Land		156,700	Accepted Bldg			191,900	Total		348,600	

WISCASSET
 Name: JEWELL, DAVID E

Valuation Report

09/27/2023

Page 1575

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	56,250.00	56,250	100%		56,250	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
0.37	Acres-Rear Land 1-10	2,500.00	925	100%		925	
Total Acres 1.37					Land Total	63,425	
Acpt Land		63,400	Accepted Bldg		0	Total	63,400

Account: 1095 Card: 1 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 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	343,750	343,750	275%		945,313
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
310.00	Acres-Waterfront Rear	16,250.00	5,037,500	100%		5,037,500
Total Acres 311.00						Land Total 6,017,188

Dwelling Description

Replacement Cost New

Cottage/Camp	One Story	572 Sqft	Grade D 115	Base	63,019
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	-3,514
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,765
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	55,740
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	47,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	156	D 115	12,104	Avq.	86%	100%	100%	10,409
Wood Deck	1992	24	D 115	489	Avq.	86%	100%	100%	421
728 SFLA									
Outbuilding Total									10,830

Acpt Land 6,017,200 **Accepted Bldg** 58,800 **Total** 6,076,000

Account: 1095 Card: 2 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	
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	177,940
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	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	177,940			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	115,661				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
FA/1FR	1900	874	C 100	84,658	Avq.	65%	100%	100%	55,028
ONE STORY FRAME	1900	240	C 100	18,828	Avq.	65%	100%	100%	12,238
Open Frame Porch	1900	54	C 100	1,654	Avq.	65%	100%	100%	1,075
ONE STORY FRAME	1900	150	C 100	11,768	Avq.	65%	100%	100%	7,649
FA/1FR	1900	126	C 100	12,205	Avq.	65%	100%	100%	7,933
Frame Shed	1900	350	C 100	2,678	Avq.	65%	100%	100%	1,741
3,680 SFLA	Outbuilding Total								85,664
Acpt Land			0	Accepted Bldg		201,300	Total		201,300

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	87,947
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	-14,792
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	-1,557
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition		Condition			Value	
1960	0	TYPICAL	TYPICAL	Below Average		Typical			71,598	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)			
None	None		64%	100%	100%		45,823			
Outbuildings/Additions/Improvements							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1960	40	D 100	2,699	Avq-	64%	100%	100%	1,727	
1,060 SFLA								Outbuilding Total		1,727
Acpt Land			0	Accepted Bldg		47,600	Total		47,600	

Name: CHEWONKI FOUNDATION, INC.

Map/Lot:

R09-001

Account: 1095 Card: 4 of 11

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

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 49,500 Total 49,500

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	864 Sqft	Grade C 100	Base	96,249	
Exterior	OTHER	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-14,569	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Not Heated	Cooling	100% None	Heat	-5,751	
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing	-4,260	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	None	SFLA	769	Insulation	-1,534	
Unfin. Living Area	11%			Unfinished	-3,711	
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	None	None	Average	66,424
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		92%	41%	100%
Acpt Land		0	Accepted Bldg		25,100	Total
						25,100

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	560 Sqft	Grade D 100	Base	59,015
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	-1,710
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,206
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				Layout	
Built	Renovated	Kitchens	Baths	Condition	Total
1960	0	TYPICAL	TYPICAL	Average	54,099
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
None	None	73%	100%	100%	39,492
Acpt Land		0	Accepted Bldg	39,500	Total
					39,500

Account: 1095 Card: 7 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	
Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	75,876
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	-2,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,534
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			Inadeq.					
1992	0	TYPICAL	TYPICAL	Average						68,924		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)		
None		None		86%	99%	100%				58,682		
Outbuildings/Additions/Improvements							Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld		
Encl Frame Porch	1992	80	D 110	3,515	Avq.	86%	99%	100%		2,993		
720 SFLA										2,993		
Accpt Land							0	Accepted Bldg		61,700	Total	61,700

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 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	124,592
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	-18,490
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-7,299
Rooms	1	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,275	Insulation	-1,946
Unfin. Living Area	NONE			Unfinished	0
Dwelling Condition				Layout	
Built	Renovated	Kitchens	Baths	Condition	Total
1910	0	TYPICAL	TYPICAL	Average	93,193
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %
None	None			65%	100%
				Econ. %	Value(Rcnd)
				100%	60,575
Acpt Land		0	Accepted Bldg	60,600	Total
					60,600

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
Reference 2 R-09-001/00 0000000000
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 161,800 Total 161,800

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) 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	11.162	Ava.	69%	100%	100%	7,702	
CAMP OR CABIN...	1960	392	C 100	11.162	Ava.	69%	100%	100%	7,702	
CAMP OR CABIN...	1960	392	C 100	11.162	Ava.	69%	100%	100%	7,702	
CAMP OR CABIN...	1960	392	C 100	11.162	Ava.	69%	100%	100%	7,702	
CAMP OR CABIN...	1960	392	C 100	11.162	Ava.	69%	100%	100%	7,702	
CAMP OR CABIN...	1960	720	C 100	20,502	Ava.	69%	100%	100%	14,146	
CAMP OR CABIN...	1960	492	C 100	14,010	Ava.	69%	100%	100%	9,667	
CAMP OR CABIN...	1960	450	C 100	12,814	Ava.	69%	100%	100%	8,842	
CAMP OR CABIN...	1960	665	C 100	18,936	Ava.	69%	100%	100%	13,066	
1,272 SFLA										
Accpt Land						0	Accepted Bldg		91,900	Total
									91,900	

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

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP OR CABIN...	1960	372	C 100	10,592	Ava.	69%	100%	100%	7,308
CAMP OR CABIN...	1960	392	C 100	11,162	Ava.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	288	C 100	8,201	Ava.	69%	100%	100%	5,659
CAMP OR CABIN...	1960	656	C 100	18,680	Ava.	69%	100%	100%	12,889
CAMP OR CABIN...	1960	544	C 100	15,490	Ava.	69%	100%	100%	10,688
Frame Shed	1960	308	C 100	2,356	Ava.	69%	100%	100%	1,626
Frame Shed	1960	576	C 100	4,406	Ava.	69%	100%	100%	3,040
Frame Shed	1960	128	C 100	979	Ava.	69%	100%	100%	676
Frame Shed	1960	68	C 100	520	Ava.	69%	100%	100%	359
Open Frame Porch	1970	120	C 100	3,324	Ava.	74%	100%	100%	2,460
1,272 SFLA									
						Outbuilding Total			52,407
Accpt Land		0		Accepted Bldg		52,400		Total	52,400

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	6,017,200	58,800	6,076,000	6,017,200	58,800	6,076,000
2	0	201,300	201,300	0	201,300	201,300
3	0	47,600	47,600	0	47,600	47,600
4	0	49,500	49,500	0	49,500	49,500
5	0	25,100	25,100	0	25,100	25,100
6	0	39,500	39,500	0	39,500	39,500
7	0	61,700	61,700	0	61,700	61,700
8	0	60,600	60,600	0	60,600	60,600
9	0	161,800	161,800	0	161,800	161,800
10	0	91,900	91,900	0	91,900	91,900
11	0	52,400	52,400	0	52,400	52,400
TOTAL	6,017,200	850,200	6,867,400	6,017,200	850,200	6,867,400

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. Includes sub-sections for Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Account: 1098 Card: 2 of 10

Map/Lot: R09-001-001
 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	400 Sqft	Grade D 110	Base	42,153
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	-6,381
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,847
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					33,925
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %						Value(Rcnld)
None	None	77%	100%	100%						26,122
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Encl Frame Porch	1970	160	D 110	6,602	Avq.	77%	100%	100%	5,084	
Frame Shed	1970	88	C 100	674	Avq.	74%	100%	100%	499	
400 SFLA									Outbuilding Total	5,583
Acpt Land			0	Accepted Bldg			31,700	Total		31,700

Account: 1098 Card: 3 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 & 1/2 Story	840 Sqft	Grade C 105	Base	138,302
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										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1992	0	TYPICAL	TYPICAL	Average	Typical					138,302
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %						Value(Rcnld)
None	None	86%	100%	100%						118,940
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
1 Story/BASEMENT	1992	252	C 105	24,506	Avq.	86%	100%	100%	21,075	
Open Frame Porch	1992	36	C 105	1,258	Avq.	86%	100%	100%	1,082	
Wood Deck	1992	250	C 105	3,544	Avq.	86%	100%	100%	3,048	
1,512 SFLA									Outbuilding Total	25,205
Acpt Land			0	Accepted Bldg			144,100	Total		144,100

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
 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	67,445
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	-10,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,030
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,343
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition						
1992	0	TYPICAL	TYPICAL	Average	Typical			53,474		
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %		Value(Rcnld)		
None	None		86%		100%	100%		45,988		
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1992	24	D 110	468	Avq.	86%	100%	100%	402	
640 SFLA									402	
Accpt Land					0	Accepted Bldg		46,400	Total	46,400

Account: 1098 Card: 5 of 10 Map/Lot: R09-001-001
 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	67,445
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	-10,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,030
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	-1,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition						
1992	0	TYPICAL	TYPICAL	Average	Typical			52,131		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	86%	100%	100%	44,833					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1992	24	D 110	468	Avq.	86%	100%	100%	402	
640 SFLA									402	
Accpt Land					0	Accepted Bldg		45,200	Total	45,200

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	107,491
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	26,951
Heating	100% Not Heated	Cooling	100% None	Heat	-6,423
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	Floor & Stairs			Attic	2,055
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,713
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1992	0	TYPICAL	TYPICAL	Average	Typical			132,025	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	113,541				
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1992	48	D 100	1,291	Avq.	86%	100%	100%	1,110
ONE STORY FRAME	1992	135	D 100	9,109	Avq.	86%	100%	100%	7,834
Wood Deck	1992	126	D 100	1,542	Avq.	86%	100%	100%	1,326
1,257 SFLA									
						Outbuilding Total			10,270
Acpt Land		0		Accepted Bldg		123,800	Total		123,800

Account: 1098 Card: 7 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	
Cape Cod	One & 1/2 Story	546 Sqft	Grade C 100	Base	85,616
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	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	4,260
Attic	None			Attic	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			89,876
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	67,407				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	580	C 100	45,501	Avq+	75%	100%	100%	34,126
ONE STORY FRAME	1900	532	C 100	41,735	Avq+	75%	100%	100%	31,301
Unfinished Attic	1900	532	C 100	2,900	Avq+	75%	100%	100%	2,175
ONE STORY FRAME	1900	336	C 100	26,359	Avq+	75%	100%	100%	19,769
Open Frame Porch	1900	32	C 100	1,096	Avq+	75%	100%	100%	822
2,267 SFLA						Outbuilding Total			88,193
Acpt Land			0	Accepted Bldg		155,600	Total		155,600

Account: 1098 Card: 8 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	
Cape Cod	One & 1/2 Story	690 Sqft	Grade B 95	Base	118,204
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	4,654
Attic	None			Attic	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			122,858	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	79,858				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1900	441	B 95	37,798	Avq.	65%	100%	100%	24,569
UA/1Fa	1900	532	B 95	48,501	Avq.	65%	100%	100%	31,526
ONE STORY FRAME	1900	336	B 95	28,798	Avq.	65%	100%	100%	18,719
Open Frame Porch	1900	32	B 95	1,199	Avq.	65%	100%	100%	779
1 & 1/2 STORY FR	1900	72	B 95	7,775	Avq.	65%	100%	100%	5,054
1,920 SFLA						Outbuilding Total			80,647
Acpt Land		0	Accepted Bldg		160,500	Total		160,500	

Valuation Report

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

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,092 Sqft	Grade B 95	Base	187,070
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		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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		194,042
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
None	None		65%	100%	100%		126,127

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1900	240	B 95	6,949	Avq.	65%	100%	100%	4,517
Res. Greenhouse	1900	180	C 100	10,311	Fair	42%	100%	100%	4,331
1.25 S Barn	1900	1100	B 95	43,562	Avq.	65%	100%	100%	28,315
2.00 S Barn	1900	2772	B 95	144,860	Avq.	65%	100%	100%	94,159
Barn 1S	1900	144	C 100	7,625	Avq.	65%	100%	100%	4,956
AV POLE SHED....	1900	600	C 100	3,780	Avq.	65%	100%	100%	2,457
Frame Shed	1900	16	C 100	122	Avq.	65%	100%	100%	79
Shed.....	1900	220	C 100	1,682	Avq.	65%	100%	100%	1,093
1,638 SFLA	Outbuilding Total								139,907

Acpt Land	0	Accepted Bldg	266,000	Total	266,000
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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-section for Outbuildings/Additions/Improvements.

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	0	258,400	258,400	0	258,400	258,400
2	0	31,700	31,700	0	31,700	31,700
3	0	144,100	144,100	0	144,100	144,100
4	0	46,400	46,400	0	46,400	46,400
5	0	45,200	45,200	0	45,200	45,200
6	0	123,800	123,800	0	123,800	123,800
7	0	155,600	155,600	0	155,600	155,600
8	0	160,500	160,500	0	160,500	160,500
9	0	266,000	266,000	0	266,000	266,000
10	0	65,600	65,600	0	65,600	65,600
TOTAL	0	1,297,300	1,297,300	0	1,297,300	1,297,300

Map/Lot: R09-001-002
 Location: 485 CHEWONKI NECK ROAD

Account: 1097 Card: 1 of 7

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	68,288
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	-10,441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,122
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(Rcnld)
1998	0	TYPICAL	TYPICAL	Average				53,725
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		88%	100%	100%		47,278

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE WOOD.....	2000	5832	B 100	446,173	Avq.	89%	100%	100%	397,094
CLUBHOUSE.....	2000	4465	B 100	281,894	Avq.	89%	100%	100%	250,886
GARAGE FRAME ..	2000	624	B 100	31,494	Avq.	89%	100%	100%	28,030
Open Frame Porch	2000	495	B 100	14,739	Avq.	89%	100%	100%	13,118
Wood Deck	2000	64	B 100	1,154	Avq.	89%	100%	100%	1,027
Wood Deck	2000	1430	B 100	21,182	Avq.	89%	100%	100%	18,852
FA/2FR	2000	832	B 100	139,956	Avq-	79%	100%	100%	110,565
Tennis Court	1960	7200	C 100	36,450	Avq.	69%	100%	100%	25,150
Tennis Court	1960	7200	B 100	41,918	Avq.	69%	100%	100%	28,923
1 Story/BASEMENT	2000	306	C 100	28,340	Avq.	89%	100%	100%	25,223
1,026 SFLA									
Outbuilding Total									898,868

Acpt Land 0 **Accepted Bldg** 946,100 **Total** 946,100

Account: 1097 Card: 2 of 7

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	5,880	Ava.	89%	100%	100%	5,233	
AV POLE SHED....	2000	308	C 100	1,940	Ava.	89%	100%	100%	1,727	
Frame Shed	2000	1020	C 100	7,802	Ava.	89%	100%	100%	6,944	
Frame Shed	2000	1020	C 100	7,802	Ava.	89%	100%	100%	6,944	
Frame Shed	2000	1020	C 100	7,802	Ava.	89%	100%	100%	6,944	
Frame Shed	2006	120	C 100	918	Ava.	92%	100%	100%	845	
Frame Shed	2013								3,600	
----- S O U N D V A L U E -----										
1,026 SFLA									32,237	
Accpt Land				0	Accepted Bldg		32,200	Total	32,200	

Valuation Report

Account: 1097 Card: 3 of 7

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	83,464		
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	-11,485		
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0		
Heating	100% Not Heated	Cooling	0% None	Heat	-4,534		
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	-1,209		
Unfin. Living Area	NONE			Unfinished	0		
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Good	Typical	66,236	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		96%	100%	100%	63,587
Acpt Land		0	Accepted Bldg		63,600	Total	63,600

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/27/2023

Page 1602

Account: 1097 Card: 4 of 7

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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SCHOOL/1000.....	1989	9980	B 100	1,808,906	Avg.	83%	100%	100%	1,501,392
Open Frame Porch	1989	585	B 100	17,359	Avg.	83%	100%	100%	14,408
Frame Shed	1989	90	C 100	689	Avg.	83%	100%	100%	572
SOLAR PANELS	2021	64	C 100	3,200	Avg.	92%	100%	100%	2,944
720 SFLA									
						Outbuilding Total			1,519,316
Acpt Land			0	Accepted Bldg		1,519,300	Total		1,519,300

Account: 1097 Card: 5 of 7

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

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade B 100 None Sheet Metal	Base Trim Roof	180,640 0 0
Foundation	Concrete Slab	Basement	None	Basement	-13,227
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating Rooms	100% Electric 0	Cooling HEARTH	0% None	Heat	-7,055
Bedrooms Baths	4 2	Add Fixtures Half Baths	0 2	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built 2018	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Phys. % 92%	Func. % 100%	Percent Good			171,789
Functional Obsolescence None	Economic Obsolescence None						Econ. % 100%			158,046

Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld		
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927		
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927		
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927		
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927		
Open Frame Porch	2018	216	B 100	6,616	Avg.	92%	100%	100%	6,087		
Open Frame Porch	2018	216	B 100	6,616	Avg.	92%	100%	100%	6,087		
Wood Deck	2018	216	B 100	3,382	Avg.	92%	100%	100%	3,111		
Wood Deck	2018	216	B 100	3,382	Avg.	92%	100%	100%	3,111		
Frame Shed	2019	288	C 100	2,204	Avg.	92%	100%	100%	2,028		
Frame Shed	2019	288	C 100	2,204	Avg.	92%	100%	100%	2,028		
2,592 SFLA									Outbuilding Total		94,160
Acpt Land			0	Accepted Bldg			252,200	Total		252,200	

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	19,535	Ava.	92%	500%	100%	89,860
Open Frame Porch	2019	32	A 100	1,469	Ava.	92%	500%	100%	6,755
Open Frame Porch	2019	32	A 100	1,469	Ava.	92%	500%	100%	6,755
Frame Shed	2019	585	A 100	5,996	Ava.	92%	100%	100%	5,516
Open Frame Porch	2019	208	A 100	7,439	Ava.	92%	100%	100%	6,844
Frame Shed	2019	247	A 100	2,532	Ava.	92%	100%	100%	2,329
CAMP OR CABIN...	2019	533	A 100	20,338	Ava.	92%	100%	100%	18,711
Open Frame Porch	2019	654	A 100	22,568	Ava.	92%	100%	100%	20,763
ONE STORY FRAME	2019	143	A 100	15,032	Ava.	92%	100%	100%	13,829
ONE STORY FRAME	2019	221	A 100	23,232	Ava.	92%	100%	100%	21,373
2,956 SFLA									
						Outbuilding Total			192,735
Acpt Land			0	Accepted Bldg		192,700	Total		192,700

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/27/2023

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Account: 1097 Card: 7 of 7

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 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...	2022	452	D 100	11.069	Ava.	92%	100%	100%	10.183
CAMP OR CABIN...	2022	452	D 100	11.069	Ava.	92%	100%	100%	10.183
2,956 SFLA									
						Outbuilding Total			20,366
Acpt Land			0	Accepted Bldg		20,400	Total		20,400

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	0	946,100	946,100	0	946,100	946,100
2	0	32,200	32,200	0	32,200	32,200
3	0	63,600	63,600	0	63,600	63,600
4	0	1,519,300	1,519,300	0	1,519,300	1,519,300
5	0	252,200	252,200	0	252,200	252,200
6	0	192,700	192,700	0	192,700	192,700
7	0	20,400	20,400	0	20,400	20,400
TOTAL	0	3,026,500	3,026,500	0	3,026,500	3,026,500

Account: 2303 Card: 1 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

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	576 Sqft	Grade B 95	Base	96,740
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			96,740	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	87,066		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	49	B 95	2,676	Ava.	90%	100%	100%	2,408
Open Frame Porch	2002	96	B 95	2,968	Ava.	90%	100%	100%	2,671
Wood Deck	2002	96	B 95	1,541	Ava.	90%	100%	100%	1,387
ONE STORY FRAME	2010	96	B 95	8,229	Ava.	90%	100%	100%	7,406
960 SFLA									
Outbuilding Total								13,872	
Acpt Land			0	Accepted Bldg			100,900	Total	
								100,900	

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	278,907	Ava.	74%	100%	100%	206,391
FIN. BASEMENT	1970	4376	B 100	268,850	Ava.	74%	100%	100%	198,949
2.00 ST BARN....	1970	2400	B 100	199,059	Ava.	74%	100%	100%	147,304
ONE STORY FRAME	2007	2336	B 100	210,748	Ava.	92%	100%	100%	193,888
CONCRETE PLATFRM	2007	2400	C 100	14,424	Ava.	92%	100%	100%	13,270
COOLER.....	2007	70	C 100	3,179	Ava.	92%	100%	100%	2,925
3,296 SFLA									
						Outbuilding Total			762,727
Acpt Land			0	Accepted Bldg		762,700	Total		762,700

WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/27/2023

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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	25,906	Ava.	92%	100%	100%	23,834
Open Frame Porch	2007	144	C 100	3,931	Ava.	92%	100%	100%	3,617
UTILITY BLDG....	2007	324	C 100	25,906	Ava.	92%	100%	100%	23,834
Open Frame Porch	2007	144	C 100	3,931	Ava.	92%	100%	100%	3,617
3,296 SFLA									
						Outbuilding Total			54,902
Acpt Land			0	Accepted Bldg		54,900	Total		54,900

WISCASSET
Name: CHEWONKI FOUNDATION

Valuation Report

09/27/2023

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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	100,900	100,900	0	100,900	100,900
2	0	762,700	762,700	0	762,700	762,700
3	0	54,900	54,900	0	54,900	54,900
TOTAL	0	918,500	918,500	0	918,500	918,500

WISCASSET
 Name: REVISION INVESTMENTS, LLC.

Valuation Report

09/27/2023
 Page 1611
 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

09/27/2023

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Account: 2707 Card: 1 of 1

Map/Lot: R09-003-ON3
 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
Accpt Land			0	Accepted Bldg			600	Total	600

WISCASSET
 Name: CHEWONKI FOUNDATION

Valuation Report

09/27/2023

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Map/Lot:

R09-003-ON4

Account: 2708 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	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	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
20.00	Acres-Waterfront Rear	16,250.00	325,000	100%		325,000
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 50.00						Land Total 510,625

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,460 Sqft	Grade C 100	Base		228,936
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		-2,915
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,840
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-3,887
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			224,974
1890	0	TYPICAL	TYPICAL	Fair				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)			
None	None	42%	100%	100%	94,489			

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1890	132	C 100	10,355	Fair	42%	100%	100%	4,349	
Frame Garage	1890	528	C 100	19,250	Fair	42%	100%	100%	8,085	
STORE FRAME.....	1972	396	D 100	34,182	Avq.	75%	100%	100%	25,636	
SHOWER ROOM.....	1890	1032	C 100	31,505	Avq.	65%	100%	100%	20,478	
Frame Shed	1890			---- S O U N D V A L U E ----						900
Swimming Pool	1890	2	C 100	7,240	Avq.	99%	100%	100%	7,168	
Tennis Court	1890			---- S O U N D V A L U E ----						2,000
Frame Garage	1972	720	C 100	24,718	Avq.	75%	100%	100%	18,538	
CARPOT.....	1990	660	C 100	10,310	Avq.	84%	100%	100%	8,660	
2S Frame Garage	2021	1120	B 100	62,301	Avq.	92%	75%	100%	42,988	
2,322 SFLA									Outbuilding Total 138,802	

Acpt Land	510,600	Accepted Bldg	233,300	Total	743,900
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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	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
23.30	Acres-Waterfront Rear	16,250.00	378,625	100%		378,625
Total Acres 24.30					Land Total	653,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2001	140	B 100	1,232	Avg.	89%	100%	100%		1,096
Outbuilding Total										1,096
Acpt Land		653,600	Accepted Bldg		1,100	Total				654,700

WISCASSET
 Name: HEWITT, JOHN P
 HEWITT, KATE Y

Valuation Report

09/27/2023

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Account: 1102 Card: 1 of 1

Map/Lot: R09-007-001
 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	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
1.25	Acres-Waterfront Rear	16,250.00	20,313	100%		20,313
Total Acres 2.25					Land Total	295,313

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	250,104 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1080 Sqft, Grade B	Basement Gar	None	Fin Bsmt	76,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	12,574
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,780
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	349,506				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	84%	100%	100%	293,585					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1986	220	B 110	21,832	Avq.	84%	100%	100%	18,339	
ONE STORY FRAME	2011	324	B 110	32,152	Avq.	84%	100%	100%	27,008	
ONE STORY FRAME	1986	416	B 110	41,282	Avq.	84%	100%	100%	34,677	
Frame Shed	1986	72	B 110	698	Avq.	84%	100%	100%	586	
1.25 ST GARAGE..	1986	624	B 110	43,290	Avq.	84%	100%	100%	36,364	
3,060 SFLA									Outbuilding Total	116,974
Acpt Land		295,300		Accepted Bldg		410,600		Total	705,900	

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, 280,806.

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 243,200 Accepted Bldg 451,600 Total 694,800

Name: RUSSELL, PAUL

Page 1618

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 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, Units, 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1986, 2003, GOOD, GOOD, Very Good, Typical, 246,909.

Table with 10 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 288,800 Accepted Bldg 397,600 Total 686,400

Valuation Report

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 02/27/2023
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

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
0.30	Acres-Waterfront Rear	16,250.00	4,875	100%		4,875
Total Acres 1.30					Land Total	279,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,350 Sqft	Grade B 100	Base	181,594
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	675 Sqft, Grade D	Basement Gar	None	Fin Bsmt	32,313
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	229,411				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		83%	100% 100%	190,411				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1985	260	B 100	23,458	Avq.	83%	100%	100%	19,470	
Encl Frame Porch	1985	100	B 100	5,212	Avq.	83%	100%	100%	4,326	
Wood Deck	1985	100	B 100	1,682	Avq.	83%	100%	100%	1,396	
Frame Garage	1985	484	B 100	20,698	Avq.	83%	100%	100%	17,179	
Frame Shed	2006	96	C 100	735	Avq.	92%	100%	100%	676	
1,610 SFLA									Outbuilding Total	43,047
Acpt Land		279,900		Accepted Bldg		233,500		Total	513,400	

WISCASSET
 Name: SHEA, H GREGORY
 SHEA, JOAN S

Valuation Report

09/27/2023

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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	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.85	Acres-Waterfront Rear	16,250.00	13,813	100%		13,813
Total Acres 1.85						Land Total 288,813

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	135,473 862 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	378 Sqft, Grade B	Basement Gar	None	Fin Bsmt	26,617
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
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	180,007
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						Value Rcnld 149,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	352	B 110	41,239	Avq.	81%	100%	100%	33,404
1 Story/BASEMENT	1985	400	B 110	46,861	Avq.	81%	100%	100%	37,957
Open Frame Porch	1985	125	B 110	4,364	Avq.	83%	100%	100%	3,622
1SFr Overhang	1985	80	B 110	0	Avq.	83%	100%	100%	0
Wood Deck	2001	88	C 100	1,310	Avq.	89%	100%	100%	1,166
Patio	2001	88	B 110	1,301	Avq.	89%	100%	100%	1,158
ONE STORY FRAME	2001	154	B 110	15,282	Avq.	89%	100%	100%	13,601
Frame Shed	2001	154	B 110	1,489	Avq.	89%	100%	100%	1,325
Wood Deck	1985	231	C 100	3,132	Avq.	81%	100%	100%	2,537
Frame Garage	1985	575	B 110	26,045	Avq.	81%	100%	100%	21,096
2,124 SFLA									Outbuilding Total 115,866

Acpt Land 288,800 **Accepted Bldg** 265,300 **Total** 554,100

WISCASSET
 Name: SHEA, H GREGORY
 SHEA, JOAN S

Valuation Report

09/27/2023

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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	2.024	Avg.	89%	100%	100%	1.801
2,124 SFLA									1.801
Accpt Land						0	Accepted Bldg		1,800
							Total		1,800

WISCASSET

Valuation Report

09/27/2023

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	288,800	265,300	554,100	288,800	265,300	554,100
2	0	1,800	1,800	0	1,800	1,800
TOTAL	288,800	267,100	555,900	288,800	267,100	555,900

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

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
0.90	Acres-Waterfront Rear	16,250.00	14,625	100%		14,625
Total Acres 1.90					Land Total	289,625

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base		187,199
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	50% Forced Warm	Cooling	0% None	Heat		-6,617
Rooms	5	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,165
Attic	None			Attic		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	188,747			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	156,660				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	112	B 100	11,929	Avq.	83%	100%	100%	9,901
1SFr Overhang	1985	60	B 100	5,414	Avq.	83%	100%	100%	4,494
Wood Deck	1985	236	C 100	3,196	Avq.	83%	100%	100%	2,653
Frame Garage	1985	432	B 100	18,994	Avq.	83%	100%	100%	15,765
Wood Deck	2006	32	C 100	595	Avq.	83%	100%	100%	494
Frame Shed	2015	192	C 100	1,469	Avq.	92%	100%	100%	1,351
1,901 SFLA									34,658
Acpt Land		289,600	Accepted Bldg		191,300	Total		480,900	

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, Grade, Replacement Cost New, Value. 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, FLOAT & RAMP..., 1.50 ST GARAGE., Canopy, and 2,508 SFLA.

Acpt Land 288,300 Accepted Bldg 405,600 Total 693,900

WISCASSET

Valuation Report

09/27/2023

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	3.438	Avg.	84%	100%	100%	2.888
2,508 SFLA									2.888
Accpt Land		0	Accepted Bldg			2,900	Total		2,900

WISCASSET

Valuation Report

09/27/2023

Name: EMBREY, PATRICIA A

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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	288,300	405,600	693,900	288,300	405,600	693,900
2	0	2,900	2,900	0	2,900	2,900
TOTAL	288,300	408,500	696,800	288,300	408,500	696,800

Name: MENGHINI(TRUSTEE), JOHN PAUL

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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, Units, Price/Unit, Condition, Replacement Cost, Value. Rows include Modern/Contemp. 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 Wood Deck, 2S Fr Bay Window, Frame Garage, Open Frame Porch, 1 Story/BASEMENT, FLOAT & RAMP..., Frame Garage, Wood Deck, Frame Shed, and 3,202 SFLA.

Acpt Land 288,300 Accepted Bldg 505,400 Total 793,700

Valuation Report

Map/Lot:

R09-007-009

Account: 2761 Card: 1 of 1

Location:

179 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 06/13/2022
 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 4

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	
1.90	Acres-Waterfront Rear	16,250.00	30,875	100%		30,875	
Total Acres 2.90						Land Total	305,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Unfin Basement	2022	1762	B 100	10,131	Avq.	92%	100%	100%	9,321	
Outbuilding Total									9,321	

Acpt Land

305,900

Accepted Bldg

9,300

Total

315,200

Account: 1994 Card: 1 of 1

Location: 156 YOUNG'S POINT ROAD

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	218,750	218,750	90%		196,875
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.41	Acres-Waterfront Rear	16,250.00	6,663	90%	Topography	5,996
Total Acres 1.41					Land Total	224,746

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,260 Sqft	Grade B 110	Base	245,031
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	5,664
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	3,819
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,389
Attic	None			Attic	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	259,903
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	239,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	716	B 100	10,714	Avq.	92%	100%	100%	9,857
Open Frame Porch	2007	48	C 100	1,501	Avq.	92%	100%	100%	1,381
Open Frame Porch	2007	16	C 100	691	Avq.	92%	100%	100%	636
FLOAT & RAMP....	2010	320	C 100	5,300	Avq.	92%	50%	100%	2,438
Frame Shed	2016	140	D 100	921	Avq.	92%	100%	100%	847
Wood Deck	2018	224	D 100	2,618	Avq.	92%	100%	100%	2,409
Outbuilding Total									17,568

Acpt Land 224,700 **Accepted Bldg** 256,700 **Total** 481,400

WISCASSET
 Name: EARLEY, MARTIN E
 PETERS, CALIN J

Valuation Report

09/27/2023

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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	218,750	218,750	90%		196,875
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.05	Acres-Waterfront Rear	16,250.00	813	90%	Topography	731
Total Acres 1.05					Land Total	219,481

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	180,254 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,244
Heating	100% Not Heated	Cooling	0% None	Heat	-11,477
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	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	192,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	176,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
AV POLE SHED....	2006	176	C 95	1,054	Avq.	92%	100%	100%	970
Wood Deck	2013	766	B 100	11,446	Avq+	97%	100%	100%	11,103
1,428 SFLA						Outbuilding Total			12,073

Acpt Land 219,500 **Accepted Bldg** 188,900 **Total** 408,400

WISCASSET

Valuation Report

09/27/2023

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Includes rows for Acres-Base Waterfront, Acres-Shallow WF Size Adj, Acres-Waterfront Rear, and Land Total.

Accpt Land 165,700 Accepted Bldg 0 Total 165,700

WISCASSET
 Name: BARDOWSKI, JAMES A

Valuation Report

09/27/2023

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Map/Lot:

R09-007-A05

Location:

YOUNG'S POINT ROAD

Account: 1997 Card: 1 of 1

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	218,750	218,750	65%	Neighborho	142,188	
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875	
0.15	Acres-Waterfront Rear	16,250.00	2,438	100%		2,438	
Total Acres 1.15					Land Total	166,501	
Accpt Land		166,500	Accepted Bldg		0	Total	166,500

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

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcld. Rows include Frame Garage, Wood Deck, 2S Open Fr Porch, Open Frame Porch, 1 Story/BASEMENT, ONE STORY FRAME, 1 Story/BASEMENT, 3,104 SFLA.

Acpt Land 309,300 Accepted Bldg 459,500 Total 768,800

WISCASSET
 Name: SELBY, SAMUEL B J/T
 SELBY, KAYDA Z

Valuation Report

09/27/2023

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Account: 2291 Card: 1 of 1

Map/Lot: R09-007-B-001
 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	218,750	218,750	20%	Size/Shape	0	
1.00	Acres-Base Waterfront	25,000.00	25,000	90%	Topography	0	
1.00	Acres-Base Waterfront	16,250.00	34,288	33%	Fract. Sha	12,994	
0.63	Acres-Shallow WF Size Adj	21,875.00	13,781	100%		0	
0.63	Acres-Shallow WF Size Adj	1,250.00	12,500	33%	Fract. Sha	4,548	
Total Acres 0.63					Land Total	17,542	
Acpt Land		17,500	Accepted Bldg		0	Total	17,500

WISCASSET

Valuation Report

09/27/2023

Name: HANEY, STANLEY F J/T

Page 1635

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	218,750	218,750	20%	Size/Shape	0
1.00	Acres-Base Waterfront	25,000.00	25,000	90%	Topography	0
1.00	Acres-Base Waterfront	16,250.00	34,288	33%	Fract. Sha	12,994
0.63	Acres-Shallow WF Size Adj	21,875.00	13,781	100%		0
0.63	Acres-Shallow WF Size Adj	1,250.00	12,500	33%	Fract. Sha	4,548
Total Acres 0.63					Land Total	17,542

Acpt Land 17,500 **Accepted Bldg** 0 **Total** 17,500

WISCASSET

Valuation Report

09/27/2023

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

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
 Name: SELBY, SAMUEL B J/T
 SELBY, KAYDA Z

Valuation Report

09/27/2023
 Page 1637

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	218,750	218,750	90%		196,875
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.77	Acres-Waterfront Rear	16,250.00	28,763	90%		25,886
Total Acres 2.77					Land Total	244,636

Dwelling Description

Replacement Cost New

Modern/Contemp.	One & 1/2 Story	656 Sqft	Grade B 105	Base	121,773
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	33,510
Heating	100% Floor/Wall	Cooling	100% None	Heat	-5,800
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	10%			Unfinished	-4,640

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	149,987
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	136,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	48	B 105	1,812	Avq.	91%	100%	100%	1,649
Open Frame Porch	2004	120	B 105	4,014	Avq.	91%	100%	100%	3,653
Wood Deck	2004	328	B 105	5,276	Avq.	91%	100%	100%	4,801
1.50 ST GARAGE..	2005	480	B 105	44,329	Avq.	91%	100%	100%	40,339
1SFr Overhanq	2004	30	B 105	2,841	Avq.	91%	100%	100%	2,585
1SFr Overhanq	2004	24	B 105	2,274	Avq.	91%	100%	100%	2,069
Wood Deck	2004	120	B 105	2,074	Avq.	91%	100%	100%	1,887
CARPOT.....	2009	184	C 100	3,081	Avq.	92%	100%	100%	2,835
Frame Shed	2009	240	B 105	2,216	Avq.	92%	100%	100%	2,039
940 SFLA						Outbuilding Total			61,857

Acpt Land 244,600 **Accepted Bldg** 198,300 **Total** 442,900

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

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: 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, 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 2004, Functional Obsolescence None, Economic Obsolescence None, Phys. % 97%, Func. % 100%, Econ. % 100%, Value(Rcnld) 267,222.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1/2S AD/GAR, Open Frame Porch, Wood Deck, 1.5 Story/BSMT, 2,296 SFLA, and Outbuilding Total.

Acpt Land 135,100 Accepted Bldg 358,000 Total 493,100

Name: ADAMS, DAVID T

Page 1639

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 columns: Units, Method - Description, 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, 1.25 ST GARAGE.., 1,843 SFLA.

Acpt Land 82,700 Accepted Bldg 179,900 Total 262,600

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	118,750	118,750	100%		118,750
1.00	Acres-HS Size Adj	11,875.00	11,875	100%		11,875
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90					Land Total	135,375

Dwelling Description

Replacement Cost New

Colonial	Two Story	784 Sqft	Grade B 110	Base	194,447
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	5,389
Attic	None			Attic	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	199,836			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		98%	100%	100%			
Value(Rcnld)						195,839			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2014	35	B 110	1,484	Good	98%	100%	100%	1,454
1/2S AD/GAR.....	2014	480	B 110	35,000	Good	98%	100%	100%	34,300
Frame Garage	2014	480	B 110	22,622	Good	98%	100%	100%	22,170
1,568 SFLA									
Outbuilding Total								57,924	
Acpt Land		135,400		Accepted Bldg		253,800		Total	389,200

Name: WARD, CARL E JR

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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: Description, Sqft, Material, Condition, 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 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, 1.75 ST SHED..., Frame Garage, Swimming Pool, Open Frame Porch, Wood Deck, and 1,544 SFLA.

Acpt Land 252,000 Accepted Bldg 298,300 Total 550,300

Name: GILLIES, NANCY A J/T

GILLIES, WILLIAM R

Map/Lot:

R09-008-002

Account: 1112 Card: 1 of 1

Location:

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	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.10	Acres-Waterfront Rear	16,250.00	17,875	100%		17,875
Total Acres 2.10						Land Total 258,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
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	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	203,227
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	160,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	192	B 100	20,449	Avq.	79%	100%	100%	16,155
Open Frame Porch	1975	48	B 100	1,726	Avq.	79%	100%	100%	1,364
1.50 ST GARAGE..	1975	672	B 100	57,166	Avq.	79%	100%	100%	45,161
Finished Attic	1975	192	B 100	4,434	Avq.	79%	100%	100%	3,503
Wood Deck	2012	192	B 100	3,030	Avq.	79%	100%	100%	2,394
Wood Deck	2012	80	B 100	1,389	Avq.	79%	100%	100%	1,097
1.50 ST SHED....	2016	504	C 100	4,410	Avq.	92%	100%	100%	4,057
2,033 SFLA									73,731

Acpt Land

258,500

Accepted Bldg

234,300

Total

492,800

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, 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, Frame Garage, Open Frame Porch, Encl Frame Porch, 1SFr Overhang, Wood Deck, ONE STORY FRAME, 2,068 SFLA.

Acpt Land 131,400 Accepted Bldg 241,700 Total 373,100

Name: AUGUSTINE, ROBERT THOMAS

Page 1644

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: 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, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1997, 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 3/4S AD/GAR, 1.75 Story/BSMT, Wood Deck, Encl Frame Porch, and 2,436 SFLA.

Acpt Land 132,100 Accepted Bldg 365,000 Total 497,100

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

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 Colonial, 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

135,400

Accepted Bldg

376,800 Total

512,200

Name: ELLSWORTH, ALICE P LIVTST

Page 1646

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

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 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, Open Frame Porch, Wood Deck, Frame Garage, Frame Shed, 1.75 ST GARAGE., 1Sfr Overhanq, 2,349 SFLA.

Summary row: Acpt Land 256,200 Accepted Bldg 269,000 Total 525,200

Name: MEISELMAN, C LEONARD J/T

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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

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, Fctr, 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). Rows include Overall totals and Outbuildings/Improvements table.

Acpt Land

256,900

Accepted Bldg

218,100 Total

475,000

Name: SPENCER, LUCINDA B

Page 1648

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: 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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Overall Condition and Outbuildings/Improvements.

Acpt Land

260,100

Accepted Bldg

325,600 Total

585,700

Name: DUNLEVY, ANN M

Page 1649

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, 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 Outbuildings/Additions/Improvements and a summary row for 2,088 SFLA.

Acpt Land

249,400

Accepted Bldg

267,100 Total

516,500

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, 293,532.

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 256,900 Accepted Bldg 303,700 Total 560,600

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	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00						Land Total 256,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,664 Sqft	Grade B 100	Base	228,308
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	-5,944
Fin. Basement Area	380 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,325
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
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	264,654
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	214,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	96	C 100	2,716	Avq.	81%	100%	100%	2,200
Encl Frame Porch	2001	192	B 100	9,529	Avq.	81%	100%	100%	7,718
Frame Garage	2001	576	B 100	23,709	Avq.	81%	100%	100%	19,204
Wood Deck	2002	96	C 100	1,411	Avq.	81%	100%	100%	1,143
Frame Shed	2004	336	C 100	2,570	Avq.	91%	100%	100%	2,339
1,664 SFLA									Outbuilding Total 32,604

Acpt Land

256,900

Accepted Bldg

247,000

Total

503,900

WISCASSET
 Name: KOCHAN, JAMES L
 DOLCE, KIM L

Valuation Report

09/27/2023

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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	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
2.00	Acres-Waterfront Rear	16,250.00	32,500	100%		32,500
Total Acres 3.00					Land Total	273,125

Dwelling Description

Replacement Cost New

Ranch	One Story	1,997 Sqft	Grade B 105	Base	310,262
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	99,177
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	3	Plumbing	15,432
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,290
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	435,161
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						313,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1980	56	B 105	5,305	Avq-	72%	100%	100%	3,820
Wood Deck	1980	256	B 105	4,168	Avq-	72%	100%	100%	3,001
Wood Deck	1980	224	B 105	3,675	Avq-	72%	100%	100%	2,646
1.75 ST SHED....	1980	288	C 100	2,700	Avq.	79%	100%	100%	2,133
Frame Shed	1980	91	C 100	696	Avq.	79%	100%	100%	550
Open Frame Porch	1980	32	B 105	1,324	Avq-	72%	100%	100%	953
Finished Attic	1980	528	B 105	12,800	Avq-	72%	100%	100%	9,216
UA/Fr/B	1980	416	B 105	49,660	Avq-	72%	100%	100%	35,755
2,264 SFLA	Outbuilding Total								58,074

Acpt Land 273,100 **Accepted Bldg** 371,400 **Total** 644,500

WISCASSET
 Name: KOCHAN, JAMES L
 DOLCE, KIM L

Valuation Report

09/27/2023

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Account: 1122 Card: 2 of 2

Map/Lot: R09-008-E
 Location: 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	102.646	Avg-	70%	100%	100%	71.852
Swimming Pool	1980	1	C 100	7.224	Avg-	99%	100%	100%	7.152
2,264 SFLA									
						Outbuilding Total			79,004
Accpt Land			0	Accepted Bldg		79,000	Total		79,000

WISCASSET

Valuation Report

09/27/2023

Name: KOCHAN, JAMES L

Page 1654

DOLCE, KIM L

Map/Lot:

R09-008-E

Account: 1122

Location:

75 HEMLOCK ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	273,100	371,400	644,500	273,100	371,400	644,500
2	0	79,000	79,000	0	79,000	79,000
TOTAL	273,100	450,400	723,500	273,100	450,400	723,500

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	152,000

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	289,521 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,587
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	3,615
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,848
Insulation	Capped Only			Insulation	-524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1828	0	TYPICAL	TYPICAL	Average	Typical	298,873			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	194,267				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1828	240	A 95	28,296	Avq.	65%	100%	100%	18,392
2.00 ST BARN....	1900	525	D 100	38,445	Avq-	57%	100%	100%	21,914
Wood Deck	2000	32	C 100	595	Avq-	79%	100%	100%	470
BASEMENT.....	2002	525	D 100	6,772	Avq-	80%	100%	100%	5,418
2,560 SFLA	Outbuilding Total								46,194

Acpt Land 152,000 **Accepted Bldg** 240,500 **Total** 392,500

Valuation Report

Map/Lot: U01-002

Account: 1124 Card: 1 of 1

Location: 41 WASHINGTON STREET

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) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.52	Acres-HS Size Adj	13,750.00	7,150	100%		7,150
Total Acres 0.52					Land Total	144,650

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	532 Sqft	Grade B 100	Base	103,458
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	-7,602
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	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Minimal			Insulation	-1,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1799	0	TYPICAL	TYPICAL	Below Average	Typical	104,832	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	59,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	396	B 100	35,726	Avq-	57%	100%	100%	20,364
Frame Shed	1900	84	B 100	739	Avq-	57%	100%	100%	421
1.50 ST BARN....	1900	480	B 100	30,635	Avq-	57%	100%	100%	17,462
Wood Deck	2000	36	C 100	646	Avq.	89%	100%	100%	575
1,194 SFLA									
Outbuilding Total									38,822

Acpt Land 144,700 **Accepted Bldg** 98,600 **Total** 243,300

WISCASSET
 Name: COOK, DONALD G
 COOK, DONNA M

Valuation Report

09/27/2023

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Account: 1125 Card: 1 of 2

Map/Lot: U01-003

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	137,500	137,500	100%		137,500
0.35	Acres-HS Size Adj	13,750.00	4,813	100%		4,813
Total Acres 0.35						Land Total 142,313

Dwelling Description

Replacement Cost New

Colonial	Two Story	840 Sqft	Grade B 100	Base	189,396
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	3,266
Attic	Floor & Stairs			Attic	2,058
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-343
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1848	0	GOOD	TYPICAL	Good	Typical	201,716	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	161,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Patio	1848	42	B 100	678	Good	80%	100%	100%	542
1.5 Story/BSMT	1848	364	B 100	47,302	Good	80%	100%	100%	37,842
Open Frame Porch	1848	90	B 100	2,950	Good	80%	100%	100%	2,360
ONE STORY FRAME	1848	78	B 100	7,036	Good	80%	100%	100%	5,629
ONE STORY FRAME	1848	80	B 100	7,218	Good	80%	100%	100%	5,774
1 ST BARN.....	1848	546	C 100	18,901	Avq.	65%	100%	100%	12,286
Wood Deck	1980	48	B 100	920	Good	80%	100%	100%	736
2,384 SFLA									Outbuilding Total 65,169

Acpt Land 142,300 **Accepted Bldg** 226,500 **Total** 368,800

WISCASSET
 Name: COOK, DONALD G
 COOK, DONNA M

Valuation Report

09/27/2023

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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	68,869
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	-7,049
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	-1,298
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1880	0	OLD TYPE	TYPICAL	Average	Typical			60,522	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
SMALL SIZE.....	Location		65%	100%	80%	31,471			
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1880	120	C 95	871	Avq.	65%	100%	80%	453
770 SFLA	Outbuilding Total							453	
Acpt Land			0	Accepted Bldg		31,900	Total		31,900

WISCASSET

Valuation Report

09/27/2023

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	142,300	226,500	368,800	142,300	226,500	368,800
2	0	31,900	31,900	0	31,900	31,900
TOTAL	142,300	258,400	400,700	142,300	258,400	400,700

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	137,500	137,500	100%		137,500
0.35	Acres-HS Size Adj	13,750.00	4,813	100%		4,813
Total Acres 0.35					Land Total	142,313

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	736 Sqft	Grade B 95	Base		152,275
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		-4,995
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		15,514
Attic	3/4 Finished			Attic		10,059
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			172,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		75%	100%	100%		129,640	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1840	256	B 95	31,604	Avq.	65%	100%	100%	20,543
Open Frame Porch	1840	115	B 95	3,492	Avq.	65%	100%	100%	2,270
Wood Deck	1980	90	C 100	1,335	Avq.	79%	100%	100%	1,055
ONE STORY FRAME	2006	576	C 100	45,188	Avq.	92%	100%	100%	41,573
2,800 SFLA									65,441
Acpt Land		142,300		Accepted Bldg		195,100		Total	337,400

Name: DYKES, WILLIAM M

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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, Material/Type, Area/Value, Condition, 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 354,708.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. 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 147,000 Accepted Bldg 404,800 Total 551,800

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	137,500	206,250	100%		206,250
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25					Land Total	220,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1840	2625	C 100	31,525	Fair	42%	100%	100%	13,240
CHURCH AV.....	1840	3528	C 100	655,678	Avq-	57%	100%	100%	373,736
CHURCH AV.....	1990	10676	C 100	1,984,132	Avq-	74%	100%	100%	1,468,258
CHURCH AV.....	1990	896	C 100	166,522	Avq-	74%	100%	100%	123,226
FIN. BASEMENT	1990	896	C 100	47,867	Avq-	74%	100%	100%	35,422
ONE STORY FRAME	1990	40	C 100	3,138	Avq-	74%	100%	100%	2,322
Open Frame Porch	1990	171	C 100	4,615	Avq-	74%	100%	100%	3,415
Encl Frame Porch	1990	64	C 100	3,062	Avq-	74%	100%	100%	2,266
40 SFLA									
Outbuilding Total									2,021,885

Acpt Land	220,600	Accepted Bldg	2,021,900	Total	2,242,500
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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	137,500	137,500	100%		137,500
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50			Land Total			144,375

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,258 Sqft	Grade B 105	Base	250,275
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	-14,156
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	3,429
Attic	Floor & Stairs			Attic	3,236
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	242,784	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	157,810

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1858	24	B 105	2,274	Avq.	65%	100%	100%	1,478
Open Frame Porch	1858	64	B 105	2,302	Avq.	65%	100%	100%	1,496
Encl Frame Porch	1858	24	B 105	1,728	Avq.	65%	100%	100%	1,123
Frame Garage	1978	360	B 105	17,468	Avq.	65%	100%	100%	11,354
Frame Shed	1978	60	D 100	395	Fair	56%	100%	100%	221
Frame Shed	1978	140	D 100	921	Avq.	78%	100%	100%	718
2,226 SFLA									16,390

Acpt Land	144,400	Accepted Bldg	174,200	Total	318,600
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WISCASSET
 Name: ST. PHILIP'S CHURCH

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500	
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063	
Total Acres 0.15					Land Total	139,563	
Acpt Land		139,600	Accepted Bldg		0	Total	139,600

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	137,500	137,500	100%		137,500
0.55	Acres-HS Size Adj	13,750.00	7,563	100%		7,563
Total Acres 0.55					Land Total	145,063

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,144 Sqft	Grade A 105	Base		321,895
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		33,965
Attic	Floor & Stairs			Attic		3,428
FirePlaces	5			Fireplace		21,023
Insulation	Minimal			Insulation		-5,714
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1794	2003	TYPICAL	GOOD	Above Average	Typical	374,597
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	280,948	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	1237	A 105	247,189	Avq+	75%	100%	100%	185,392
ONE STORY FRAME	1900	231	A 105	25,498	Avq+	75%	100%	100%	19,124
ONE STORY FRAME	1900	437	A 105	48,236	Avq+	75%	100%	100%	36,177
ONE STORY FRAME	1900	72	A 105	7,948	Avq+	75%	100%	100%	5,961
Open Frame Porch	1900	264	A 105	9,805	Avq+	75%	100%	100%	7,354
Open Frame Porch	1900	84	A 105	3,394	Avq+	75%	100%	100%	2,546
Open Frame Porch	1900	84	A 105	3,394	Avq+	75%	100%	100%	2,546
1.50 ST GARAGE..	1970	702	A 105	72,798	Avq+	75%	100%	100%	54,598
Wood Deck	2003	200	C 100	2,738	Avq.	90%	100%	100%	2,464
5.502 SFLA									
Outbuilding Total									316,162

Acpt Land	145,100	Accepted Bldg	597,100	Total	742,200
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WISCASSET
 Name: MARTIN, JOHN W
 COONEY, KIMM

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26					Land Total	141,075

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,806 Sqft	Grade B 105	Base	436,113
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	-20,322
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	8,573
Attic	None			Attic	0
FirePlaces	4			Fireplace	15,458
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1805	0	OLD TYPE	Old Type	Below Average		Typical			439,822
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		57%	100%	100%		250,699	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1805	32	B 100	1,261	Avq-	57%	100%	100%	719
Encl Frame Porch	1900	180	B 100	8,968	Avq-	57%	100%	100%	5,112
ONE STORY FRAME	1805	40	B 100	3,608	Avq-	57%	100%	100%	2,057
Frame Shed	1805			----- S O U N D V A L U E -----					600
3,652 SFLA				Outbuilding Total					8,488
Acpt Land		141,100		Accepted Bldg		259,200		Total	400,300

Name: FORREST, RICHARD C

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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, 0.07 Acres-HS Size Adj, and Land Total 138,463.

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, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1900, 1994, Typical, Typical, Above Average, Typical, 187,399.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, ONE STORY FRAME, Frame Garage, and Outbuilding Total.

Summary row: Acpt Land 138,500 Accepted Bldg 172,800 Total 311,300

Valuation Report

Account: 1133 Card: 1 of 1

Location: 35 SUMMER STREET APT. #1

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/09/2022
Topography	Level	Sale Price 150,000
Utilities	All Public	Sale Type Buildings Only
Street	Paved	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) 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	669	B 100	143,078	Avq.	65%	100%	100%	93,001	
						Outbuilding Total			93,001	
Acpt Land			0	Accepted Bldg		93,000	Total		93,000	

WISCASSET

Valuation Report

09/27/2023

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	146,621	Avq.	65%	100%	100%	95,304	
						Outbuilding Total			95,304	
Acpt Land			0	Accepted Bldg		95,300	Total		95,300	

WISCASSET

Valuation Report

09/27/2023

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	143,057	Avq.	65%	100%	100%	92,987	
							Outbuilding Total			92,987
Acpt Land			0	Accepted Bldg		93,000	Total		93,000	

WISCASSET

Valuation Report

09/27/2023

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

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/07/2021
Sale Price 145,000
Sale Type Buildings Only
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

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TOWNHOUSE CONDO	1885	850	B 100	146,829	Avq.	65%	100%	100%	95,439
Wood Deck	1999	84	C 100	1,259	Avq.	88%	100%	100%	1,108
Outbuilding Total									96,547

Acpt Land 0 **Accepted Bldg** 96,500 **Total** 96,500

WISCASSET

Valuation Report

09/27/2023

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	142,995	Avq.	65%	100%	100%	92,947	
							Outbuilding Total			92,947
Acpt Land			0	Accepted Bldg		92,900	Total		92,900	

WISCASSET
 Name: WU, LIN

Valuation Report

09/27/2023

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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	146,767	Avq.	65%	100%	100%	95,399	
						Outbuilding Total			95,399	
Acpt Land			0	Accepted Bldg		95,400	Total		95,400	

WISCASSET
 Name: USSERY, SHIRLEY

Valuation Report

09/27/2023

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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	142,995	Avq.	65%	100%	100%	92,947	
						Outbuilding Total			92,947	
Acpt Land			0	Accepted Bldg		92,900	Total		92,900	

WISCASSET

Valuation Report

09/27/2023

Name: DUNN, WURUI

Page 1675

DUNN, MICHAEL P

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 05/18/2022
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 B4009P0054
 Reference 2 U-01-011/08 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	852	B 100	146,870	Avq.	65%	100%	100%	95,466	
							Outbuilding Total			95,466
Acpt Land			0	Accepted Bldg		95,500	Total		95,500	

WISCASSET

Valuation Report

09/27/2023

Name: PIRSAMADI, SHERILL L

Page 1676

PIRSAMADI, JAVAD J

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 05/04/2022
Topography	Level	Sale Price 173,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B2604P0295
 Reference 2 U-01-011/09 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	1037	B 100	150,703	Avq.	65%	100%	100%	97,957	
							Outbuilding Total			97,957
Acpt Land			0	Accepted Bldg		98,000	Total		98,000	

WISCASSET

Valuation Report

09/27/2023

Name: SEWALL, DONALD R

Page 1677

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	138,415	Avq.	65%	100%	100%	89,970	
							Outbuilding Total			89,970
Acpt Land			0	Accepted Bldg		90,000	Total		90,000	

WISCASSET

Valuation Report

09/27/2023

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	147,843	Avq.	65%	100%	100%	96,098	
							Outbuilding Total			96,098
Acpt Land			0	Accepted Bldg		96,100	Total		96,100	

WISCASSET

Valuation Report

09/27/2023

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				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	148,963	Avq.	65%	100%	100%	96,826
						Outbuilding Total			96,826

Acpt Land 0 **Accepted Bldg** 96,800 **Total** 96,800

Name: MEISEL, ANDREW AW J/T

Page 1680

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	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
Total Acres 0.17					Land Total	139,838

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	660 Sqft	Grade B 100	Base		146,613
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		-2,358
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	144,255			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	93,766		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1870	117	B 100	10,555	Avq.	65%	100%	100%	6,861
Frame Shed	1992	80	D 100	526	Avq.	85%	100%	100%	447
TWO STORY FRAME	1990	336	B 100	49,405	Avq.	84%	100%	100%	41,500
Finished Attic	2007	165	B 100	3,810	Avq.	92%	100%	100%	3,505
2,505 SFLA	Outbuilding Total								52,313
Acpt Land		139,800	Accepted Bldg		146,100	Total		285,900	

Name: DAVIS, HELEN I

Page 1681

DAVIS, DENNIS A

Map/Lot:

U01-013

Account: 1146 Card: 1 of 1

Location:

4 UNION STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/17/2016
Sale Price 135,000
Sale Type Land & Buildings
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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.10 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. 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 1918, 0, OLD TYPE, Old Type, Average, Typical, 88,812.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, ONE STORY FRAME, 1.25 ST GARAGE.., 938 SFLA.

Acpt Land 138,900 Accepted Bldg 89,500 Total 228,400

WISCASSET
 Name: ADAMS, LINDA C J/T
 ADAMS, BRIAN

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	139,425

Dwelling Description				Replacement Cost New		
Conventional	Two Story	837 Sqft	Grade B 95	Base		162,985
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		-5,681
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		7,757
Attic	Floor & Stairs			Attic		1,948
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-3,246
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1822	0	TYPICAL	TYPICAL	Average	Typical	163,763			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	106,446		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1822	48	B 95	1,640	Good	80%	100%	100%	1,312
Open Frame Porch	1822	44	B 95	1,530	Good	80%	100%	100%	1,224
Frame Garage	1970	280	C 100	12,189	Avq.	74%	100%	100%	9,020
Wood Deck	2000	92	C 100	1,360	Avq.	89%	100%	100%	1,210
ONE STORY FRAME	1822	261	B 95	22,369	Good	80%	100%	100%	17,895
1,935 SFLA									30,661

Acpt Land 139,400 **Accepted Bldg** 137,100 **Total** 276,500

Valuation Report

Map/Lot: U01-015

Account: 1148 Card: 1 of 1

Location: 10 UNION STREET

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	137,500	137,500	100%		137,500
0.20	Acres-HS Size Adj	13,750.00	2,750	100%		2,750
Total Acres 0.20					Land Total	140,250

Dwelling Description				Replacement Cost New	
Colonial	Two Story	898 Sqft	Grade B 100	Base	206,523
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	4,899
Attic	Full Finished			Attic	16,101
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,666
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	Old Type	Above Average	Typical	223,857
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						167,893

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	20,460	Avq+	75%	100%	100%	15,345
ONE STORY FRAME	1924	135	B 100	12,180	Avq+	75%	100%	100%	9,135
1.25 ST GARAGE..	1924	552	B 100	35,374	Avq+	75%	100%	100%	26,530
2,201 SFLA						Outbuilding Total			51,010

Acpt Land	140,300	Accepted Bldg	218,900	Total	359,200
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Name: AVILA, ANDREW R

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BACHMAN, COREY D

Map/Lot:

U01-016

Account: 1149 Card: 1 of 1

Location:

14 UNION STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/26/2022
Topography	Above Street	Sale Price 449,000
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) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.57	Acres-Influence W Size Adj	21,875.00	12,469	100%		12,469
					Land Total	231,219

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,892 Sqft	Grade B 100	Base	435,124
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	-6,759
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	3,266
Attic	Floor & Stairs			Attic	4,634
FirePlaces	4			Fireplace	14,722
Insulation	Minimal			Insulation	-7,724
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1786	2003	TYPICAL	Old Type	Fair	Typical					443,263
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
Incomplete		None		42%	80%	100%				148,936
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.50 ST SHED....	1786	432	C 100	3,780	Fair	42%	100%	100%	1,588	
Open Frame Porch	1786	80	C 100	2,311	Fair	42%	100%	100%	971	
Frame Shed	2002	120	C 100	918	Avq-	80%	100%	100%	734	
Frame Garage	1	288	D 100	10,678	Fair	42%	100%	100%	4,485	
Frame Shed	2016	192	D 100	1,262	Avq.	92%	100%	100%	1,161	
3,784 SFLA									8,939	

Acpt Land	231,200	Accepted Bldg	157,900	Total	389,100
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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	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12						Land Total 139,150

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	600 Sqft	Grade B 95	Base		102,786
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	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		10,859
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,745
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1850	0	TYPICAL	TYPICAL	Average	Typical	111,900				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	100%	100%	72,735			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1960	418	B 95	42,294	Avq.	65%	100%	100%	27,491	
1S AD/GAR.....	1960	440	B 95	42,046	Avq.	65%	100%	100%	27,330	
Wood Deck	1960	60	B 95	1,040	Avq.	65%	100%	100%	676	
1 Story/BASEMENT	1850	240	B 95	24,284	Avq.	65%	100%	100%	15,785	
Wood Deck	2017	192	C 100	2,635	Avq.	92%	100%	100%	2,424	
Wood Deck	2017	48	C 100	800	Avq.	92%	100%	100%	736	
Outbuilding Total									74,442	
Acpt Land		139,200		Accepted Bldg		147,200		Total		286,400

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	137,500	137,500	100%		137,500
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	139,563

Dwelling Description				Replacement Cost New	
Colonial	Two Story	800 Sqft	Grade B 100	Base	183,985
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	-11,431
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	13,064
Attic	1/2 Finished			Attic	7,451
FirePlaces	6			Fireplace	19,644
Insulation	None			Insulation	-3,266
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	0	TYPICAL	TYPICAL	Above Average	Typical	209,447
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	157,085	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1763	400	B 100	58,816	Avq+	75%	100%	100%	44,112
ONE STORY FRAME	1763	144	B 100	12,991	Avq+	75%	100%	100%	9,743
Frame Shed	1763	216	B 100	1,900	Avq+	75%	100%	100%	1,425
2,544 SFLA									
Outbuilding Total									55,280

Acpt Land	139,600	Accepted Bldg	212,400	Total	352,000
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Name: RILEY, MICHAEL T

Page 1687

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	218,750	218,750	100%		218,750
0.33	Acres-Influence W Size Adj	21,875.00	7,219	100%		7,219
Total Acres 0.33					Land Total	225,969

Dwelling Description				Replacement Cost New	
Colonial	Two Story	768 Sqft	Grade B 100	Base	176,625
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	4,899
Attic	1/2 Finished			Attic	7,255
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	188,779
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	151,023	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1891	280	B 100	31,826	Good	80%	100%	100%	25,461
ONE STORY FRAME	1960	75	B 100	6,766	Good	80%	100%	100%	5,413
Frame Shed	1920	234	D 100	1,540	Poor	25%	100%	100%	385
2,031 SFLA									
Outbuilding Total									31,259

Acpt Land	226,000	Accepted Bldg	182,300	Total	408,300
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Name: TYRPAK, CARYL J

Page 1688

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	218,750	218,750	100%		218,750
0.19	Acres-Influence W Size Adj	21,875.00	4,156	100%		4,156
Total Acres 0.19					Land Total	222,906

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	911 Sqft	Grade B 95	Base	163,979
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	-6,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-5,796
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Minimal			Insulation	-3,091
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2001	GOOD	TYPICAL	Average	Typical	165,976
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
STYLE.....		None		65%	90% 100%	97,096

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1878	8	B 95	685	Avq.	65%	100%	100%	445
1.75 ST GARAGE..	1878	448	C 100	39,116	Avq.	65%	100%	100%	25,425
ONE STORY FRAME	2001	78	B 95	6,685	Avq.	65%	100%	100%	4,345
Wood Deck	2001	154	C 100	2,151	Avq.	89%	100%	100%	1,914
Open Frame Porch	2001	60	C 100	1,805	Avq.	89%	100%	100%	1,606
Frame Shed	1878	176	C 100	1,346	Avq.	65%	100%	100%	875
1,680 SFLA									34,610

Acpt Land 222,900 **Accepted Bldg** 131,700 **Total** 354,600

Name: WELLS, PETER H J/T

Page 1689

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	218,750	218,750	100%		218,750
0.16	Acres-Influence W Size Adj	21,875.00	3,500	100%		3,500
Total Acres 0.16					Land Total	222,250

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	957 Sqft	Grade B 100	Base		172,572
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		11,431
Attic	None			Attic		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	184,003			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	147,202				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1820	286	B 100	25,801	Good	80%	100%	100%	20,641
Finished Attic	1820	286	B 100	6,602	Good	80%	100%	100%	5,282
ONE STORY FRAME	1820	104	B 100	9,382	Good	80%	100%	100%	7,506
Patio	1900	400	B 100	4,615	Avq.	65%	100%	100%	3,000
1,940 SFLA						Outbuilding Total			36,429
Acpt Land		222,300	Accepted Bldg		183,600	Total		405,900	

Name: DROBY, LUCIA (TRUSTEE)

Page 1690

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	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29						Land Total 141,488

Dwelling Description				Replacement Cost New	
Colonial	Two Story	720 Sqft	Grade B 105	Base	173,866
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	10,288
Attic	Floor & Stairs			Attic	1,852
FirePlaces	3			Fireplace	12,874
Insulation	Minimal			Insulation	-3,086
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Above Average	Typical	195,794
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	146,846	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1800	476	B 105	56,809	Avq+	75%	100%	100%	42,607
Open Frame Porch	1800	114	B 105	3,831	Avq+	75%	100%	100%	2,873
Wood Deck	1980	132	C 100	1,870	Avq.	79%	100%	100%	1,477
ONE STORY FRAME	1800	306	B 105	28,988	Avq+	75%	100%	100%	21,741
Frame Shed	1980	32	D 100	211	Avq.	79%	100%	100%	167
2.00 ST BARN....	1880	660	B 100	62,041	Avq.	65%	100%	100%	40,327
ONE STORY FRAME	2021	66	B 105	6,251	Avq.	92%	100%	100%	5,751
Wood Deck	2021	132	C 100	1,870	Avq.	92%	100%	100%	1,720
2,526 SFLA									Outbuilding Total 116,663

Acpt Land	141,500	Accepted Bldg	263,500	Total	405,000
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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	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
					Land Total	139,838

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	468 Sqft	Grade B 95	Base		80,173
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		6,972
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			87,145
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		65%	100%	100%		56,644	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1900	500	B 95	50,590	Avq.	65%	100%	100%	32,884
Open Frame Porch	1900	28	B 95	1,086	Avq.	65%	100%	100%	706
1,202 SFLA									33,590

Acpt Land	139,800	Accepted Bldg	90,200	Total	230,000
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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	137,500	137,500	100%		137,500
0.19	Acres-HS Size Adj	13,750.00	2,613	100%		2,613
Total Acres 0.19					Land Total	140,113

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	884 Sqft	Grade B 100	Base		159,408
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		12,261
Insulation	Minimal			Insulation		-2,707
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Average	Typical	168,962			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	109,825		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	324	B 100	29,230	Avq.	65%	100%	100%	19,000
Frame Garage	1970	418	B 100	18,535	Avq.	65%	100%	100%	12,048
1,650 SFLA						Outbuilding Total			31,048

Acpt Land	140,100	Accepted Bldg	140,900	Total	281,000
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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	226,625	226,625	100%		226,625
0.27	Acres-Commercial Size Adj	11,875.00	3,206	100%		3,206
Total Acres 0.27					Land Total	229,831

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,505 Sqft	Grade AA100	Base		466,511
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		48,422
Attic	Full Finished			Attic		31,722
FirePlaces	3			Fireplace		16,526
Insulation	Minimal			Insulation		-8,281
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	2002	TYPICAL	TYPICAL	Above Average	Typical	554,900
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						416,175

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1845	657	AA100	79,889	Avq+	75%	100%	100%	59,917
Open Frame Porch	1845	120	AA100	5,151	Avq+	75%	100%	100%	3,863
1 Story/BASEMENT	1845	1168	AA100	167,665	Avq+	75%	100%	100%	125,749
1.5 Story/BSMT	1845	836	AA100	146,425	Avq+	75%	100%	100%	109,819
Unfinished Attic	1845	810	AA100	6,844	Avq+	75%	100%	100%	5,133
ONE STORY FRAME	1845	84	AA100	10,215	Avq+	75%	100%	100%	7,661
Frame Bay Window	1845	28	AA100	3,404	Avq+	75%	100%	100%	2,553
BSMT ENTRY.....	1845	35	AA100	829	Avq+	75%	100%	100%	622
Frame Shed	1845	224	AA100	2,656	Avq+	75%	100%	100%	1,992
Open Frame Porch	1845	36	AA100	1,856	Avq+	75%	100%	100%	1,392
6,201 SFLA									Outbuilding Total
									318,701

Acpt Land	229,800	Accepted Bldg	734,900	Total	964,700
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Name: MUELLER(TRUSTEE), ELIZABETH M

Page 1694

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, 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, 351,809.

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 141,500 Accepted Bldg 268,600 Total 410,100

Name: LUDWIG, STEPHEN J

Page 1695

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	137,500	137,500	80%		110,000
0.19	Acres-HS Size Adj	13,750.00	2,613	100%		2,613
Total Acres 0.19					Land Total	112,613

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,080 Sqft	Grade A 105	Base		303,887
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		-9,440
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		7,992
Attic	Floor & Stairs			Attic		3,237
FirePlaces	5			Fireplace		21,023
Insulation	Minimal			Insulation		-5,394
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	2005	TYPICAL	TYPICAL	Good	Typical	321,305
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
LAYOUT.....	None	80%	90%	100%	231,340	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	2005	549	B 100	89,668	Avq.	91%	100%	100%	81,598
ONE STORY FRAME	1799	18	A 105	1,988	Good	80%	90%	100%	1,431
Open Frame Porch	1799	84	A 105	3,394	Good	80%	90%	100%	2,444
Open Frame Porch	1799	260	A 105	9,662	Good	80%	90%	100%	6,957
1/2S AD/GAR.....	1975	832	B 100	51,599	Good	88%	100%	100%	45,407
Open Frame Porch	2005	12	B 100	679	Avq.	91%	100%	100%	618
1 Story/BASEMENT	2005	84	B 100	8,948	Avq.	91%	100%	100%	8,143
Wood Deck	2005	84	B 100	1,448	Avq.	91%	100%	100%	1,318
TWO STORY FRAME	2005	78	B 100	11,470	Avq.	91%	100%	100%	10,438
3,516 SFLA									
Outbuilding Total									158,354

Acpt Land	112,600	Accepted Bldg	389,700	Total	502,300
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WISCASSET
 Name: WISCASSET, TOWN OF
 SUNKEN GARDEN

Valuation Report

09/27/2023

Page 1696

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	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29					Land Total	141,488
Acpt Land		141,500	Accepted Bldg		0	Total
						141,500

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	137,500	137,500	100%		137,500
0.27	Acres-HS Size Adj	13,750.00	3,713	100%		3,713
Total Acres 0.27			Land Total			141,213

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,036 Sqft	Grade B 110	Base	262,086
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	3,593
Attic	Floor & Stairs			Attic	2,791
FirePlaces	1			Fireplace	8,073
Insulation	Minimal			Insulation	-4,652
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1784	2009	OLD TYPE	Old Type	Good	Typical	271,891	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	217,513

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
TWO STORY FRAME	1784	528	B 110	85,401	Good	80%	100%	100%	68,321	
Frame Shed	1784	60	B 110	580	Good	80%	100%	100%	464	
STORE FRAME.....	1784	1440	B 110	182,837	Good	80%	100%	100%	146,270	
ONE STORY FRAME	1784	240	B 110	23,816	Good	80%	100%	100%	19,053	
STORE FRAME.....	1784	1440	B 110	182,837	Good	80%	50%	100%	73,135	
Wood Deck	2006	70	B 100	1,242	Good	80%	100%	100%	994	
Frame Garage	2009	484	B 100	20,698	Avq.	92%	100%	100%	19,042	
Unfinished Attic	2009	484	B 100	3,032	Avq.	92%	100%	100%	2,789	
Wood Deck	2010	240	C 100	3,248	Avq.	92%	100%	100%	2,988	
3,368 SFLA									Outbuilding Total	333,056

Acpt Land	141,200	Accepted Bldg	550,600	Total	691,800
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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	137,500	137,500	100%		137,500
0.30	Acres-HS Size Adj	13,750.00	4,125	100%		4,125
					Land Total	141,625

Dwelling Description

Replacement Cost New

Colonial	Two Story	760 Sqft	Grade B 100	Base	174,786
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	-2,715
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	4,899
Attic	Floor & Stairs			Attic	1,862
FirePlaces	3			Fireplace	12,261
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	191,093
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	124,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Story/BSMT	1834	322	B 100	41,844	Avq.	65%	100%	100%	27,199
1.5 Story/BSMT	1834	180	B 100	23,391	Avq.	65%	100%	100%	15,204
1 Story/BASEMENT	1834	75	B 100	7,989	Avq.	65%	100%	100%	5,193
Frame Shed	1834	299	C 100	2,288	Avq-	57%	90%	100%	1,174
2.00 ST BARN....	1834	620	C 100	51,209	Avq-	57%	90%	100%	26,270
1 ST BARN.....	1834	372	C 100	14,020	Avq-	57%	90%	100%	7,192
Patio	1834	240	B 100	2,855	Avq.	65%	100%	100%	1,856
Frame Shed	2009	80	C 100	612	Avq.	92%	100%	100%	563
Outbuilding Total									84,651

Acpt Land	141,600	Accepted Bldg	208,900	Total	350,500
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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	226,625	226,625	100%		226,625
0.35	Acres-Commercial Size Adj	11,875.00	4,156	100%		4,156
Total Acres 0.35					Land Total	230,781

Dwelling Description

Replacement Cost New

Conventional	Three Story	1,872 Sqft	Grade A 100	Base	513,056
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	24,736
Attic	None			Attic	0
FirePlaces	8			Fireplace	28,625
Insulation	Minimal			Insulation	-13,358
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	OLD TYPE	Old Type	Above Average	Typical	553,059
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						414,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1807	120	A 100	22,838	Avq+	75%	100%	100%	17,128
ONE STORY FRAME	1807	300	A 100	31,538	Avq+	75%	100%	100%	23,654
ONE STORY FRAME	1807	42	A 100	4,415	Avq+	75%	100%	100%	3,311
ONE STORY FRAME	1807	32	A 100	3,364	Avq+	75%	100%	100%	2,523
Encl Frame Porch	1807	270	A 100	15,370	Avq+	75%	100%	100%	11,528
2.00 ST BARN....	1807	1680	C 100	123,792	Avq.	65%	100%	100%	80,465
Frame Shed	1807	756	C 100	5,784	Avq.	65%	100%	100%	3,760
Unfin Basement	1807	756	C 100	3,780	Avq.	65%	100%	100%	2,457
Open Frame Porch	1807	40	A 100	1,740	Avq+	75%	100%	100%	1,305
6,230 SFLA	Outbuilding Total								146,131

Acpt Land	230,800	Accepted Bldg	560,900	Total	791,700
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Valuation Report

Map/Lot: U01-033

Account: 1166 Card: 1 of 1

Location: 111 MAIN STREET

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	226,625	226,625	100%		226,625
0.10	Acres-Commercial Size Adj	11,875.00	1,188	100%		1,188
					Land Total	227,813

Dwelling Description				Replacement Cost New		
Conventional	One Story	480 Sqft	Grade B 100	Base		62,722
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		38,297
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-3,184
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,266
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-980
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1770	2008	None	TYPICAL	Below Average		Typical			100,121
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
Incomplete		None		57%	68%	100%		38,807	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1770	637	B 100	73,528	Avq+	75%	100%	100%	55,146
STORE FRAME.....	1770	372	B 100	42,940	Avq+	75%	100%	100%	32,205
Frame Shed	1990	152	B 100	1,338	Avq.	84%	100%	100%	1,124
STORE FRAME.....	1770	480	C 100	48,178	Avq-	57%	100%	100%	27,461
BSMT	1770	42	C 100	642	Avq.	65%	100%	100%	417
Wood Deck	2008	28	C 100	545	Avq.	92%	100%	100%	501
ONE STORY FRAME	2008	175	B 100	15,788	Avq.	92%	100%	100%	14,525
655 SFLA									
Outbuilding Total									131,379
Acpt Land		227,800		Accepted Bldg		170,200		Total	
									398,000

Name: MCCOY, HARRY G

Page 1701

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	226,625	226,625	80%		181,300
0.20	Acres-Commercial Size Adj	11,875.00	2,375	100%		2,375
Total Acres 0.20			Land Total			183,675

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade B 100	Base	231,821
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	-6,173
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	Floor & Stairs			Attic	2,469
FirePlaces	7			Fireplace	22,105
Insulation	None			Insulation	-4,115
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1785	0	TYPICAL	Old Type	Average	Typical	252,639			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	164,215				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1875	564	B 100	50,884	Avq.	65%	100%	100%	33,075
Finished Attic	1875	564	B 100	13,021	Avq.	65%	100%	100%	8,464
Open Frame Porch	1875	192	B 100	5,919	Avq.	65%	100%	100%	3,847
Encl Frame Porch	1875	96	B 100	5,024	Avq.	65%	100%	100%	3,266
1S AD/GAR.....	1875	600	C 100	50,948	Avq.	65%	100%	100%	33,116
2,806 SFLA					Outbuilding Total			81,768	

Acpt Land 183,700 **Accepted Bldg** 246,000 **Total** 429,700

WISCASSET
 Name: WISCASSET, TOWN OF
 PARKING LOT

Valuation Report

09/27/2023

Page 1702

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	226,625	226,625	60%		135,975	
0.15	Acres-Commercial Size Adj	11,875.00	1,781	100%		1,781	
Total Acres 0.15					Land Total	137,756	
Acpt Land		137,800	Accepted Bldg		0	Total	137,800

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	226,625	226,625	60%		135,975
0.79	Acres-Commercial Size Adj	11,875.00	9,381	100%		9,381
Total Acres 0.79			Land Total			145,356

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1800	2622	A 110	257,109	Avq.	65%	80%	100%	133,697
APT	1800	2622	A 110	257,109	Avq.	65%	80%	100%	133,697
APT	1800	1048	A 110	102,766	Avq.	65%	80%	100%	53,438
Unfin Basement	1800	2622	A 110	54,736	Avq.	65%	80%	100%	28,462
Open Frame Porch	2020	120	A 110	4,900	Avq.	92%	80%	100%	3,606
APT	1967	1280	A 110	125,515	Avq.	72%	80%	100%	72,297
APT	1967	480	A 110	47,068	Avq.	72%	80%	100%	27,111
OFFICE WOOD.....	1967	1219	A 110	119,534	Avq.	72%	80%	100%	68,851
Outbuilding Total									521,159
Acpt Land		145,400	Accepted Bldg		521,200	Total		666,600	

Valuation Report

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	226,625	226,625	100%		226,625
0.10	Acres-Commercial Size Adj	11,875.00	1,188	100%		1,188
Land Total						227,813

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1880	3000	B 100	41,433	Avq.	65%	65%	100%	17,505	
STORE FRAME.....	1880	3000	B 100	346,281	Avq+	75%	65%	100%	168,812	
APT	1880	3000	B 100	229,513	Avq+	75%	90%	100%	154,922	
Unfinished Attic	1880	1500	B 100	9,401	Avq+	75%	65%	100%	4,583	
Outbuilding Total									345,822	
Acpt Land		227,800		Accepted Bldg		345,800		Total		573,600

Valuation Report

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	226,625	226,625	100%		226,625
0.04	Acres-Commercial Size Adj	11,875.00	475	100%		475
Land Total						227,100

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1880	1452	C 100	17,438	Avq.	65%	65%	100%	7,368	
STORE FRAME.....	1880	1452	C 100	145,739	Avq+	75%	65%	100%	71,048	
OFFICE WOOD.....	1880	1452	C 100	96,596	Avq+	75%	65%	100%	47,091	
Outbuilding Total									125,507	
Accpt Land		227,100		Accepted Bldg		125,500		Total		352,600

WISCASSET
 Name: WAWENOCK, LLC.

Valuation Report

09/27/2023

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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	226,625	226,625	100%		226,625	
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069	
Total Acres 0.09						Land Total	227,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1880	2962	D 100	30,593	Fair	42%	75%	100%	9,637
STORE MASONRY...	0	2962	C 100	312,999	Avq.	65%	75%	100%	152,587
OFFICE MASONRY..	0	2150	D 100	134,060	Avq-	57%	50%	100%	38,207
APT	0	2150	D 100	123,006	Avq-	57%	50%	100%	35,056

Outbuilding Total 235,487

Acpt Land	227,700	Accepted Bldg	235,500	Total	463,200
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WISCASSET

Valuation Report

09/27/2023

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, Func, Econ, Percent Good, Value Rcnld. Rows include BSMT BANK and BANK MS AV.

Acpt Land 227,300 Accepted Bldg 131,300 Total 358,600

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	226,625	226,625	60%		135,975
0.05	Acres-Commercial Size Adj	11,875.00	594	100%		594
Total Acres 0.05			Land Total			136,569

Dwelling Description

Replacement Cost New

Other	One Story	1,112 Sqft	Grade B 95	Base	124,237
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	-20,486
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	1,551
Attic	None			Attic	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	105,302			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	95%	100%			
						75,028			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1860	228	B 95	1,905	Avq+	75%	95%	100%	1,358
1,112 SFLA									1,358
						Outbuilding Total		1,358	

Land	136,500	Bldg Override	64,800	Total	201,300
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WISCASSET

Valuation Report

09/27/2023

Name: STETSON, DAVID W J/T

Page 1709

STETSON, LINDA C

Map/Lot:

U01-042

Account: 1175 Card: 1 of 2

Location: 54 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 03/29/2006
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.14	Acres-Commercial Size Adj	11,875.00	1,663	100%		1,663
Total Acres 0.14						Land Total 137,638

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
OFFICE WOOD.....	1868	768	B 100	58,756	Avq-	57%	100%	100%	33,491
APT	1868	432	B 100	33,050	Avq-	57%	100%	100%	18,838
APT	1868	864	B 100	66,101	Avq-	57%	100%	100%	37,678
BSMT UNFINISHED.	1868	1152	E 152	15,562	Avq-	57%	100%	100%	8,870
Outbuilding Total									98,877
Acpt Land		137,600	Accepted Bldg		98,900	Total		236,500	

WISCASSET

Valuation Report

09/27/2023

Name: STETSON, DAVID W J/T

Page 1710

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	110,409	Ava.	82%	100%	100%	90,535
Wood Deck	2002	42	C 100	722	Ava.	90%	100%	100%	650
Patio	1987	132	C 100	1,450	C Gr	90%	100%	100%	1,305
APT	1987	550	C 100	36,589	Ava.	82%	100%	100%	30,003
Outbuilding Total									122,493
Acpt Land			0	Accepted Bldg		122,500	Total		122,500

WISCASSET

Valuation Report

09/27/2023

Name: STETSON, DAVID W J/T

Page 1711

STETSON, LINDA C

Map/Lot:

U01-042

Account: 1175

Location:

54 WATER STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	137,600	98,900	236,500	137,600	98,900	236,500
2	0	122,500	122,500	0	122,500	122,500
TOTAL	137,600	221,400	359,000	137,600	221,400	359,000

Name: STETSON, DAVID W J/T

Page 1712

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	226,625	226,625	60%		135,975
0.07	Acres-Commercial Size Adj	11,875.00	831	100%		831
					Land Total	136,806

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	720 Sqft	Grade B 95	Base		140,202
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		4,870
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		12,411
Attic	Floor & Stairs			Attic		1,675
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-279
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Average	Typical	158,879
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	96% 100%	99,140
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
2 Story/BASEMENT	1860	360	B 95	55,858	Avq.	34,856
Wood Deck	2000	54	C 100	876	Avq.	780
2,160 SFLA						35,636

Acpt Land	136,800	Accepted Bldg	134,800	Total	271,600
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Name: WHITFIELD, STEPHEN L J/T

Page 1713

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 139,600 Accepted Bldg 84,500 Total 224,100

Name: SALLAWAY, ANNE

Page 1714

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	137,500	137,500	100%		137,500
0.08	Acres-HS Size Adj	13,750.00	1,100	100%		1,100
Total Acres 0.08					Land Total	138,600

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	674 Sqft	Grade C 95	Base	98,434
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	-5,967
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	4,047
Attic	None			Attic	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	96,514
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	82,037	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2018	320	C 100	29,139	Avq.	92%	100%	100%	26,808
Wood Deck	2018	126	C 100	1,794	Avq.	92%	100%	100%	1,650
Wood Deck	2018	126	C 100	1,794	Avq.	92%	100%	100%	1,650
1,011 SFLA						Outbuilding Total			30,108

Acpt Land	138,600	Accepted Bldg	112,100	Total	250,700
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WISCASSET
 Name: KWANTZ, DAVID
 KWANTZ, LOIS

Valuation Report

09/27/2023

Page 1715

Account: 1180 Card: 1 of 1

Map/Lot:
 Location:

U01-047
 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	226,625	226,625	60%		135,975
0.16	Acres-Commercial Size Adj	11,875.00	1,900	100%		1,900
Total Acres 0.16					Land Total	137,875

Dwelling Description

Replacement Cost New

Cape Cod	One Story	748 Sqft	Grade B 105	Base	102,629
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	-8,417
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	6,859
Attic	Full Finished			Attic	14,977
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.	116,048
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	89% 100%	67,134

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	33,418	Avq.	65%	100%	100%	21,722
ONE STORY FRAME	1985	180	B 105	17,052	Avq.	81%	100%	100%	13,812
Encl Frame Porch	1985	16	B 105	1,332	Avq.	81%	100%	100%	1,079
Frame Shed	1800	32	B 105	295	Avq.	65%	100%	100%	192
Frame Shed	1800	144	B 105	1,330	Avq.	65%	100%	100%	864
Frame Shed	1800	220	B 105	2,031	Avq.	65%	100%	100%	1,320
2.00 ST BARN....	1800	600	B 105	60,182	Avq.	65%	100%	100%	39,118
1 ST BARN.....	1985	308	B 105	14,761	Avq.	81%	100%	100%	11,956
1,348 SFLA						Outbuilding Total			90,063

Acpt Land	137,900	Accepted Bldg	157,200	Total	295,100
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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	226,625	226,625	60%		135,975
0.12	Acres-Commercial Size Adj	11,875.00	1,425	100%		1,425
Total Acres 0.12					Land Total	137,400

Dwelling Description				Replacement Cost New		
Conventional	Two Story	660 Sqft	Grade B 95	Base		131,089
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		3,103
Attic	Floor & Stairs			Attic		1,536
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	135,728				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	100%	100%	88,223			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1890	288	B 95	24,684	Avq.	65%	100%	100%	16,045	
1SFr Overhang	1890	20	B 95	1,714	Avq.	65%	100%	100%	1,114	
Wood Deck	1980	140	C 100	1,972	Avq.	79%	100%	100%	1,558	
1.75 ST BARN....	1840	792	C 100	50,385	Avq.	65%	100%	100%	32,750	
1 ST ATT.SHED...	1840	200	C 100	1,530	Avq.	65%	100%	100%	994	
1,628 SFLA										
Outbuilding Total									52,461	
Acpt Land		137,400		Accepted Bldg		140,700		Total		278,100

WISCASSET
 Name: DUNN, MICHAEL P J/T
 DUNN, WURUI

Valuation Report

09/27/2023

Page 1717

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	137,500	137,500	100%		137,500
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475
Land Total						139,975

Dwelling Description				Replacement Cost New		
Colonial	Two Story	726 Sqft	Grade B 105	Base		175,315
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		-4,668
Rooms	10	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,573
Attic	Floor & Stairs			Attic		1,867
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-3,112
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1850	2009	GOOD	GOOD	Good	Typical	177,975				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
OTHER.....		None		80%	100%	100%	142,380			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
TWO STORY FRAME	2008	624	B 100	91,754	Good	98%	40%	100%	35,968	
STORE FRAME.....	1994	960	B 100	110,809	Avq+	92%	100%	100%	101,944	
Open Frame Porch	1850	14	B 100	738	Good	80%	100%	100%	590	
Frame Shed	1990	160	D 100	1,052	Poor	49%	100%	100%	515	
ONE STORY FRAME	1850	14	B 100	1,264	Avq+	75%	100%	100%	948	
Unfinished Attic	1994	960	C 100	5,232	Avq.	86%	100%	100%	4,500	
Outbuilding Total									144,465	
Land		118,700		Bldg Override		258,700		Total		377,400

Name: GROSSER, MARCY L

Page 1718

GROSSER, JEFFREY

Map/Lot:

U01-050

Account: 1183 Card: 1 of 1

Location:

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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Water Influence 1 and 0.14 Acres-Influence W Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, 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 1780, 0, OLD TYPE, Old Type, Average, Typical, 126,619.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 65%, 100%, 100%, 82,302.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include TWO STORY FRAME, Open Frame Porch, 1.75 ST GARAGE.., 1,680 SFLA.

Acpt Land 221,800 Accepted Bldg 145,000 Total 366,800

ACKERMAN, BRIAN

Map/Lot:

U01-051

Account: 1184 Card: 1 of 1

Location:

66 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 12/04/2020
Topography	Level	Sale Price 299,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.08	Acres-Influence W Size Adj	21,875.00	1,750	100%		1,750
Total Acres 0.08					Land Total	220,500

Dwelling Description				Replacement Cost New		
Colonial	Two & 1/2 Story	850 Sqft	Grade B 110	Base		228,472
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	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt		22,266
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	3	Plumbing		10,778
Attic	None			Attic		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	Good	Typical	261,516					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None		None		80%	100%	100%	209,213				
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1800	680	B 110	67,484	Good	80%	100%	100%	53,987		
Open Frame Porch	1800	80	B 110	2,924	Good	80%	100%	100%	2,339		
Wood Deck	1980	108	B 110	1,980	Good	80%	100%	100%	1,584		
Wood Deck	2005	76	C 100	1,156	Avq.	91%	100%	100%	1,052		
2,805 SFLA									58,962		
Acpt Land						220,500	Accepted Bldg		268,200	Total	488,700

Valuation Report

Account: 1185 Card: 1 of 1

Location: 6 LINCOLN STREET

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	226,625	226,625	60%		135,975
0.10	Acres-Commercial Size Adj	11,875.00	1,188	100%		1,188
Total Acres 0.10					Land Total	137,163

Dwelling Description				Replacement Cost New		
Multi Family	One Story	1,368 Sqft	Grade C 100	Base		152,394
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		8,520
Attic	Full Finished			Attic		19,007
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	179,921
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
Acpt Land		137,200	Accepted Bldg		116,900	Total
						254,100

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	137,500	137,500	100%		137,500
0.13	Acres-HS Size Adj	13,750.00	1,788	100%		1,788
					Land Total	139,288

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	1,178 Sqft	Grade B 95	Base		143,367
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		-11,993
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	70% Forced Warm	Cooling	0% None	Heat		-2,570
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	Floor & Stairs			Attic		2,741
FirePlaces	1			Fireplace		6,972
Insulation	Minimal			Insulation		-2,284
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1780	0	TYPICAL	TYPICAL	Below Average	Typical	140,887			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	100%	100%	80,306		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	320	B 95	2,674	Avq-	57%	100%	100%	1,524
Finished Attic	1900	128	B 95	2,808	Avq-	57%	100%	100%	1,601
Wood Deck	1980	200	C 100	2,738	Avq.	79%	100%	100%	2,163
UA/Fr/B	1780	192	B 95	20,738	Avq-	57%	100%	100%	11,821
ONE STORY FRAME	1900	128	B 95	10,970	Avq-	57%	100%	100%	6,253
1,357 SFLA									
Outbuilding Total									23,362

Acpt Land	139,300	Accepted Bldg	103,700	Total	243,000
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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	218,750	218,750	100%		218,750
0.30	Acres-Influence W Size Adj	21,875.00	6,563	100%		6,563
Total Acres 0.30					Land Total	225,313

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	804 Sqft	Grade B 105	Base	156,817
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	-5,654
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,429
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,874
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	167,466				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	125,600			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1983	516	B 105	57,702	Avq+	75%	100%	100%	43,276	
ONE STORY FRAME	1999	528	B 100	47,635	Avq.	88%	100%	100%	41,919	
Open Frame Porch	1845	12	B 105	712	Avq+	75%	100%	100%	534	
Wood Deck	1960	430	C 100	5,670	Avq.	69%	100%	100%	3,912	
Frame Garage	1998	440	C 100	16,744	Avq.	88%	100%	100%	14,735	
2,451 SFLA									104,376	
Acpt Land		225,300		Accepted Bldg		230,000		Total		455,300

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	218,750	218,750	100%		218,750
0.10	Acres-Influence W Size Adj	21,875.00	2,188	100%		2,188
Total Acres 0.10					Land Total	220,938

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	720 Sqft	Grade B 95	Base		129,600
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		3,103
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	Layout					
1830	0	TYPICAL	TYPICAL	Below Average	Typical				132,703	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		57%	100%	100%	75,641			
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1 Story/BASEMENT	1830	225	B 95	22,765	Avq-	57%	100%	100%	12,976	
Encl Frame Porch	1830	32	B 95	1,919	Avq-	57%	100%	100%	1,094	
Wood Deck	1988	200	C 100	2,738	Avq.	83%	100%	100%	2,273	
Frame Garage	1920	300	D 100	10,971	Fair	42%	100%	100%	4,608	
1,485 SFLA							Outbuilding Total			20,951
Acpt Land		220,900	Accepted Bldg		96,600	Total		317,500		

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	218,750	218,750	100%		218,750
0.11	Acres-Influence W Size Adj	21,875.00	2,406	100%		2,406
Total Acres 0.11					Land Total	221,156

Dwelling Description				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 105	Base	143,731
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	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-286
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1921	0	TYPICAL	TYPICAL	Good	Typical	146,427
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	117,142

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1995	20	C 100	1,268	Avq-	77%	100%	100%	976
Wood Deck	1995	248	C 100	3,350	Avq-	77%	100%	100%	2,580
Frame Garage	2004	240	C 100	11,049	Avq-	81%	100%	100%	8,950
1,536 SFLA									
Outbuilding Total									12,506

Acpt Land	221,200	Accepted Bldg	129,600	Total	350,800
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WISCASSET

Valuation Report

09/27/2023

Name: ROBINSON, MATTHEW B J/T

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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	218,750	218,750	110%		240,625
0.04	Acres-Influence W Size Adj	21,875.00	875	100%		875
Total Acres 0.04					Land Total	241,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1890	1440	C 95	137,308	Avq-	57%	50%	100%	39,133	
APT	1890	750	C 95	47,399	Avq-	57%	50%	100%	13,508	
APT	1890	750	C 95	47,399	Avq-	57%	50%	100%	13,508	
BSMT UNFINISHED.	1920	690	C 95	7,873	Avq.	65%	50%	100%	2,558	
Outbuilding Total									68,707	
Land		204,800		Accepted Bldg		68,700		Total		273,500

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 06/14/2018
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 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	218,750	218,750	120%		262,500
0.10	Acres-Influence W Size Adj	21,875.00	2,188	100%		2,188
Land Total						264,688

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1900	2260	C 100	226,839	Fair	42%	100%	100%	95,272
APT	1900	960	D 100	54,924	Avq-	57%	80%	100%	25,046
BSMT UNFINISHED.	1900	1600	D 100	16,525	Fair	42%	60%	100%	4,164
Frame Garage	1900	640	D 100	19,298	Fair	42%	80%	100%	6,484
Outbuilding Total									130,966
Land		224,500	Accepted Bldg		131,000	Total			355,500

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	218,750	218,750	130%		284,375
0.06	Acres-Influence W Size Adj	21,875.00	1,313	100%		1,313
Total Acres 0.06					Land Total	285,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1797	2384	D 100	24,623	Avq-	57%	100%	100%	14,035
STORE FRAME.....	1797	1646	C 90	148,690	Avq.	65%	100%	100%	96,648
STORE FRAME.....	1797	1664	C 90	150,316	Avq.	65%	100%	100%	97,705
STORE FRAME.....	1797	554	C 100	55,605	Avq.	65%	100%	100%	36,143
Wood Deck	1990	288	C 100	3,860	Avq.	84%	100%	100%	3,242
Frame Shed	1900	200	C 100	1,530	Avq.	65%	100%	100%	994
Encl Frame Porch	1900	18	C 100	1,185	Avq.	65%	100%	100%	770
Open Frame Porch	2017	96	D 100	2,336	Avq.	92%	100%	100%	2,149
Outbuilding Total									251,686

Land	242,300	Accepted Bldg	251,700	Total	494,000
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WISCASSET
 Name: WISCASSET, TOWN OF
 PICNIC AREA

Valuation Report

09/27/2023

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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	218,750	218,750	120%		262,500
0.05	Acres-Influence W Size Adj	21,875.00	1,094	100%	Topoqrphy	1,094
Total Acres 0.05					Land Total	263,594

Acpt Land	263,600	Accepted Bldg	0	Total	263,600
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WISCASSET
 Name: RED'S PROPERTIES, LLC

Valuation Report

09/27/2023

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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	218,750	218,750	120%		262,500
0.02	Acres-Influence W Size Adj	21,875.00	438	100%		438
Total Acres 0.02					Land Total	262,938

Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
FAST FOOD	1960	218	D 100	28,057	Avq-	61%	100%	100%	17,115		
Frame Shed	1960	28	D 100	184	D Gr	61%	100%	100%	112		
Open Frame Porch	1960	30	D 100	900	D Gr	61%	100%	100%	549		
Wood Deck	2005	870	C 100	11,280	Avq.	91%	100%	100%	10,265		
Frame Shed	2009	28	D 100	184	Avq.	92%	100%	100%	169		
Wood Deck	2012	300	C 100	4,012	Avq.	92%	100%	100%	3,691		
Outbuilding Total									31,901		
Land		223,000		Accepted Bldg			31,900		Total		254,900

WISCASSET
 Name: ROLLINS, JR., ROBERT S.

Valuation Report

09/27/2023

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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	137,500	137,500	10%		13,750
0.02	Acres-HS Size Adj	13,750.00	275	100%	Size/Shape	275
Total Acres 0.02					Land Total	14,025

Acpt Land	14,000	Accepted Bldg	0	Total	14,000
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WISCASSET
 Name: MAINE, STATE OF

Valuation Report

09/27/2023

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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	226,625	226,625	125%		283,281
0.11	Acres-Commercial Size Adj	11,875.00	1,306	100%		1,306
					Land Total	284,587

Acpt Land	284,600	Accepted Bldg	0	Total	284,600
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WISCASSET

Valuation Report

09/27/2023

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

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

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include WHARF entries.

Acpt Land 391,900 Accepted Bldg 254,900 Total 646,800

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	218,750	218,750	130%		284,375
0.08	Acres-Influence W Size Adj	21,875.00	1,750	100%		1,750
Total Acres 0.08					Land Total	286,125

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT FINISHED...	1880	2404	D 100	110,451	Avq.	65%	100%	100%	71,793
RESTAURANT	0	2404	C 100	359,761	Avq.	65%	100%	100%	233,845
APT	0	1764	D 100	100,923	Avq-	57%	100%	100%	57,526
APT	0	1323	D 100	75,691	Avq-	57%	100%	100%	43,144
Wood Deck	0	536	C 100	7,021	Avq.	65%	100%	100%	4,564
Open Frame Porch	0	24	C 100	894	Avq+	75%	100%	100%	670
Outbuilding Total									411,542
Land		242,600	Accepted Bldg		411,500 Total			654,100	

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	218,750	218,750	100%		218,750
0.05	Acres-Influence W Size Adj	21,875.00	1,094	100%		1,094
					Land Total	219,844

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1920	942	D 100	9,730	Avq-	57%	50%	100%	2,773	
STORE FRAME.....	2001	942	C 100	94,550	Avq.	89%	100%	100%	84,150	
APT	1920	942	C 100	62,667	Avq-	57%	100%	100%	35,720	
Wood Deck	2001	270	C 100	3,630	Avq.	89%	100%	100%	3,231	
APT	1920	470	C 100	31,267	Avq.	65%	100%	100%	20,324	
Outbuilding Total									146,198	
Land		186,500		Accepted Bldg		146,200		Total		332,700

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	218,750	218,750	120%		262,500
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09			Land Total			264,469

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,110 Sqft	Grade C 110	Base	217,629	
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			0	
Bedrooms	0	Add Fixtures	0		0	
Baths	6	Half Baths	0	Plumbing	23,430	
Attic	Full Finished			Attic	17,885	
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	258,944				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		90%	100%	100%	233,050			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1990	16	C 100	1,104	Exc.	96%	100%	100%	1,060	
Wood Deck	2017	128	C 110	2,002	Avq.	92%	100%	100%	1,842	
Wood Deck	2017	240	C 110	3,572	Avq.	92%	100%	100%	3,286	
Wood Deck	2017	360	C 110	5,255	Avq.	92%	100%	100%	4,835	
Outbuilding Total									11,023	
Land		224,300		Bldg Override		207,000		Total		431,300

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	218,750	218,750	115%		251,563
0.28	Acres-Influence W Size Adj	21,875.00	6,125	100%		6,125
Total Acres 0.28					Land Total	257,688

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT OFFICE.....	1970	3668	C 100	195,959	Avq.	74%	100%	100%	145,010
OFFICE WOOD.....	1970	6511	C 100	433,148	Avq.	74%	100%	100%	320,530
OFFICE WOOD.....	1970	2980	C 100	198,246	Avq.	74%	100%	100%	146,702
Open Frame Porch	1970	30	C 100	1,046	C Gr	74%	100%	100%	774
Open Frame Porch	1970	24	C 100	894	C Gr	74%	100%	100%	662
Open Frame Porch	1970	16	C 100	691	C Gr	74%	100%	100%	511
Wood Deck	1970	240	C 100	3,248	C Gr	74%	100%	100%	2,404
Canopy	1970	145	C 100	1,920	C Gr	74%	100%	100%	1,421
Outbuilding Total									618,014
Land		218,600	Accepted Bldg			618,000	Total		836,600

Valuation Report

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	218,750	218,750	125%	Restrictio	273,438
0.30	Acres-Influence W Size Adj	21,875.00	6,563	100%		6,563
Total Acres 0.30					Land Total	280,001

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 105	Base	132,643
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	4,702
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	137,345
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	118,117	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	468	C 105	6,462	Avq+	86%	100%	100%	5,557
Frame Shed	1982	64	D 100	421	Poor	44%	100%	100%	185
1SFr Overhang	1973	40	C 105	3,295	Avq+	86%	100%	100%	2,834
Wood Deck	2014	48	C 100	800	Avq.	92%	100%	100%	736
1,120 SFLA									9,312

Acpt Land	280,000	Accepted Bldg	127,400	Total	407,400
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WISCASSET
 Name: HONEYBADGER, LLC

Valuation Report

09/27/2023

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Map/Lot:

U01-068-B

Account: 1203 Card: 1 of 1

Location:

WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 11/06/2019
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	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	218,750	218,750	25%		54,688	
0.06	Acres-Influence W Size Adj	21,875.00	1,313	25%		328	
Total Acres 0.06					Land Total	55,016	
Acpt Land		55,000	Accepted Bldg		0	Total	55,000

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	218,750	218,750	125%	Restrictio	273,438
0.30	Acres-Influence W Size Adj	21,875.00	6,563	100%		6,563
Total Acres 0.30				Land Total		280,001

Dwelling Description				Replacement Cost New	
Colonial	Two Story	744 Sqft	Grade C 100	Base	145,870
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	-5,282
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	144,848			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		69%	100%	100%	99,945		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1973	81	C 100	2,338	Avq-	69%	100%	100%	1,613
Encl Frame Porch	1973	470	C 100	19,632	Avq-	69%	100%	100%	13,546
Frame Garage	1973	792	C 100	26,768	Avq-	69%	100%	100%	18,470
Wood Deck	1973	230	C 100	3,120	Avq-	69%	100%	100%	2,153
Wood Deck	1973	231	C 100	3,132	Avq-	69%	100%	100%	2,161
1,488 SFLA						Outbuilding Total			37,943
Acpt Land		280,000		Accepted Bldg		137,900		Total	417,900

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	218,750	218,750	125%	Restrictio	273,438
0.47	Acres-Influence W Size Adj	21,875.00	10,281	100%		10,281
Total Acres 0.47					Land Total	283,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RESTAURANT	1930	3456	D 100	444,786	Avq+	75%	100%	100%	333,590
BSMT FINISHED...	1930	2688	D 100	123,498	Avq+	75%	100%	100%	92,624
OFFICE WOOD.....	1992	400	D 100	22,884	Avq+	91%	100%	100%	20,824
Wood Deck	1980	312	C 100	4,165	Avq.	79%	100%	100%	3,290
Frame Shed	1980	20	D 100	131	Avq-	70%	100%	100%	92
Frame Shed	1980	48	C 100	368	Avq-	70%	100%	100%	258
Frame Shed	1980	120	C 100	918	Avq-	70%	100%	100%	643
WAREHOUSE WD....	1930	1680	D 100	67,263	Avq-	57%	100%	100%	38,340
Outbuilding Total									489,661

Land	240,600	Accepted Bldg	489,700	Total	730,300
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WISCASSET

Valuation Report

09/27/2023

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	312,500	312,500	100%		312,500	
0.46	Acres-Shallow WF Size Adj	31,250.00	14,375	100%		14,375	
Total Acres 0.46						Land Total	326,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WHARF	2012	9366	C 100	248,199	Avq.	92%	100%	100%	228,343
RESTROOM	1980	608	C 100	48,089	Avq.	79%	100%	100%	37,990
PAVING.....	1980	9200	C 100	19,504	Avq.	79%	100%	100%	15,408
Outbuilding Total									281,741
Accpt Land		326,900		Accepted Bldg		281,700		Total	608,600

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	375,000	375,000	125%		468,750
0.88	Acres-Deep WF Size Adj	37,500.00	33,000	100%		33,000
Total Acres 0.88					Land Total	501,750

Dwelling Description

Replacement Cost New

Other	One Story	1,620 Sqft	Grade C 100	Base	162,420
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	-27,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-10,783
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	-2,875
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	2012	TYPICAL	TYPICAL	Average	Typical	121,445
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	85,011	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1952	258	C 100	3,478	Avq.	70%	100%	100%	2,435
Open Frame Porch	2012	540	C 100	13,955	Avq.	70%	100%	100%	9,768
Frame Shed	2019	88	D 100	580	Avq.	92%	100%	100%	534
1,620 SFLA						Outbuilding Total			12,737

Acpt Land	501,800	Accepted Bldg	97,700	Total	599,500
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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	218,750	218,750	100%		218,750
0.20	Acres-Influence W Size Adj	21,875.00	4,375	100%		4,375
					Land Total	223,125

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good Phy Func Econ	Value Rcnld
UTILITY BLDG....	1960	1892	C 100	125,631	Avg.	69% 100% 100%	86,685
Outbuilding Total							86,685

Land	189,200	Accepted Bldg	86,700	Total	275,900
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Valuation Report

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 05/26/2022
Topography	Below Street	Sale Price 900,000
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)	Land Schedule		101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.12	Acres-Influence W Size Adj	21,875.00	2,625	100%		2,625
Total Acres 0.12					Land Total	221,375

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,092 Sqft	Grade B 95	Base	192,705	
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	4,870	
Heating	100% Hot Water BB	Cooling	0% None	Heat	0	
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing	9,308	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	6,972	
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			213,855
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)
None		None		83%	100%	100%			177,500
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	2005	48	B 100	2,771	Avq+	96%	100%	100%	2,660
Wood Deck	2005	198	C 100	2,712	Avq.	91%	100%	100%	2,468
1,911 SFLA									5,128
Outbuilding Total									5,128

Acpt Land	221,400	Accepted Bldg	182,600	Total	404,000
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WISCASSET
 Name: PERWINKLE COASTAL, LLC.

Valuation Report

09/27/2023

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Map/Lot:

U01-073-ON

Account: 2720 Card: 1 of 1

Location:

12 FORE STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	VILLAGE WTRFRONT	Sale Date 05/26/2022
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Other
Street	Paved	Financing Conventional
		Verified Buyer
		Validity Arms Length Sale

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							Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	Rcnld
SOLAR PANELS	2012			----	SOUND	VALUE	----	1,100
							Outbuilding Total	1,100
Accpt Land			0	Accepted Bldg		1,100	Total	1,100

Name: NELSON, JACK W. & STACEY S.

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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	218,750	218,750	100%		218,750
0.48	Acres-Influence W Size Adj	21,875.00	10,500	100%		10,500
Total Acres 0.48						Land Total 229,250

Dwelling Description				Replacement Cost New	
Other	Two Story	2,072 Sqft	Grade AA100	Base	566,706
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	6,603
Attic	1/4 Finished			Attic	10,270
FirePlaces	1			Fireplace	9,892
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.	593,471			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		80%	83%	100%			
						394,065			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1870	168	AA100	7,035	Good	80%	97%	100%	5,459
Encl Frame Porch	1870	30	AA100	2,596	Good	80%	97%	100%	2,015
4,144 SFLA									Outbuilding Total 7,474

Acpt Land 229,300 **Accepted Bldg** 401,500 **Total** 630,800

WISCASSET
 Name: WISCASSET, TOWN OF
 PARKING LOT

Valuation Report

09/27/2023

Page 1747

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	218,750	218,750	100%		218,750	
0.14	Acres-Influence W Size Adj	21,875.00	3,063	100%		3,063	
Total Acres 0.14					Land Total	221,813	
Acpt Land		221,800	Accepted Bldg		0	Total	221,800

Name: CRAINE, ROBERT L

Page 1748

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	218,750	218,750	100%		218,750
0.08	Acres-Influence W Size Adj	21,875.00	1,750	100%		1,750
Total Acres 0.08					Land Total	220,500

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	696 Sqft	Grade B 95	Base	119,232
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	42,326
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Full Finished			Attic	12,946
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	177,607
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	133,205	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2000	192	C 100	17,781	Avg+	94%	100%	100%	16,714
Wood Deck	2000	168	C 100	2,330	Avg.	89%	100%	100%	2,074
Wood Deck	2000	108	C 100	1,565	Avg.	89%	100%	100%	1,393
1,236 SFLA									
Outbuilding Total									20,181

Acpt Land	220,500	Accepted Bldg	153,400	Total	373,900
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Name: LONDONO, LENORE

Page 1749

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	137,500	137,500	100%		137,500
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07			Land Total			138,463

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	570 Sqft	Grade B 95	Base		69,371
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		-7,737
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		3,103
Attic	Full Finished			Attic		11,480
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,105
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1790	0	TYPICAL	TYPICAL	Below Average	Typical	75,112	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	42,814

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1790	156	B 95	13,370	Avq-	57%	100%	100%	7,621
Frame Shed	1790	186	C 100	1,422	Avq-	57%	100%	100%	811
Frame Garage	1900	212	C 100	10,251	Avq-	57%	100%	100%	5,843
726 SFLA						Outbuilding Total			14,275

Acpt Land	138,500	Accepted Bldg	57,100	Total	195,600
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Name: DAVIS, DONALD E J/T

Page 1750

DAVIS(TRUSTEE), 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	218,750	218,750	100%		218,750
0.26	Acres-Influence W Size Adj	21,875.00	5,688	100%		5,688
Total Acres 0.26					Land Total	224,438

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	600 Sqft	Grade C 100	Base	94,083
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	2,840
Attic	None			Attic	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	96,923
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	63,000	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	2014	180	C 100	16,670	Avq.	92%	100%	100%	15,336
1 Story/BASEMENT	2014	288	C 100	26,672	Avq.	92%	100%	100%	24,538
Frame Shed	1940	180	C 100	1,378	Avq.	65%	100%	100%	896
Wood Deck	2014	250	C 100	3,375	Avq.	92%	100%	100%	3,105
1,368 SFLA						Outbuilding Total			43,875

Acpt Land	224,400	Accepted Bldg	106,900	Total	331,300
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Name: HAEBERLE, KIM F

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HAEBERLE, NICOLE LAPOINTE

Map/Lot: U01-079

Account: 1215 Card: 1 of 1

Location: 15 MIDDLE STREET

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	218,750	218,750	100%		218,750
0.20	Acres-Influence W Size Adj	21,875.00	4,375	100%		4,375
Total Acres 0.20					Land Total	223,125

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,912 Sqft	Grade B 95	Base		232,697
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	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,757
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2022	0	TYPICAL	TYPICAL	Average	Typical	240,454			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	221,218				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2022	140	B 95	6,735	Avq.	92%	100%	100%	6,196
Wood Deck	2022	364	B 95	5,275	Avq.	92%	100%	100%	4,853
1,912 SFLA						Outbuilding Total			11,049

Acpt Land	223,100	Accepted Bldg	232,300	Total	455,400
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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	218,750	218,750	100%		218,750
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27						Land Total 224,656

Dwelling Description				Replacement Cost New	
Conventional	Two Story	840 Sqft	Grade B 100	Base	175,622
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	17,963
Attic	None			Attic	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	193,585	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		98%	100%	100%	189,713

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2012	40	B 100	3,608	Good	98%	100%	100%	3,536
Wood Deck	2012	40	B 100	802	Avq.	92%	100%	100%	738
Wood Deck	2012	456	B 100	6,901	Avq.	92%	100%	100%	6,349
1,720 SFLA									
Outbuilding Total									10,623

Acpt Land	224,700	Accepted Bldg	200,300	Total	425,000
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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	218,750	218,750	100%		218,750
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09						Land Total 220,719

Dwelling Description				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 100	Base	119,776
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	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-239
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1912	0	TYPICAL	TYPICAL	Above Average	Typical	122,377
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	91,783	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1912	112	C 100	8,786	Avq+	75%	100%	100%	6,590
Open Frame Porch	2001	56	D 100	1,465	Avq+	95%	100%	100%	1,392
ENC.PORCH/BSMT	1912	240	C 100	13,645	Avq+	75%	100%	100%	10,234
Frame Shed	2013	63	B 100	555	Avq+	97%	100%	100%	538
Open Frame Porch	2021	113	C 100	3,148	Avq.	92%	100%	100%	2,896
Wood Deck	2021	48	C 100	800	Avq.	92%	100%	100%	736
1,456 SFLA									22,386
Outbuilding Total									22,386

Acpt Land	220,700	Accepted Bldg	114,200	Total	334,900
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Valuation Report

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	218,750	218,750	100%		218,750	
0.38	Acres-Influence W Size Adj	21,875.00	8,313	100%		8,313	
Total Acres 0.38					Land Total	227,063	
Acpt Land		227,100	Accepted Bldg		0	Total 227,100	

Name: BROWN, MARSHA R

Page 1755

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 02/01/1995
Topography	Level	Sale Price 55,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Renovations

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	226,625	226,625	60%		135,975
0.21	Acres-Commercial Size Adj	11,875.00	2,494	100%		2,494
					Land Total	138,469

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1860	1418	C 100	142,326	Fair	42%	100%	100%	59,777	
APT	1860	1430	C 100	95,132	Fair	42%	100%	100%	39,955	
Unfinished Attic	1860	1430	C 100	7,794	Fair	42%	100%	100%	3,273	
Outbuilding Total									103,005	
Accpt Land		138,500		Accepted Bldg		103,000		Total		241,500

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	226,625	226,625	100%		226,625
0.06	Acres-Commercial Size Adj	11,875.00	713	100%		713
Total Acres 0.06					Land Total	227,338

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1890	39	C 100	1,274	Avq.	65%	100%	100%	828
Open Frame Porch	0	88	C 100	2,514	Avq.	65%	100%	100%	1,634
BSMT UNFINISHED.	0	1640	D 100	16,939	Avq.	65%	100%	100%	11,010
STORE FRAME.....	0	1880	C 100	188,698	Avq.	65%	100%	100%	122,654
APT	0	1840	C 100	122,407	Avq.	65%	100%	100%	79,565
APT	0	1640	C 100	109,102	Avq.	65%	100%	100%	70,916
						Outbuilding Total			286,607
Acpt Land		227,300	Accepted Bldg		286,600		Total		513,900

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	226,625	226,625	100%		226,625
0.03	Acres-Commercial Size Adj	11,875.00	356	100%		356
Land Total						226,981

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	1860	924	C 100	4,620	Avq-	57%	100%	100%	2,633	
STORE FRAME.....	1860	924	C 100	92,744	Good	80%	100%	100%	74,195	
APT	1860	924	C 100	61,469	Good	80%	70%	100%	34,422	
APT	1860	693	C 100	46,103	Avq.	65%	70%	100%	20,977	
Outbuilding Total									132,227	
Acpt Land		227,000		Accepted Bldg		132,200		Total		359,200

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date 10/27/2022
Topography	Rolling	Sale Price 200,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.03	Acres-Commercial Size Adj	11,875.00	356	100%		356
Total Acres 0.03					Land Total	226,981

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1900	585	D 100	50,497	Avg.	65%	100%	100%	32,823	
APT	1900	300	D 100	17,164	Avg.	65%	100%	100%	11,157	
Outbuilding Total									43,980	
Acpt Land		227,000	Accepted Bldg		44,000	Total		271,000		

WISCASSET

Valuation Report

09/27/2023

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.

Acpt Land

227,200

Accepted Bldg

228,200

Total

455,400

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	226,625	226,625	100%		226,625
0.11	Acres-Commercial Size Adj	11,875.00	1,306	100%		1,306
Total Acres 0.11					Land Total	227,931

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1871	3315	C 100	39,813	Avq-	57%	75%	100%	17,020
STORE MASONRY...	1871	3315	C 100	350,300	Avq-	57%	75%	100%	149,753
WAREHOUSE MS....	0	3315	C 100	169,862	Fair	42%	75%	100%	53,506
WAREHOUSE MS....	0	3315	C 100	169,862	Poor	25%	75%	100%	31,850
Outbuilding Total									252,129
Acpt Land		227,900	Accepted Bldg		252,100	Total		480,000	

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

Page 1761

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 136,900 Accepted Bldg 2,500 Total 139,400

Valuation Report

Map/Lot: U01-089

Account: 1226 Card: 1 of 1

Location: 33 MIDDLE STREET

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	137,500	137,500	100%		137,500
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475
Total Acres 0.18						Land Total 139,975

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	792 Sqft	Grade B 100	Base		172,486
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		-2,829
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		6,532
Attic	1/2 Finished			Attic		7,402
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	183,591			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	100%	119,334		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	420	B 100	44,732	Avq.	65%	100%	100%	29,076
Open Frame Porch	1840	165	B 100	5,132	Avq.	65%	100%	100%	3,336
Open Frame Porch	1900	20	B 100	911	Avq.	65%	100%	100%	592
Frame Shed	1900	48	B 100	422	Avq.	65%	100%	100%	274
Frame Garaqe	1950	480	C 100	17,884	Avq-	57%	100%	100%	10,194
2,400 SFLA									Outbuilding Total 43,472

Acpt Land 140,000 **Accepted Bldg** 162,800 **Total** 302,800

Neighborhood	VILLAGE	Sale Data
Zoning/Use	BUSINESS	Sale Date
Topography	Level	Sale Price
Utilities	NoWater/NoSewer	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	226,625	226,625	60%		135,975
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069
Land Total						137,044

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1950	140	D 100	921	Fair	42%	90%	100%	348	
STORE FRAME.....	1930	396	D 100	34,182	Avq-	57%	75%	100%	14,613	
STORE FRAME.....	1900	570	D 100	49,202	Avq-	57%	75%	100%	21,034	
Wood Deck	2000	270	C 100	3,630	Avq.	89%	100%	100%	3,231	
Outbuilding Total									39,226	
Acpt Land		137,000		Accepted Bldg		39,200		Total		176,200

WISCASSET
 Name: LAEMMLE, DAVID G

Valuation Report

09/27/2023

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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	226,625	226,625	60%		135,975	
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069	
Total Acres 0.09						Land Total	137,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1911	2040	C 90	22,050	Fair	42%	75%	100%	6,946
GARAGE MAS COM..	1911	2792	C 90	152,258	Fair	42%	75%	100%	47,961
Outbuilding Total									54,907

Acpt Land	137,000	Accepted Bldg	54,900	Total	191,900
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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

Zoning/Use RES. USE in BUS ZONE
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/25/2014
Sale Price 35,000
Sale Type Land & Buildings
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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.11 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. 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. Includes sub-sections for Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land 139,000 Accepted Bldg 115,200 Total 254,200

Neighborhood	VILLAGE	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 01/29/2013
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 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	226,625	226,625	100%		226,625
0.07	Acres-Commercial Size Adj	11,875.00	831	100%		831
Land Total						227,456

Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
STORE FRAME.....	1850	1196	C 100	120,044	Avq+	75%	100%	100%	90,033		
STORE FRAME.....	1850	252	C 100	25,294	Avq+	75%	100%	100%	18,970		
APT	1850	1037	C 100	68,987	Avq+	75%	100%	100%	51,740		
APT	1850	425	C 100	28,273	Avq+	75%	100%	100%	21,205		
Frame Shed	1850	30	C 100	230	Avq+	75%	100%	100%	172		
Outbuilding Total									182,120		
Acpt Land		227,500		Accepted Bldg			182,100		Total		409,600

Neighborhood VILLAGE

Zoning/Use BUSINESS
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/28/2013
 Sale Price 325,000
 Sale Type Land & Buildings
 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	226,625	226,625	100%		226,625	
0.06	Acres-Commercial Size Adj	11,875.00	713	100%		713	
Total Acres 0.06						Land Total	227,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1890	900	C 100	59,873	Avq-	57%	60%	100%	20,477
RESTAURANT	1890	900	C 100	134,686	Avq-	57%	60%	100%	46,063
Open Frame Porch	0	40	C 100	1,299	C Gr	57%	60%	100%	444
Unfinished Attic	0	900	C 100	4,905	C Gr	57%	60%	100%	1,678

Outbuilding Total 68,662

Acpt Land 227,300 **Accepted Bldg** 68,700 **Total** 296,000

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	226,625	226,625	80%		181,300
0.18	Acres-Commercial Size Adj	11,875.00	2,138	100%		2,138
Total Acres 0.18					Land Total	183,438

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,440 Sqft	Grade B 100	Base		331,173
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		6,532
Attic	None			Attic		0
FirePlaces	2			Fireplace		9,800
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	347,505			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		65%	100%	100%	225,878			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2022	200	C 100	2,738	Avq.	92%	100%	100%	2,519
2,880 SFLA							Outbuilding Total		2,519
Acpt Land		183,400	Accepted Bldg		228,400	Total		411,800	

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

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/07/2021
Sale Price 530,000
Sale Type Land & Buildings
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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.09 Acres-HS Size Adj.

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, 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 138,700 Accepted Bldg 247,500 Total 386,200

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	137,500	137,500	100%		137,500
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23					Land Total	140,663

Dwelling Description				Replacement Cost New		
Conventional	One Story	3,080 Sqft	Grade C 105	Base		367,470
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		47,871
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,455
Attic	Floor & Stairs			Attic		6,888
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	429,684			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		80%	75%	100%	257,810		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	160	C 105	4,552	Good	80%	75%	100%	2,732
ONE STORY FRAME	2021	98	C 105	8,072	Good	80%	25%	100%	1,615
Frame Garage	2021	1344	C 105	44,609	Good	80%	25%	100%	8,922
3,178 SFLA									
Outbuilding Total									13,269

Acpt Land	140,700	Accepted Bldg	271,100	Total	411,800
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Name: PARKER, AMELIA RUTH

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PARKER, GAVIN

Map/Lot: U01-097

Account: 1235 Card: 1 of 1

Location: 21 FORT HILL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/27/2022
Topography	Level	Sale Price 405,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	139,425

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	700 Sqft	Grade B 95	Base		126,000
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		7,757
Attic	Full Finished			Attic		12,993
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	146,750			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	95,388		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	238	B 95	20,399	Avq.	65%	100%	100%	13,259
Frame Bay Window	1880	18	B 95	1,544	Avq.	65%	100%	100%	1,004
Encl Frame Porch	1880	12	B 95	1,028	Avq.	65%	100%	100%	668
Open Frame Porch	1880	80	B 95	2,525	Avq.	65%	100%	100%	1,641
Frame Shed	1940	170	C 100	1,300	Avq.	65%	100%	100%	845
1,481 SFLA									17,417
Outbuilding Total									17,417

Acpt Land 139,400 **Accepted Bldg** 112,800 **Total** 252,200

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	218,750	218,750	100%		218,750
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09					Land Total	220,719

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	448 Sqft	Grade B 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
Foundation	Brick &/or Stone	Basement	None	Basement		-6,401
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		11,431
Attic	None			Attic		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	84,232			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	63,174		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2002	1012	B 100	148,806	Avq+	75%	100%	100%	111,604
Wood Deck	2013	208	B 100	3,266	Avq+	75%	100%	100%	2,450
2,696 SFLA									
						Outbuilding Total		114,054	

Acpt Land	220,700	Accepted Bldg	177,200	Total	397,900
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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	218,750	218,750	100%		218,750
0.13	Acres-Influence W Size Adj	21,875.00	2,844	100%		2,844
Total Acres 0.13					Land Total	221,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1900	72	C 100	2,109	Avq+	75%	100%	100%	1,582
OFFICE WOOD.....	1900	504	C 100	33,529	Avq+	75%	100%	100%	25,147
OFFICE WOOD.....	1900	504	C 100	33,529	Avq+	75%	100%	100%	25,147
LODGE.....	1900	1302	C 100	79,606	Avq+	75%	100%	100%	59,704
LODGE.....	1900	1302	C 100	79,606	Avq+	75%	100%	100%	59,704
BSMT UNFINISHED.	1900	1302	C 100	15,637	Avq.	65%	100%	100%	10,164
Outbuilding Total									181,448
Acpt Land		221,600	Accepted Bldg		181,400	Total		403,000	

Name: PORTER, KAELA M

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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	218,750	218,750	100%		218,750
0.11	Acres-Influence W Size Adj	21,875.00	2,406	100%		2,406
Total Acres 0.11					Land Total	221,156

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	576 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
					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	-3,141
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,675
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	2003	OLD TYPE	TYPICAL	Below Average	Typical	96,961
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						55,268

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	105	B 95	10,624	Avq-	57%	100%	100%	6,056
1 Story/BASEMENT	1900	63	B 95	6,375	Avq-	57%	100%	100%	3,634
Encl Frame Porch	1900	84	B 95	4,238	Avq-	57%	100%	100%	2,416
Wood Deck	1980	56	C 100	901	Avq.	79%	100%	100%	712
Wood Deck	1980	133	D 100	1,620	Fair	57%	100%	100%	923
1.25 ST GARAGE..	1920	240	D 100	13,550	Fair	42%	100%	100%	5,691
Frame Shed	1920	180	D 100	1,185	Fair	42%	100%	100%	498
1 Story/BASEMENT	1900	176	B 95	17,808	Avq-	57%	100%	100%	10,151
Finished Attic	1763	176	D 100	3,039	Avq-	57%	100%	100%	1,732
1,278 SFLA						Outbuilding Total			31,813

Acpt Land	221,200	Accepted Bldg	87,100	Total	308,300
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Name: KHALSA, GURU SNGAT SINGH

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	218,750	218,750	100%		218,750
0.10	Acres-Influence W Size Adj	21,875.00	2,188	100%		2,188
Total Acres 0.10					Land Total	220,938

Dwelling Description				Replacement Cost New		
Conventional	Two Story	816 Sqft	Grade B 95	Base		162,074
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					162,074
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
Incomplete		None		75%	85%	100%				103,322
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1860	204	B 95	5,954	Avq-	57%	100%	100%	3,394	
Encl Frame Porch	1860	120	B 95	5,844	V.G.	85%	75%	100%	3,725	
Frame Shed	1920	150	B 95	1,254	Avq-	57%	100%	100%	715	
Frame Garage	1920	240	B 95	12,071	Avq-	57%	100%	100%	6,880	
1,632 SFLA									14,714	
Acpt Land		220,900		Accepted Bldg		118,000		Total		338,900

Name: LINCOLN, JOSEPH K J/T JR

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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	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
Total Acres 0.17					Land Total	139,838

Dwelling Description				Replacement Cost New		
Conventional	Two Story	858 Sqft	Grade B 95	Base		167,074
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		4,654
Attic	Floor & Stairs			Attic		1,997
FirePlaces	1			Fireplace		6,972
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	180,697
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	135,523	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1915	188	B 95	16,114	Avq+	75%	100%	100%	12,086
Encl Frame Porch	1915	80	B 95	4,059	Avq+	75%	100%	100%	3,044
Open Frame Porch	1915	80	B 95	2,525	Avq+	75%	100%	100%	1,894
Frame Garage	2012	440	B 95	18,294	Avq+	97%	100%	100%	17,745
Open Frame Porch	1915	80	B 95	2,525	Avq+	75%	100%	100%	1,894
1,904 SFLA									
Outbuilding Total									36,663

Acpt Land	139,800	Accepted Bldg	172,200	Total	312,000
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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	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12			Land Total			139,150

Dwelling Description				Replacement Cost New	
Colonial	Two Story	950 Sqft	Grade B 100	Base	218,482
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	-3,394
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	11,431
Attic	1/2 Finished			Attic	8,369
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	234,888
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						98,653

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	46,375	Fair	42%	100%	100%	19,477
Open Frame Porch	1835	144	B 100	4,521	Fair	42%	100%	100%	1,899
Open Frame Porch	1835	56	B 100	1,959	Fair	42%	100%	100%	823
Encl Frame Porch	1835	136	B 100	6,901	Fair	42%	100%	100%	2,898
Open Frame Porch	1835	12	B 100	679	Fair	42%	100%	100%	285
ONE STORY FRAME	1835	12	B 100	1,082	Fair	42%	100%	100%	454
2,524 SFLA									25,836
Outbuilding Total									25,836

Acpt Land	139,200	Accepted Bldg	124,500	Total	263,700
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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	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12					Land Total	139,150

Dwelling Description				Replacement Cost New		
Conventional	Two Story	880 Sqft	Grade B 95	Base		174,786
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		21,749
Heating	100% Floor/Wall	Cooling	0% None	Heat		-9,386
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		-3,413
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1766	0	Obsolete	TYPICAL	Fair	Typical	183,736			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		42%	97%	100%	74,854			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 STORY SHED....	1780	270	B 95	2,950	Fair	42%	97%	100%	1,202
1,760 SFLA							Outbuilding Total		1,202
Acpt Land		139,200	Accepted Bldg		76,100	Total		215,300	

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	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	139,425

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,008 Sqft	Grade B 100	Base		231,821
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		4,899
Attic	Floor & Stairs			Attic		2,469
FirePlaces	1			Fireplace		7,339
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	246,528			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	90%	100%	166,406		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1860	100	B 100	11,366	Avq+	75%	90%	100%	7,672
ONE STORY FRAME	1950	140	B 100	12,630	Avq+	75%	90%	100%	8,525
Frame Garage	1950	336	B 100	15,850	Avq+	75%	90%	100%	10,699
Wood Deck	2000	290	C 100	3,885	Avq.	89%	100%	100%	3,458
Brick Deck	2000	30	C 100	356	Avq.	89%	100%	100%	317
2,306 SFLA									30,671
Acpt Land		139,400		Accepted Bldg		197,100		Total	336,500

Valuation Report

Map/Lot: U01-106

Account: 1244 Card: 1 of 1

Location: 32 MIDDLE STREET

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	137,500	137,500	100%		137,500
0.39	Acres-HS Size Adj	13,750.00	5,363	100%		5,363
Total Acres 0.39					Land Total	142,863

Dwelling Description				Replacement Cost New		
Colonial	Two & 1/2 Story	1,140 Sqft	Grade B 100	Base		278,564
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		-8,145
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		13,064
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-582
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Fair	Typical	282,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						Value Rcnld
						118,818

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1950	182	B 100	16,419	Fair	42%	100%	100%	6,896
TWO STORY FRAME	1950	255	B 100	37,496	Fair	42%	100%	100%	15,748
ONE STORY FRAME	1950	189	B 100	17,051	Fair	42%	100%	100%	7,161
Wood Deck	1990	69	B 100	1,228	Fair	42%	100%	100%	516
Frame Garage	1950	384	C 100	15,150	Fair	42%	100%	100%	6,363
1.25 ST GARAGE..	1950	432	C 100	24,989	Fair	42%	100%	100%	10,495
Encl Frame Porch	1950	144	B 100	7,276	Fair	42%	100%	100%	3,056
Encl Frame Porch	1950	16	B 100	1,269	Fair	42%	100%	100%	533
3,731 SFLA									50,768

Acpt Land	142,900	Accepted Bldg	169,600	Total	312,500
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WISCASSET
 Name: O'ROURKE, MARTIN
 RICE, HARVEY M

Valuation Report

09/27/2023

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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	218,750	218,750	100%		218,750
0.21	Acres-Influence W Size Adj	21,875.00	4,594	100%		4,594
Total Acres 0.21					Land Total	223,344

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	750 Sqft	Grade B 100	Base	142,105
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	34,515
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	16,330
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
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	202,750	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	152,062

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	1225	B 100	130,468	Avq+	75%	100%	100%	97,851
Open Frame Porch	1960	35	B 100	1,349	Avq+	75%	100%	100%	1,012
Open Frame Porch	1960	144	B 100	4,521	Avq+	75%	100%	100%	3,391
Frame Garage	1960	288	B 100	14,279	Avq+	75%	100%	100%	10,709
Unfin Basement	1960	288	B 100	1,656	Avq+	75%	100%	100%	1,242
Wood Deck	1890	132	B 100	2,150	Avq+	75%	100%	100%	1,612
Wood Deck	1890	55	B 100	1,022	Avq+	75%	100%	100%	766
2S Open Fr Porch	1890	32	B 100	2,055	Avq+	75%	100%	100%	1,541
2,537 SFLA									118,124

Acpt Land	223,300	Accepted Bldg	270,200	Total	493,500
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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	218,750	218,750	100%		218,750
0.18	Acres-Influence W Size Adj	21,875.00	3,938	100%		3,938
					Land Total	222,688

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,370 Sqft	Grade B 95	Base		171,569
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		52,907
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		17,065
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	248,513			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
LAYOUT.....		None		77%	87%	100%	166,479		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	728	B 95	62,394	Avq.	77%	87%	100%	41,797
Open Frame Porch	1980	50	B 95	1,696	Avq.	77%	90%	100%	1,175
Encl Frame Porch	2001	170	B 95	8,072	Avq.	77%	90%	100%	5,594
Frame Shed	1980	40	B 95	335	Avq.	77%	90%	100%	232
Canopy	1980	285	B 95	4,021	Avq.	77%	90%	100%	2,786
						Outbuilding Total			51,584

Acpt Land	222,700	Accepted Bldg	218,100	Total	440,800
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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	218,750	218,750	100%		218,750
0.24	Acres-Influence W Size Adj	21,875.00	5,250	100%		5,250
Total Acres 0.24					Land Total	224,000

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,155 Sqft	Grade B 110	Base	265,628
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	10,778
Attic	Floor & Stairs			Attic	3,112
FirePlaces	2			Fireplace	10,780
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	290,298			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	232,238		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1927	15	B 110	842	Good	80%	100%	100%	674
Open Frame Porch	1927	40	B 110	1,642	Good	80%	100%	100%	1,314
1 Story/BASEMENT	1927	150	B 110	17,574	Good	80%	100%	100%	14,059
1S BAY WIND/BSMT	1927	32	B 110	4,034	Good	80%	100%	100%	3,227
Frame Garage	1930	418	B 110	20,390	Good	80%	100%	100%	16,312
2,492 SFLA						Outbuilding Total			35,586

Acpt Land	224,000	Accepted Bldg	267,800	Total	491,800
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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	218,750	218,750	100%		218,750
0.24	Acres-Influence W Size Adj	21,875.00	5,250	100%		5,250
Total Acres 0.24					Land Total	224,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	684 Sqft	Grade B 95	Base		120,705
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		4,870
Heating	50% Forced Warm	Cooling	0% None	Heat		-4,352
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	121,223	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None				65%	100%	100%	78,795

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	220	B 95	22,260	Avq.	65%	100%	100%	14,469
1SFr Overhang	1880	46	B 95	3,942	Avq.	65%	100%	100%	2,562
Open Frame Porch	1880	78	B 95	2,470	Avq.	65%	100%	100%	1,606
OPEN PORCH/BSMT	1880	130	B 95	5,920	Avq.	65%	100%	100%	3,848
1,463 SFLA									22,485
Outbuilding Total									22,485

Acpt Land	224,000	Accepted Bldg	101,300	Total	325,300
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WISCASSET
 Name: WISCASSET, INHABITANTS OF MUN.

Valuation Report

09/27/2023

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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	218,750	218,750	100%		218,750
0.22	Acres-Influence W Size Adj	21,875.00	4,813	100%		4,813
					Land Total	223,563

Acpt Land	223,600	Accepted Bldg	0	Total	223,600
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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	75.00	105	100%		105	
Total Acres 1.40				Land Total		105	
Acpt Land		100	Accepted Bldg		0	Total	
						100	

Valuation Report

Map/Lot: U01-113

Account: 1251 Card: 1 of 1

Location: 4 FORT HILL STREET

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	218,750	218,750	100%		218,750
0.24	Acres-Influence W Size Adj	21,875.00	5,250	100%		5,250
Total Acres 0.24					Land Total	224,000

Dwelling Description				Replacement Cost New		
Colonial	Two Story	684 Sqft	Grade B 105	Base		161,934
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		8,573
Attic	None			Attic		0
FirePlaces	3			Fireplace		12,874
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	183,381
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	119,198

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TWO STORY FRAME	1807	420	B 105	64,845	Avq.	65%	100%	100%	42,149
1S AD/GAR.....	1807	255	B 105	29,072	Avq.	65%	100%	100%	18,897
Frame Garage	1807	285	B 105	14,889	Avq.	65%	100%	100%	9,678
Encl Frame Porch	1807	30	B 105	2,022	Avq.	65%	100%	100%	1,314
2,208 SFLA									
Outbuilding Total									72,038

Acpt Land	224,000	Accepted Bldg	191,200	Total	415,200
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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	218,750	218,750	100%		218,750
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09					Land Total	220,719

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	540 Sqft	Grade B 95	Base		95,294
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		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
1820	0	TYPICAL	TYPICAL	Above Average	Typical	101,499
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						76,124

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	65	B 95	5,570	Avq+	75%	100%	100%	4,178
ONE STORY FRAME	1971	222	B 95	19,028	Avq+	75%	100%	100%	14,271
Frame Garage	1971	480	B 95	19,538	Avq+	75%	100%	100%	14,654
Wood Deck	1971	30	C 100	570	Avq.	74%	100%	100%	422
1,232 SFLA									33,525
Outbuilding Total									33,525

Acpt Land	220,700	Accepted Bldg	109,600	Total	330,300
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Valuation Report

Map/Lot: U01-115

Account: 1253 Card: 1 of 1

Location: 10 FORT HILL STREET

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	218,750	218,750	100%		218,750
0.15	Acres-Influence W Size Adj	21,875.00	3,281	100%		3,281
Total Acres 0.15					Land Total	222,031

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	640 Sqft	Grade B 95	Base		107,488
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		-4,344
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		-186
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1815	2009	GOOD	GOOD	Average	Typical	102,958				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	100%	100%	66,923			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1900	234	B 95	20,056	Avq.	65%	100%	100%	13,036	
ONE STORY FRAME	1900	117	B 100	10,555	Avq.	65%	0%	100%	0	
Wood Deck	1990	140	B 95	2,155	Avq.	65%	100%	100%	1,401	
ONE STORY FRAME	1950	112	B 95	9,599	Avq.	65%	100%	100%	6,239	
1,423 SFLA									20,676	
Acpt Land		222,000		Accepted Bldg		87,600		Total		309,600

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, 0.19 Acres-Influence W Size Adj, and Total Acres 0.19.

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, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1793, 2010, TYPICAL, TYPICAL, Below Average, Typical, 352,627.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Wood Deck, Wood Deck, 2,720 SFLA, and Outbuilding Total.

Summary row: Acpt Land 222,900 Accepted Bldg 208,100 Total 431,000

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	218,750	218,750	100%		218,750
0.35	Acres-Influence W Size Adj	21,875.00	7,656	100%		7,656
Total Acres 0.35					Land Total	226,406

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,147 Sqft	Grade A 100	Base	301,344
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	-14,323
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	9,514
Attic	Floor & Stairs			Attic	3,274
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-546
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1766	1820	TYPICAL	Old Type	Good	Typical	299,263			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	239,410		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	136	B 100	12,269	Avq.	65%	100%	100%	7,975
Open Frame Porch	1766	210	B 100	6,442	Avq.	65%	100%	100%	4,187
1.50 ST SHED....	1940	320	C 100	2,800	Avq-	57%	100%	100%	1,596
Canopy	1940	120	C 100	1,606	Avq-	57%	100%	100%	915
2,430 SFLA									
						Outbuilding Total		14,673	
Acpt Land		226,400		Accepted Bldg		254,100		Total	480,500

Name: GERETY, MATHEW ROBERT

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TATE, EMILY ANN

Map/Lot: U01-118

Account: 1256 Card: 1 of 1

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	218,750	218,750	100%		218,750
0.07	Acres-Influence W Size Adj	21,875.00	1,531	100%		1,531
Total Acres 0.07					Land Total	220,281

Dwelling Description				Replacement Cost New	
Conventional	Two Story	420 Sqft	Grade B 95	Base	83,420
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	-4,276
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	85% Forced Warm	Cooling	0% None	Heat	-916
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Capped Only			Insulation	-163
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1790	1960	TYPICAL	Old Type	Average	Typical				94,561
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	61,465		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1790	336	B 95	46,944	Avq.	65%	100%	100%	30,514
Open Frame Porch	1790	156	B 95	4,626	Avq.	65%	100%	100%	3,007
Wood Deck	1990	112	B 95	1,765	Avq.	65%	100%	100%	1,147
1.50 ST ATT SHED	1790	336	B 95	3,712	Avq.	65%	100%	100%	2,413
1,428 SFLA						Outbuilding Total			37,081
Acpt Land		220,300		Accepted Bldg		98,500		Total	318,800

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	137,500	137,500	90%	Topoqraphy	123,750
0.20	Acres-HS Size Adj	13,750.00	2,750	100%		2,750
Total Acres 0.20					Land Total	126,500

Dwelling Description				Replacement Cost New	
Conventional	One Story	448 Sqft	Grade C 100	Base	49,907
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	-2,783
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	9,209
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-795
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1790	0	TYPICAL	TYPICAL	Above Average	Typical	55,538			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	75%	90%	95%	35,614				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2016	128	C 100	1,820	Avq.	92%	100%	95%	1,590
448 SFLA						Outbuilding Total			1,590
Acpt Land		126,500	Accepted Bldg		37,200	Total		163,700	

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	137,500	137,500	90%	Topoqrphry	123,750
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26						Land Total 127,325

Dwelling Description				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade B 95	Base	123,939
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	-4,538
Rooms	6	HEARTH		HEARTH	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1796	1960	TYPICAL	Old Type	Good	Typical	126,916			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		80%	90%	100%	91,380		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	198	B 95	16,970	Good	80%	90%	100%	12,218
Frame Shed	1960	153	B 95	1,278	Good	80%	90%	100%	920
Encl Frame Porch	1796	28	B 95	1,741	Good	80%	90%	100%	1,254
Frame Garage	2001	336	C 100	13,782	Good	96%	100%	100%	13,231
Frame Shed	1960	198	C 100	1,515	Avq.	69%	100%	100%	1,045
Unfin Basement	2001	336	C 100	1,680	Avq.	89%	100%	100%	1,495
Wood Deck	2010	192	C 100	2,635	Avq.	92%	100%	100%	2,424
1,446 SFLA									
						Outbuilding Total		32,587	
Acpt Land		127,300		Accepted Bldg		124,000		Total 251,300	

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	226,625	226,625	100%		226,625
0.29	Acres-Commercial Size Adj	11,875.00	3,444	100%		3,444
					Land Total	230,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY AV.....	0	276	C 100	5,406	Avq.	65%	100%	100%	3,514
STORE MASONRY...	1962	4262	C 100	450,372	Avq.	70%	100%	100%	315,260
PAVING.....	1962	3300	C 100	6,996	Avq-	62%	100%	100%	4,338
Outbuilding Total									323,112

Accpt Land	230,100	Accepted Bldg	323,100	Total	553,200
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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	226,625	226,625	100%		226,625
0.30	Acres-Commercial Size Adj	11,875.00	3,563	100%		3,563
					Land Total	230,188

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,939 Sqft	Grade A 100	Base		509,421
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		3,806
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-922
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1797	1980	TYPICAL	TYPICAL	Average	Typical	512,305
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	332,998

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1797	70	A 100	1,448	Avq.	65%	100%	100%	941
2.00 ST BARN....	1920	616	C 100	50,935	Avq-	57%	50%	100%	14,516
Encl Frame Porch	1797	128	A 100	7,605	Avq.	65%	100%	100%	4,943
3,878 SFLA						Outbuilding Total			20,400

Acpt Land	230,200	Accepted Bldg	353,400	Total	583,600
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WISCASSET
 Name: FISCHER, CYNTHIA M
 FISCHER, DAVID P

Valuation Report

09/27/2023
 Page 1797
 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	137,500	137,500	100%		137,500
0.42	Acres-HS Size Adj	13,750.00	5,775	100%		5,775
Total Acres 0.42			Land Total			143,275

Dwelling Description

Replacement Cost New

Conventional	Two Story	414 Sqft	Grade C 105	Base	79,030
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	-5,401
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	2,982
Attic	Floor & Stairs			Attic	926
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,543
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	OLD TYPE	TYPICAL	Average	Typical	75,994
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	49,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Story/BSMT	1870	336	C 105	39,866	Avq.	65%	100%	100%	25,913
Frame Shed	1870	480	C 105	3,856	Avq.	65%	100%	100%	2,506
Res. Greenhouse	1970	119	D 100	6,922	Fair	52%	100%	100%	3,599
Frame Garage	1940	308	C 100	12,985	Fair	42%	100%	100%	5,454
Open Frame Porch	1870	128	C 105	3,702	Avq.	65%	100%	100%	2,406
Frame Bay Window	1870	18	C 105	1,482	Avq.	65%	100%	100%	963
Wood Deck	1999	216	C 100	2,941	Avq.	88%	100%	100%	2,588
Frame Shed	1870	32	C 105	258	Avq.	65%	100%	100%	168
1,350 SFLA									43,597

Acpt Land	143,300	Accepted Bldg	93,000	Total	236,300
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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)	50 0 0	Land Schedule	101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.25	Acres-HS Size Adj	13,750.00	3,438	100%		3,438
Total Acres 0.25					Land Total	140,938

Dwelling Description				Replacement Cost New		
Conventional	Two Story	759 Sqft	Grade B 95	Base		150,753
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		-5,151
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	88% Forced Warm	Cooling	0% None	Heat		-1,325
Rooms	8	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		4,654
Attic	Floor & Stairs			Attic		1,766
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-294
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Average	Typical	150,403			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	97,762				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1880	169	B 95	4,988	Avq.	65%	100%	100%	3,242
ONE STORY FRAME	1900	200	B 95	17,141	Avq.	65%	100%	100%	11,142
1.25 ST GARAGE..	1970	528	C 100	29,605	Avq.	74%	100%	100%	21,908
Wood Deck	1970	120	C 100	1,718	Avq.	74%	100%	100%	1,271
Encl Frame Porch	2002	80	C 100	3,715	Avq.	90%	100%	100%	3,344
1,718 SFLA						Outbuilding Total			40,907

Acpt Land	140,900	Accepted Bldg	138,700	Total	279,600
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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	137,500	137,500	100%		137,500
0.06	Acres-HS Size Adj	13,750.00	825	100%		825
					Land Total	138,325

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	540 Sqft	Grade B 95	Base		92,507
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof		524
						0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-5,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,320
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,103
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	93,288			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	74,630		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	2005	300	B 95	37,272	Avq.	91%	100%	100%	33,918
Frame Garage	1940	252	C 100	11,391	Avq-	57%	100%	100%	6,493
Encl Frame Porch	2005	25	B 95	1,608	Good	80%	100%	100%	1,286
1,335 SFLA									
						Outbuilding Total		41,697	
Acpt Land		138,300	Accepted Bldg		116,300	Total		254,600	

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	137,500	137,500	100%		137,500
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21					Land Total	140,388

Dwelling Description				Replacement Cost New		
Conventional	One Story	520 Sqft	Grade B 100	Base		66,617
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		5,126
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	4	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,165
Attic	None			Attic		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	79,908				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	100%	100%	77,511			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.5 Story/BSMT	2009	384	B 100	49,901	Avq+	97%	100%	100%	48,404	
1 Story/BASEMENT	2009	240	B 100	25,561	Avq+	97%	100%	100%	24,794	
Wood Deck	2009	56	B 100	1,036	Avq+	97%	100%	100%	1,005	
Wood Deck	2009	230	C 100	3,120	Avq+	97%	100%	100%	3,026	
Frame Shed	2021	192	C 100	1,469	Avq.	92%	100%	100%	1,351	
1,336 SFLA									78,580	
Acpt Land		140,400		Accepted Bldg		156,100		Total		296,500

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	137,500	137,500	100%		137,500
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	138,875

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	540 Sqft	Grade B 95	Base		90,693
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	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		9,310
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	100,003				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	75,002			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1800	243	B 95	2,030	Avq+	75%	100%	100%	1,522	
Frame Garage	1800	288	B 95	13,565	Avq+	75%	100%	100%	10,174	
Wood Deck	2002	60	B 95	1,040	Avq+	75%	100%	100%	780	
Wood Deck	2003	154	B 95	2,350	Avq+	75%	100%	100%	1,762	
1 Story/BASEMENT	1800	468	B 95	47,351	Avq+	75%	100%	100%	35,513	
1,278 SFLA									49,751	
Acpt Land		138,900		Accepted Bldg		124,800		Total		263,700

WISCASSET
 Name: WINTERBERG, LINDA Z

Valuation Report

09/27/2023

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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	218,750	218,750	5%	Restrictio	10,938	
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969	
Total Acres 0.09					Land Total	12,907	
Acpt Land		12,900	Accepted Bldg		0	Total	12,900

Account: 1267 Card: 1 of 1

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	218,750	218,750	100%		218,750	
0.02	Acres-Influence W Size Adj	21,875.00	438	100%		438	
Total Acres 0.02					Land Total	219,188	
Acpt Land		219,200	Accepted Bldg		0	Total	219,200

Name: BOGAN, JOHN R III

Page 1804

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	137,500	137,500	100%		137,500
0.24	Acres-HS Size Adj	13,750.00	3,300	100%		3,300
Total Acres 0.24					Land Total	140,800

Dwelling Description				Replacement Cost New		
Colonial	Two Story	700 Sqft	Grade B 100	Base		160,987
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		-5,001
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		4,899
Attic	Full Finished			Attic		13,676
FirePlaces	4			Fireplace		14,722
Insulation	Minimal			Insulation		-2,858
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1765	0	TYPICAL	TYPICAL	Above Average	Typical	186,425	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	139,819

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1850	560	B 100	91,464	Avq+	75%	100%	100%	68,598
ONE STORY FRAME	1850	90	B 100	8,119	Avq+	75%	100%	100%	6,089
Frame Shed	1850	165	B 100	1,452	Avq+	75%	100%	100%	1,089
Encl Frame Porch	1765	42	B 100	2,490	Avq+	75%	100%	100%	1,868
2 STORY GARAGE	1776	660	C 100	37,588	Avq.	65%	100%	100%	24,432
Wood Deck	1990	128	D 100	1,565	Avq.	84%	100%	100%	1,315
Frame Garage	1930	200	D 100	8,522	Avq-	57%	100%	100%	4,858
2,610 SFLA									108,249

Acpt Land	140,800	Accepted Bldg	248,100	Total	388,900
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WISCASSET
 Name: GEBHARD, GREGORY
 NEVERS, CLINTON J

Valuation Report

09/27/2023

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Map/Lot: U01-131

Account: 1269 Card: 1 of 1

Location: 180 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/10/2022
Topography	Level	Sale Price 387,000
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) 50 0 0 Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	80%		110,000
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	111,925

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	540 Sqft	Grade B 100	Base		97,376
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		4,899
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,339
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				109,614
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
LAYOUT.....		None		65%	92%	100%	65,549		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1784	252	B 100	22,735	Avq.	65%	100%	100%	14,778
Unfinished Attic	1784	252	B 100	1,580	Avq.	65%	100%	100%	1,027
1 Story/BASEMENT	1784	314	B 100	33,442	Avq.	65%	100%	100%	21,737
Wood Deck	1980	176	B 100	2,796	Avq.	79%	100%	100%	2,209
Frame Shed	1940	252	D 100	1,658	Avq.	65%	100%	100%	1,078
Frame Shed	1940	432	C 100	3,305	Avq.	65%	100%	100%	2,148
Frame Garage	2009	484	C 100	17,998	Avq.	92%	100%	100%	16,558
ONE STORY FRAME	2009	16	C 100	1,255	Avq.	92%	100%	100%	1,155
1,392 SFLA				Outbuilding Total			60,690		

Acpt Land 111,900 **Accepted Bldg** 126,200 **Total** 238,100

Name: ROUSSEAU, FRANK B

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ROUSSEAU, LAURIE A

Map/Lot:

U01-132

Account: 1270 Card: 1 of 1

Location:

190 MAIN STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 08/31/2022
Topography	Level	Sale Price 399,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	226,625	226,625	80%		181,300
0.15	Acres-Franchise Size Adj	23,875.00	3,581	100%		3,581
Total Acres 0.15					Land Total	184,881

Dwelling Description				Replacement Cost New	
Conventional	Two Story	908 Sqft	Grade B 100	Base	186,117
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	4,899
Attic	Full Finished			Attic	16,224
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-371
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1820	0	GOOD	TYPICAL	Average	Typical	214,208	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	139,235

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1820	240	C 100	18,828	Avq.	65%	100%	100%	12,238
Encl Frame Porch	1995	112	C 100	5,021	Avq.	86%	100%	100%	4,318
Wood Deck	1995	289	C 100	3,872	Avq.	86%	100%	100%	3,330
2,056 SFLA						Outbuilding Total			19,886

Acpt Land	184,900	Accepted Bldg	159,100	Total	344,000
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Name: WALLACE, JOSEPH D

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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	137,500	137,500	100%		137,500
0.11	Acres-HS Size Adj	13,750.00	1,513	100%		1,513
Total Acres 0.11					Land Total	139,013

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,056 Sqft	Grade B 95	Base	205,630
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	-3,584
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	6,205
Attic	Full Finished			Attic	17,135
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-4,096
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1896	0	TYPICAL	Old Type	Average	Typical	221,290			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	143,839				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1896	72	B 95	6,171	Avq.	65%	100%	100%	4,011
Open Frame Porch	1896	190	B 95	5,569	Avq.	65%	100%	100%	3,620
Encl Frame Porch	1896	120	B 95	5,842	Avq.	65%	100%	100%	3,797
Wood Deck	1980	105	C 100	1,526	Avq.	79%	100%	100%	1,206
2,184 SFLA									12,634
Acpt Land		139,000	Accepted Bldg		156,500	Total		295,500	

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	226,625	226,625	80%		181,300
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069
					Land Total	182,369

Dwelling Description				Replacement Cost New	
Conventional	Two Story	910 Sqft	Grade B 100	Base	190,257
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	3,266
Attic	Floor & Stairs			Attic	2,229
FirePlaces	2			Fireplace	9,800
Insulation	Capped Only	SFLA	1,820	Insulation	-372
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1820	0	TYPICAL	TYPICAL	Below Average	Typical	205,180	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		57%	100%	100%	116,953

Acpt Land	182,400	Accepted Bldg	117,000	Total	299,400
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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	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12					Land Total	139,150

Dwelling Description				Replacement Cost New	
Conventional	One Story	360 Sqft	Grade C 100	Base	40,104
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	-479
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	5,680
Attic	Full Finished			Attic	8,272
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	53,577			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	34,825				
Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.5 Story/BSMT	1890	360	C 100	40,680	Avq.	65%	100%	100%	26,442
ONE STORY FRAME	1890	168	C 100	13,180	Avq.	65%	100%	100%	8,567
Wood Deck	1890	184	C 100	2,534	Avq.	65%	100%	100%	1,647
Frame Shed	1970	112	E 100	634	Poor	36%	100%	100%	228
Finished Attic	1890	168	C 100	3,372	Avq.	65%	100%	100%	2,192
Wood Deck	2022	160	C 100	2,228	Avq.	92%	100%	100%	2,050
1,135 SFLA						Outbuilding Total			41,126
Acpt Land		139,200	Accepted Bldg		76,000	Total		215,200	

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 05/26/2022
Topography	Rolling	Sale Price 425,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	137,500	137,500	100%		137,500
0.22	Acres-HS Size Adj	13,750.00	3,025	100%		3,025
Total Acres 0.22					Land Total	140,525

Dwelling Description				Replacement Cost New		
Other	One & 3/4 Story	1,540 Sqft	Grade C 100	Base		223,879
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		35,500
Attic	None			Attic		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	259,379
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	96% 100%	161,852

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	1650	D 100	111,320	Avq.	79%	77%	100%	67,716
Wood Deck	1980	1650	C 100	21,225	Avq.	79%	68%	100%	11,402
Wood Deck	1980	128	C 100	1,820	Avq.	79%	100%	100%	1,438
Wood Deck	1980	128	C 100	1,820	Avq.	79%	100%	100%	1,438
4,345 SFLA									
Outbuilding Total									81,994

Acpt Land 140,500 **Accepted Bldg** 243,800 **Total** 384,300

WISCASSET
 Name: STEVENS, ROBERT L.
 STEVENS, GINA

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26					Land Total	141,075

Dwelling Description				Replacement Cost New		
Conventional	Two Story	920 Sqft	Grade B 95	Base		182,730
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		10,859
Attic	Floor & Stairs			Attic		2,141
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-3,568
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	TYPICAL	TYPICAL	Average	Typical	192,162	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	99%	100%	123,656

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Open Frame Porch	1890	144	B 95	4,295	Avq.	65%	100%	100%	2,792	
Open Frame Porch	1890	68	B 95	2,194	Avq.	65%	100%	100%	1,426	
2S Fr Bay Window	1890	27	B 95	3,771	Avq.	65%	99%	100%	2,426	
Wood Deck	1990	48	B 95	874	Avq.	65%	100%	100%	568	
1,894 SFLA									Outbuilding Total	7,212

Acpt Land 141,100 **Accepted Bldg** 130,900 **Total** 272,000

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	218,750	218,750	100%		218,750
0.39	Acres-Influence W Size Adj	21,875.00	8,531	100%		8,531
Total Acres 0.39			Land Total			227,281

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
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	4,260
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	144,454			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		76%	100%	100%	109,785		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1967	304	C 100	12,871	Avq.	76%	100%	100%	9,782
Frame Shed	1990	96	C 100	735	Avq-	74%	100%	100%	544
Patio	1967	160	C 100	1,718	Avq.	72%	100%	100%	1,237
ONE STORY FRAME	2002	384	C 100	30,125	Avq.	90%	100%	100%	27,112
1,528 SFLA									
Outbuilding Total									38,675
Acpt Land		227,300		Accepted Bldg		148,500		Total	375,800

WISCASSET
 Name: CAPLIN, WENDY A
 KULP, DENISE A

Valuation Report

09/27/2023

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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	218,750	218,750	100%		218,750
0.34	Acres-Influence W Size Adj	21,875.00	7,438	100%		7,438
Total Acres 0.34					Land Total	226,188

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,075 Sqft	Grade C 105	Base		128,256
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		39,916
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,946
Attic	None			Attic		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	177,118	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	143,466

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1958	36	C 105	679	Avq+	81%	100%	100%	550
1SFr Overhang	1958	37	C 105	3,048	Avq+	81%	100%	100%	2,469
Frame Garage	1958	768	C 105	27,388	Avq+	81%	100%	100%	22,184
1,112 SFLA									
Outbuilding Total									25,203

Acpt Land	226,200	Accepted Bldg	168,700	Total	394,900
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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	218,750	218,750	100%		218,750
0.91	Acres-Influence W Size Adj	21,875.00	19,906	100%		19,906
					Land Total	238,656

Dwelling Description				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade B 100	Base	149,028
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	6,532
Attic	Floor & Stairs			Attic	1,587
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-265
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1815	0	TYPICAL	TYPICAL	Above Average	Typical	164,221				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	123,166			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
TWO STORY FRAME	1815	450	B 100	66,168	Avq+	75%	100%	100%	49,626	
Encl Frame Porch	1980	224	B 100	11,031	Avq.	79%	100%	100%	8,714	
Frame Shed	1980	120	D 100	789	Fair	57%	100%	100%	450	
1.50 ST GARAGE..	2007	772	B 100	64,952	Avq.	92%	100%	100%	59,756	
Frame Shed	2007	260	C 100	1,989	Avq.	92%	100%	100%	1,830	
Outbuilding Total									120,376	
Acpt Land		238,700		Accepted Bldg		243,500		Total		482,200

Name: SPAUR, JENNIFER ANN (TRUSTEE)

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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	218,750	218,750	100%		218,750
0.36	Acres-Influence W Size Adj	21,875.00	7,875	100%		7,875
Total Acres 0.36					Land Total	226,625

Dwelling Description				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	193,184
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	8,650
Heating	62% Hot Water BB	Cooling	0% None	Heat	-4,887
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	15,391
FirePlaces	2			Fireplace	9,800
Insulation	Heavy			Insulation	1,715
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1801	0	OLD TYPE	TYPICAL	Average	Typical	232,018
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	150,812

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1801	342	B 100	30,855	Avq.	65%	100%	100%	20,056
Unfinished Attic	1801	342	B 100	2,144	Avq.	65%	100%	100%	1,394
Wood Deck	1970	160	B 100	2,561	Avq.	65%	100%	100%	1,665
Wood Deck	1970	154	B 100	2,474	Avq.	65%	100%	100%	1,608
Frame Shed	1801	144	B 100	1,266	Avq.	65%	100%	100%	823
Frame Garage	1950	280	C 100	12,189	Fair	42%	100%	100%	5,119
1.25 ST SHED....	1801	198	B 100	1,850	Avq.	65%	100%	100%	1,203
Shed.....	1801	144	B 100	1,266	Avq.	65%	100%	100%	823
2,022 SFLA									32,691

Acpt Land	226,600	Accepted Bldg	183,500	Total	410,100
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Name: DEFIBAUGH, ROGER L

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DEFIBAUGH, CYNTHIA

Map/Lot: U01-141

Account: 1280 Card: 1 of 1

Location: 18 SUMMER STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 10/09/2019
Sale Price 210,000
Sale Type Land & Buildings
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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.17 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 Conventional, 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). Includes rows for Outbuildings/Additions/Improvements.

Acpt Land 139,800 Accepted Bldg 115,100 Total 254,900

Name: GAULD, SAMANTHA J

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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	137,500	137,500	100%		137,500
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	139,563

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,119 Sqft	Grade B 105	Base		270,216
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		6,859
Attic	Floor & Stairs			Attic		2,878
FirePlaces	4			Fireplace		15,458
Insulation	Capped Only			Insulation		-480
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1875	TYPICAL	TYPICAL	Average	Typical	294,931
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	191,705	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1850	14	B 105	1,328	Avq.	65%	100%	100%	863
Open Frame Porch	1850	32	B 105	1,324	Avq.	65%	100%	100%	861
Open Frame Porch	1850	140	B 105	4,625	Avq.	65%	100%	100%	3,006
Open Frame Porch	1850	20	B 105	956	Avq.	65%	100%	100%	621
Open Frame Porch	1850	160	B 105	5,235	Avq.	65%	100%	100%	3,403
ONE STORY FRAME	1940	280	B 105	26,524	Avq.	65%	100%	100%	17,241
Open Frame Porch	1970	66	B 105	2,364	Avq.	65%	100%	100%	1,537
Frame Shed	1970	196	B 105	1,811	Avq.	65%	100%	100%	1,177
Frame Garage	1940	308	B 105	15,679	Avq.	65%	100%	100%	10,191
Frame Bay Window	1850	14	B 105	1,328	Avq.	65%	100%	100%	863
2,546 SFLA									
Outbuilding Total									39,763

Acpt Land	139,600	Accepted Bldg	231,500	Total	371,100
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WISCASSET

Valuation Report

09/27/2023

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 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
 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	8,336	B Gr	65%	100%	100%	5,418
Canopy	1940	36	B 100	665	B Gr	65%	100%	100%	432
2,634 SFLA									
						Outbuilding Total			5,850
Accpt Land			0	Accepted Bldg		5,900	Total		5,900

WISCASSET

Valuation Report

09/27/2023

Name: GAULD, SAMANTHA J

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GUERRERO, GEORGE K

Map/Lot:

U01-142

Account: 1281

Location:

228 MAIN STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	139,600	231,500	371,100	139,600	231,500	371,100
2	0	5,900	5,900	0	5,900	5,900
TOTAL	139,600	237,400	377,000	139,600	237,400	377,000

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	137,500	137,500	100%		137,500
0.48	Acres-HS Size Adj	13,750.00	6,600	100%		6,600
					Land Total	144,100

Dwelling Description

Replacement Cost New

Other	Two Story	1,482 Sqft	Grade A 100	Base	350,420
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	28,148
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	4,230
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	382,798
Functional Obsolescence						Value(Rcnld)
None						278,486

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	1488	A 100	156,424	Avq+	75%	100%	100%	117,318
BSMT FINISHED...	1980	1488	A 100	106,523	Avq+	75%	100%	100%	79,892
ONE STORY FRAME	1900	144	A 100	15,138	Avq+	75%	100%	100%	11,354
4,596 SFLA									
						Outbuilding Total		208,564	

Acpt Land	144,100	Accepted Bldg	487,100	Total	631,200
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WISCASSET
 Name: ASHRAF, REHANA F
 TEDESCHI, DAVID

Valuation Report

09/27/2023

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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	218,750	218,750	100%		218,750
0.38	Acres-Influence W Size Adj	21,875.00	8,313	100%		8,313
Total Acres 0.38					Land Total	227,063

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,624 Sqft	Grade A 95	Base		375,851
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		-12,843
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		19,884
Attic	Full Finished			Attic		27,666
FirePlaces	1			Fireplace		8,124
Insulation	Capped Only			Insulation		-734
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1870	0	TYPICAL	TYPICAL	Below Average	Typical	417,948				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Deferred Maintenance		None		100%	75%	100%	313,461			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1870	518	B 95	14,638	Avq-	57%	100%	100%	8,344	
FA/1FA/B	1870	320	B 95	38,814	Avq-	57%	100%	100%	22,124	
2S Fr Bay Window	1870	36	B 95	5,029	Avq-	57%	100%	100%	2,867	
ENC.PORCH/BSMT	1870	208	B 95	12,985	Avq-	57%	100%	100%	7,401	
Brick Deck	1870	105	C 95	1,185	Avq-	57%	100%	100%	675	
Wood Deck	1980	200	C 95	2,600	Avq-	70%	100%	100%	1,820	
Frame Garage	1950	528	C 100	19,250	Avq-	57%	100%	100%	10,972	
Encl Frame Porch	1870	63	B 95	3,302	Avq-	100%	100%	100%	3,302	
Wood Deck	1870	63	B 95	1,082	Avq-	57%	100%	100%	617	
3,320 SFLA									58,122	
Acpt Land				227,100	Accepted Bldg		371,600	Total		598,700

Name: ASHRAF, REHANA F

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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	81,141
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	-6,374
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					74,767
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %				Value(Rcnld)	
Incomplete	None	92%	50%	100%				34,393	
Outbuildings/Additions/Improvements						Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhang	2007	24	C 100	1,882	Avq.	92%	50%	100%	866
1SFr Overhang	2007	24	C 100	1,882	Avq.	92%	50%	100%	866
1,056 SFLA						Outbuilding Total			1,732
Acpt Land		0	Accepted Bldg		36,100	Total			36,100

WISCASSET

Valuation Report

09/27/2023

Name: ASHRAF, REHANA F

Page 1823

TEDESCHI, DAVID

Map/Lot:

U01-144

Account: 1283

Location:

15 HIGH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	227,100	371,600	598,700	227,100	371,600	598,700
2	0	36,100	36,100	0	36,100	36,100
TOTAL	227,100	407,700	634,800	227,100	407,700	634,800

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	218,750	218,750	100%		218,750
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27					Land Total	224,656

Dwelling Description				Replacement Cost New	
Colonial	Two Story	714 Sqft	Grade B 100	Base	164,206
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	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	8,165
Attic	Floor & Stairs			Attic	1,749
FirePlaces	2			Fireplace	9,800
Insulation	None			Insulation	-2,915
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1840	2001	GOOD	TYPICAL	Above Average	Typical	181,005	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	135,754

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	396	B 100	64,679	Avq+	75%	100%	100%	48,509
1 Story/BASEMENT	1900	216	B 100	23,004	Avq+	75%	100%	100%	17,253
Open Frame Porch	1900	180	B 100	5,569	Avq+	75%	100%	100%	4,177
Frame Garage	1900	364	B 100	16,768	Avq+	75%	100%	100%	12,576
Frame Bay Window	1840	18	B 100	1,625	Avq+	75%	100%	100%	1,219
Open Frame Porch	1840	28	B 100	1,144	Avq+	75%	100%	100%	858
2,454 SFLA									84,592

Acpt Land	224,700	Accepted Bldg	220,300	Total	445,000
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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	218,750	218,750	100%		218,750
0.33	Acres-Influence W Size Adj	21,875.00	7,219	100%		7,219
Total Acres 0.33					Land Total	225,969

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,320 Sqft	Grade B 100	Base		303,575
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		19,596
Attic	1/4 Finished			Attic		5,317
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.	328,488	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		80%	83%	100%	218,116

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	320	B 100	28,869	Good	80%	83%	100%	19,169
Unfin Basement	1890	320	B 100	1,840	Good	80%	94%	100%	1,384
Unfin Basement	1890	320	B 100	1,840	Good	80%	94%	100%	1,384
Unfinished Attic	1890	480	B 100	3,009	Good	80%	94%	100%	2,263
Unfin Basement	1890	480	B 100	2,760	Avq-	57%	100%	100%	1,573
Unfin Basement	1890	480	B 100	2,760	Poor	25%	100%	100%	690
2 Story/BASEMENT	1890	280	B 100	45,732	Good	80%	83%	100%	30,366
Wood Deck	2001	408	B 100	6,199	Good	80%	100%	100%	4,959
Wood Deck	2001	28	B 100	626	Good	80%	100%	100%	501
Encl Frame Porch	2006	98	B 100	5,118	Good	80%	100%	100%	4,094
3,520 SFLA									66,383

Acpt Land	226,000	Accepted Bldg	284,500	Total	510,500
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WISCASSET
 Name: BRYER, JOHN S

Valuation Report

09/27/2023

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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	1.871	B Gr	80%	83%	100%	1,243
3,520 SFLA									1,243
Accpt Land						0	Accepted Bldg		1,200
						1,200	Total		1,200

WISCASSET
Name: BRYER, JOHN S

Valuation Report

09/27/2023

Page 1827

Map/Lot:

U01-146

Account: 1285

Location:

5 HIGH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	226,000	284,500	510,500	226,000	284,500	510,500
2	0	1,200	1,200	0	1,200	1,200
TOTAL	226,000	285,700	511,700	226,000	285,700	511,700

WISCASSET
 Name: WIDMER, STEPHEN K

Valuation Report

09/27/2023

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Map/Lot: U01-147
 Location: HIGH STREET

Account: 1286 Card: 1 of 1

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	218,750	218,750	90%	Topoqrphry	196,875	
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906	
Total Acres 0.27					Land Total	202,781	
Acpt Land		202,800	Accepted Bldg		0	Total	202,800

WISCASSET
Name: SPNEA

Valuation Report

09/27/2023

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Map/Lot: U01-148

Account: 1287 Card: 1 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) 18 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%	Neighborho	273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
3.89	Acres-Waterfront Rear	16,250.00	63,213	100%		63,213
Total Acres 4.89					Land Total	358,526

Dwelling Description

Replacement Cost New

Other	Three Story	1,296 Sqft	Grade A 105	Base	361,983
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	3,237
					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	5,994
Attic	Floor & Stairs			Attic	3,884
FirePlaces	6			Fireplace	24,034
Insulation	Minimal			Insulation	-9,710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	OLD TYPE	Old Type	Below Average	Typical	389,422
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	57%	100%	100%	221,971	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1807	432	A 105	86,328	Avq-	57%	100%	100%	49,207
2S Encl Fr Porch	1807	1128	A 105	143,256	Avq-	57%	100%	100%	81,656
Open Frame Porch	1807	48	A 105	2,111	Avq-	57%	100%	100%	1,203
Open Frame Porch	1807	40	A 105	1,828	Avq-	57%	100%	100%	1,042
2.00 ST BARN....	1807	720	A 100	77,795	Avq.	65%	50%	100%	25,284
Frame Shed	1807	264	A 100	2,706	Avq.	65%	50%	100%	880
2.00 ST BARN....	1807	720	A 100	77,795	Avq.	65%	50%	100%	25,284
2.00 ST BARN....	1807	540	A 100	61,280	Avq.	65%	50%	100%	19,916
2 Story/BASEMENT	1807	1128	A 105	225,406	Avq-	57%	100%	100%	128,481
2 Story/BASEMENT	1807	192	A 105	38,368	Avq-	57%	100%	100%	21,870
7,392 SFLA									
Outbuilding Total									354,823

Acpt Land 358,500 **Accepted Bldg** 576,800 **Total** 935,300

WISCASSET
Name: SPNEA

Valuation Report

09/27/2023

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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) 18 0 0 Land Schedule 101

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Stovr/BASEMENT	1807	192	A 100	38,368	A Gr	57%	100%	100%	21,870
7,776 SFLA									21,870
Accpt Land						0	Accepted Bldg		21,900
							Total		21,900

WISCASSET
Name: SPNEA

Valuation Report

09/27/2023

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Map/Lot:

U01-148

Account: 1287

Location:

2 LEE STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	358,500	576,800	935,300	358,500	576,800	935,300
2	0	21,900	21,900	0	21,900	21,900
TOTAL	358,500	598,700	957,200	358,500	598,700	957,200

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	137,500	137,500	100%		137,500
0.36	Acres-HS Size Adj	13,750.00	4,950	100%		4,950
Total Acres 0.36					Land Total	142,450

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,120 Sqft	Grade B 100	Base		257,579
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		8,165
Attic	1/2 Finished			Attic		9,410
FirePlaces	6			Fireplace		19,644
Insulation	Capped Only			Insulation		-457
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1803	0	TYPICAL	TYPICAL	Above Average		Typical			294,341
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		75%	100%	100%		220,756	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1984	35	B 100	729	Avq+	75%	100%	100%	547
Wood Deck	1984	252	C 100	3,400	Avq.	81%	100%	100%	2,754
2,240 SFLA						Outbuilding Total			3,301

Acpt Land	142,500	Accepted Bldg	224,100	Total	366,600
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Valuation Report

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	137,500	137,500	75%	Topoqrphy	103,125
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	104,500

Dwelling Description				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade B 100	Base	232,146
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	21,542
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	2,293
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-382
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1837	0	OLD TYPE	Old Type	Fair	Typical	262,938			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		42%	75%	100%	82,825		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1837	24	B 100	1,028	Fair	42%	75%	100%	324
1,872 SFLA						Outbuilding Total			324
Acpt Land		104,500		Accepted Bldg		83,100		Total	187,600

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	137,500	137,500	90%	Topoqrphy	123,750
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
					Land Total	125,675

Dwelling Description

Replacement Cost New

Cape Cod	One Story	702 Sqft	Grade C 100	Base	78,202
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	4,458
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	5,957
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	702	Insulation	-1,246
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1954	0	TYPICAL	TYPICAL	Average	Typical	87,371	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		71%	100%	100%	62,033

Acpt Land 125,700 **Accepted Bldg** 62,000 **Total** 187,700

WISCASSET
 Name: BICKFORD, ROBERT L
 BICKFORD, JOAN C

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06					Land Total	151,400

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	192,136 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-7,765
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	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-333
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1902	1976	TYPICAL	TYPICAL	Above Average	Typical	191,795
Functional Obsolescence						Value(Rcnld)
None						143,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1976	96	B 95	8,229	Avq+	75%	100%	100%	6,172	
Open Frame Porch	1976	168	B 95	4,959	Avq+	75%	100%	100%	3,719	
Wood Deck	1976	360	B 95	5,219	Avq+	75%	100%	100%	3,914	
Wood Deck	1976	36	B 95	706	Avq+	75%	100%	100%	530	
Canopy	1976	104	B 95	1,535	Avq+	75%	100%	100%	1,151	
1/2S AD/GAR.....	1976	520	B 95	32,364	V.G.	91%	100%	100%	29,451	
Frame Shed	2019	120	D 100	789	Avq.	92%	100%	100%	726	
Outbuilding Total									45,663	

Acpt Land 151,400 **Accepted Bldg** 189,500 **Total** 340,900

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	153,750

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,020 Sqft	Grade B 105	Base	139,949
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	-3,826
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	10,288
Attic	Full Finished			Attic	18,475
FirePlaces	1			Fireplace	7,706
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	172,592	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	129,444

Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value		
ONE STORY FRAME	1876	406	B 105	38,460	Avq+	75%	100%	100%	28,845		
1 & 1/2 STORY FR	1876	456	B 105	54,421	Avq+	75%	100%	100%	40,816		
1/2S AD/GAR.....	1876	264	B 105	20,666	Avq+	75%	100%	100%	15,500		
Encl Frame Porch	1876	91	B 105	5,030	Avq+	75%	100%	100%	3,772		
THREE STORY FR	1876	64	B 105	13,578	Avq+	75%	100%	100%	10,184		
Frame Bay Window	1876	21	B 105	1,990	Avq+	75%	100%	100%	1,492		
Frame Shed	1999	240	C 100	1,836	Avq.	88%	100%	100%	1,616		
2,323 SFLA									Outbuilding Total		102,225

Acpt Land	153,800	Accepted Bldg	231,700	Total	385,500
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WISCASSET
 Name: AZZOLI, RICHARD J
 AZZOLI, KAREN W

Valuation Report

09/27/2023

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Account: 1293 Card: 1 of 1

Map/Lot:
 Location:

U01-154
 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	137,500	137,500	100%		137,500
0.66	Acres-HS Size Adj	13,750.00	9,075	100%		9,075
Total Acres 0.66					Land Total	146,575

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade C 100	Base		157,206
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		4,260
Attic	None			Attic		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	161,466			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	148,549				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2018	576	C 100	20,616	Avq.	92%	100%	100%	18,967
Open Frame Porch	2018	144	C 100	3,931	Avq.	92%	100%	100%	3,617
Wood Deck	2018	320	C 100	4,268	Avq.	92%	100%	100%	3,927
1,344 SFLA						Outbuilding Total			26,511

Acpt Land	146,600	Accepted Bldg	175,100	Total	321,700
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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	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
4.10	Acres-Rear Land 1-10	2,500.00	10,250	100%		10,250
Total Acres 5.10					Land Total	305,563

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,575 Sqft	Grade B 105	Base		298,214
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		-5,908
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		10,288
Attic	Full Finished			Attic		25,613
FirePlaces	3			Fireplace		12,874
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	341,081				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	272,865					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	2001	405	B 105	45,291	Good	96%	100%	100%	43,479	
1.50 ST GARAGE..	1900	440	B 105	41,059	Avq.	65%	100%	100%	26,688	
Patio	1900	120	B 100	1,535	Avq.	65%	100%	100%	998	
2,767 SFLA					Outbuilding Total		71,165			
Accpt Land		305,600		Accepted Bldg		344,000		Total		649,600

Valuation Report

Map/Lot: U01-156

Account: 1295 Card: 1 of 1

Location: 31 LEE STREET

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	137,500	137,500	95%		130,625
0.06	Acres-HS Size Adj	13,750.00	825	100%		825
Total Acres 0.06			Land Total			131,450

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	952 Sqft	Grade B 95	Base		118,179
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		-9,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-3,461
Rooms	4	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,981
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-185
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1790	0	OLD TYPE	Old Type	Below Average	Typical	108,822	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		57%	100%	90%	55,826

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	384	B 100	3,378	Avq.	90%	100%	90%	2,736
Frame Shed	2005	80	C 100	612	Avq.	91%	100%	90%	501
Wood Deck	2009	32	C 100	595	Avq.	92%	100%	90%	492
952 SFLA						Outbuilding Total			3,729

Acpt Land	131,500	Accepted Bldg	59,600	Total	191,100
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WISCASSET
 Name: DUGGER, EDWARD A

Valuation Report

09/27/2023

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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
Topography	Level	Sale Price
Utilities		Sale Type
Street	Paved	Financing
		Verified
		Validity

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	137,500	137,500	10%	Size/Shape	13,750
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14						Land Total
						15,675

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ <td>Rcnld</td>	Rcnld
Frame Garage	1950	400	D 100	13,420	Fair	42% 100% 100%	5,636
Outbuilding Total							5,636

Acpt Land	15,700	Accepted Bldg	5,600	Total	21,300
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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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	155,500

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	328,005 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-16,813
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	8,372
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,407
Insulation	Capped Only			Insulation	-640
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	0	TYPICAL	TYPICAL	Average	Typical	328,331
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	213,415

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	298	C 100	23,378	Avq.	69%	100%	100%	16,131
TWO STORY FRAME	1960	396	C 100	50,634	Avq.	69%	100%	100%	34,937
2 Story/BASEMENT	1856	396	A 110	82,901	Avq.	65%	100%	100%	53,886
ONE STORY FRAME	1856	44	A 110	5,089	Avq.	65%	100%	100%	3,308
Open Frame Porch	1856	192	A 110	7,586	Avq.	65%	100%	100%	4,931
Wood Deck	1970	218	B 100	3,412	Avq.	74%	100%	100%	2,525
Wood Deck	1970	42	B 100	831	Avq.	74%	100%	100%	615
Wood Deck	1970	120	A 110	2,531	Avq.	65%	100%	100%	1,645
1.25 ST GARAGE..	1986	900	C 100	47,494	Avq.	82%	100%	100%	38,945
Frame Shed	1986	360	C 100	2,754	Avq.	82%	100%	100%	2,258
4,374 SFLA									
Outbuilding Total									159,181

Acpt Land	155,500	Accepted Bldg	372,600	Total	528,100
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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	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
0.23	Acres-Rear Land 1-10	2,500.00	575	100%		575
Total Acres 1.23					Land Total	241,200

Dwelling Description				Replacement Cost New		
Other	Three Story	1,728 Sqft	Grade AA100	Base		531,697
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		13,206
Attic	None			Attic		0
FirePlaces	1			Fireplace		9,892
Insulation	Minimal			Insulation		-14,262
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1824	0	OLD TYPE	Old Type	Average	Typical	540,533			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		65%	90%	100%	316,212		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	759	A 110	158,892	Good	80%	90%	100%	114,403
ONE STORY FRAME	1920	173	A 110	20,005	Fair	42%	90%	100%	7,562
Encl Frame Porch	1920	96	A 110	6,439	Fair	42%	100%	100%	2,704
Open Frame Porch	1920	128	A 110	5,198	Fair	42%	100%	100%	2,183
Open Frame Porch	1824	40	A 110	1,915	Fair	42%	100%	100%	804
6,875 SFLA									127,656
						Outbuilding Total		127,656	
Acpt Land		241,200		Accepted Bldg		443,900		Total 685,100	

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	218,750	218,750	100%		218,750
0.87	Acres-Influence W Size Adj	21,875.00	19,031	100%		19,031
Total Acres 0.87					Land Total	237,781

Dwelling Description				Replacement Cost New	
Colonial	Two Story	910 Sqft	Grade A 100	Base	262,986
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	-16,233
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,708
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-4,329
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1837	0	Obsolete	Obsolete	Average	Typical	236,716			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		Location		65%	57%	80%	70,163		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1837	304	A 100	57,855	Avq.	65%	60%	80%	18,051
ONE STORY FRAME	1920	352	A 100	37,004	Avq.	65%	60%	80%	11,545
ONE STORY FRAME	1920	224	A 100	23,548	Avq.	65%	60%	80%	7,347
Open Frame Porch	1920	144	A 100	5,268	Avq.	65%	100%	80%	2,739
Encl Frame Porch	1920	64	A 100	4,104	Avq.	65%	100%	80%	2,134
Frame Garage	1940	540	C 100	19,591	Avq.	65%	70%	80%	7,131
Tennis Court	1970	3200	D 100	13,932	Fair	52%	10%	80%	579
Patio	2006	196	C 100	2,061	Avq.	92%	80%	80%	1,214
3,004 SFLA						Outbuilding Total			50,740

Acpt Land	237,800	Accepted Bldg	120,900	Total	358,700
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WISCASSET
 Name: GEMMILL, WILLIAM F J/T
 GEMMILL, SALLY A

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.79	Acres-HS Size Adj	13,750.00	10,863	100%		10,863
Total Acres 0.79					Land Total	148,363

Dwelling Description				Replacement Cost New		
Other	Two Story	1,104 Sqft	Grade A 105	Base		254,160
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		19,979
Attic	None			Attic		0
FirePlaces	6			Fireplace		24,034
Insulation	Capped Only			Insulation		-551
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1804	0	TYPICAL	TYPICAL	Below Average	Typical	297,622
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Deferred Maintenance		None		57%	90%	100%
						152,680

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1804	308	A 105	40,135	Avq-	57%	90%	100%	20,589	
2 Story/BASEMENT	1804	504	A 105	100,714	Avq-	57%	90%	100%	51,666	
Open Frame Porch	1804	330	A 105	12,156	Avq-	57%	90%	100%	6,236	
Encl Frame Porch	1804	126	A 105	7,869	Avq-	57%	90%	100%	4,037	
TWO STORY FRAME	1999	678	C 100	86,691	Avq.	88%	100%	100%	76,288	
1S AD/GAR.....	1999	440	C 100	38,486	Avq.	88%	100%	100%	33,868	
Encl Frame Porch	1804	64	A 105	4,309	Avq-	57%	90%	100%	2,210	
Swimming Pool	1982	1	C 100	7,224	Avq.	99%	100%	100%	7,152	
ONE STORY FRAME	1999	160	A 105	17,661	Avq-	57%	90%	100%	9,060	
Encl Frame Porch	1999	160	A 105	9,821	Avq-	57%	90%	100%	5,038	
5,040 SFLA									Outbuilding Total	216,144

Acpt Land 148,400 **Accepted Bldg** 368,800 **Total** 517,200

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	137,500	137,500	100%		137,500
0.79	Acres-HS Size Adj	13,750.00	10,863	100%		10,863
Total Acres 0.79					Land Total	148,363

Dwelling Description				Replacement Cost New		
Other	Two Story	1,149 Sqft	Grade A 105	Base		264,520
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		9,990
Attic	Full Finished			Attic		23,461
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-574
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1844	0	OLD TYPE	Old Type	Fair	Typical	297,397
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		42%	100% 100%	124,907

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Story/BSMT	1920	532	A 105	84,584	Fair	42%	100%	100%	35,525
Open Frame Porch	1844	21	A 105	1,150	Fair	42%	100%	100%	483
Unfinished Attic	1920	380	A 105	2,914	Fair	42%	100%	100%	1,224
Frame Garage	1920	400	A 105	21,956	Poor	25%	100%	100%	5,489
Open Frame Porch	1920	152	A 105	5,816	Avq-	57%	100%	100%	3,315
AB.GR. POOL.....	2002	0	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	2002	192	C 100	2,635	Avq.	90%	100%	100%	2,372
Frame Shed	1920	240	A 105	2,582	Poor	25%	100%	100%	646
3,096 SFLA									50,292

Acpt Land	148,400	Accepted Bldg	175,200	Total	323,600
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Name: DYER, DANIEL J
COLLINS, RAY JR

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	137,500	137,500	100%		137,500
0.90	Acres-HS Size Adj	13,750.00	12,375	100%		12,375
Total Acres 0.90						Land Total 149,875

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	1,804 Sqft	Grade AA110	Base		559,194
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		-40,947
Rooms	20	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		19,369
Attic	Full Finished			Attic		40,323
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-10,919
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1852	0	None	Old Type	Below Average	Typical	567,020			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Deferred Maintenance		None		57%	68%	100%	219,777		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	1536	AA110	371,946	Fair	42%	75%	100%	117,163
ONE STORY FRAME	1920	90	AA110	12,036	Avq-	57%	68%	100%	4,665
ONE STORY FRAME	1920	576	AA110	77,044	Fair	42%	75%	100%	24,269
Wood Deck	1980	54	AA110	1,495	Avq-	57%	100%	100%	852
2S Open Fr Porch	1852	32	AA110	3,048	Avq-	57%	68%	100%	1,181
7,346 SFLA									Outbuilding Total 148,130
Acpt Land		149,900		Accepted Bldg		367,900		Total 517,800	

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	137,500	137,500	100%		137,500
0.87	Acres-HS Size Adj	13,750.00	11,963	100%		11,963
Total Acres 0.87			Land Total			149,463

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,462 Sqft	Grade A 105	Base	373,975
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	6,572
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,990
Attic	None			Attic	0
FirePlaces	6			Fireplace	24,034
Insulation	Capped Only			Insulation	-730
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1792	0	TYPICAL	TYPICAL	Average	Typical	413,841
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	268,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1792	128	A 105	2,560	Avq.	65%	100%	100%	1,664
Frame Garage	1984	336	D 100	11,852	Avq.	81%	100%	100%	9,600
Patio	1984	860	A 105	11,835	Avq.	65%	100%	100%	7,693
Open Frame Porch	1792	241	A 105	8,986	Avq.	65%	100%	100%	5,841
2,924 SFLA						Outbuilding Total			24,798

Acpt Land	149,500	Accepted Bldg	293,800	Total	443,300
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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	137,500	137,500	100%		137,500	
0.25	Acres-HS Size Adj	13,750.00	3,438	100%		3,438	
Total Acres 0.25						Land Total	140,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1860	8519	A 100	2,121,560	Avq.	65%	100%	100%	1,379,014
UNF. BASEMENT	1860	2806	A 100	45,157	Avq.	65%	100%	100%	29,352
Open Frame Porch	1860	322	A 100	11,306	Avq.	65%	0%	100%	0
Wood Deck	1990	55	A 100	1,191	Avq.	84%	0%	100%	0
BSMT FINISHED...	1900	2349	A 100	168,162	Avq.	65%	0%	100%	0
COAL SILO.....	1990	1015	A 100	1,443	Avq.	84%	0%	100%	0
BSMT FINISHED...	1990	1015	A 100	72,662	Avq.	84%	0%	100%	0
Wood Deck	2005	56	A 100	1,208	Avq.	91%	0%	100%	0
Outbuilding Total									1,408,366

Acpt Land	140,900	Accepted Bldg	1,408,400	Total	1,549,300
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WISCASSET
 Name: MARCUS, BRUCE J/T
 MAIN, JILL

Valuation Report

09/27/2023

Page 1849

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	151,450

Dwelling Description				Replacement Cost New		
Other	Two Story	1,280 Sqft	Grade A 95	Base		261,386
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		9,038
Attic	None			Attic		0
FirePlaces	4			Fireplace		16,297
Insulation	Minimal			Insulation		-5,785
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition		Layout			Total		
1800	1870	TYPICAL	TYPICAL	Below Average		Typical			280,936		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)			
None		None		57%	100%	100%		160,134			
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
2 Story/BASEMENT	1870	512	A 95	92,569	Avq-	57%	100%	100%	52,764		
Open Frame Porch	1870	160	A 95	5,521	Avq-	57%	100%	100%	3,147		
Open Frame Porch	1870	27	A 95	1,235	Avq-	57%	100%	100%	704		
Frame Bay Window	1870	18	A 95	1,798	Avq-	57%	100%	100%	1,025		
2.00 ST BARN....	1870	936	A 95	92,735	Avq-	57%	100%	100%	52,859		
Frame Bay Window	1870	18	A 95	1,798	Avq-	57%	100%	100%	1,025		
3,620 SFLA									Outbuilding Total		111,524
Acpt Land		151,500		Accepted Bldg		271,700		Total		423,200	

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	226,625	226,625	300%		679,875
1.00	Acres-Commercial Size Adj	11,875.00	11,875	100%		11,875
2.02	Acres-Commercial Prime	238,750	482,275	100%		482,275
Total Acres 3.02					Land Total	1,174,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT OFFICE.....	1860	2016	B 100	123,858	Avq.	65%	100%	100%	80,508
OFFICE MASONRY..	0	8441	B 100	703,807	Avq.	65%	100%	100%	457,475
OFFICE MASONRY..	0	8441	B 100	703,807	Avq.	65%	100%	100%	457,475
Open Frame Porch	0	120	B 100	3,822	Avq.	65%	100%	100%	2,484
Encl Frame Porch	0	30	B 100	1,926	Avq.	65%	100%	100%	1,252
OFFICE MASONRY..	1998	2562	B 100	213,619	Avq.	88%	100%	100%	187,985
BSMT OFFICE.....	1998	1960	B 100	120,418	Avq.	88%	100%	100%	105,968
OFFICE MASONRY..	1985	9312	B 100	776,431	Avq.	81%	100%	100%	628,909
BSMT OFFICE.....	1985	7475	B 100	459,246	Avq.	81%	100%	100%	371,989
Frame Shed	2003	175	C 100	1,339	Avq.	90%	100%	100%	1,205
Outbuilding Total									2,295,250

Acpt Land	1,174,000	Accepted Bldg	2,295,300	Total	3,469,300
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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	26,243	Avg.	81%	100%	100%	21,257
PAVING.....	1985	8000	C 100	16,960	Avg.	81%	50%	100%	6,869
PAVING.....	1998	10000	C 100	21,200	Avg.	88%	50%	100%	9,328
BSMT UNFINISHED.	1998	560	C 100	6,726	Avg.	88%	100%	100%	5,919
Outbuilding Total									43,373
Acpt Land			0	Accepted Bldg		43,400	Total		43,400

WISCASSET
Name: LINCOLN COUNTY COURT HOUSE

Valuation Report

09/27/2023

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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	1,174,000	2,295,300	3,469,300	1,174,000	2,295,300	3,469,300
2	0	43,400	43,400	0	43,400	43,400
TOTAL	1,174,000	2,338,700	3,512,700	1,174,000	2,338,700	3,512,700

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.47	Acres-Commercial Prime	158,750	74,613	100%		74,613
Total Acres 1.47					Land Total	232,988

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT BANK.....	1971	2095	C 100	108,714	Avq.	74%	100%	100%	80,448	
BANK WD AV.....	1971	2095	C 100	203,660	Avq.	74%	80%	100%	120,566	
Open Frame Porch	1971	27	C 100	970	C Gr	74%	100%	100%	718	
Encl Frame Porch	1971	48	C 100	2,410	C Gr	74%	100%	100%	1,783	
CANOPY AV.....	1971	224	C 100	4,388	C Gr	74%	100%	100%	3,247	
PAVING.....	0	5000	C 100	10,600	Avq.	65%	50%	100%	3,445	
							Outbuilding Total			210,207
Acpt Land		233,000	Accepted Bldg		210,200	Total		443,200		

Valuation Report

Map/Lot: U01-169

Account: 1309 Card: 1 of 1

Location: 68 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 05/04/2010
Topography	Level	Sale Price 407,249
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	238,750	238,750	100%		238,750
0.73	Acres-Franchise Size Adj	23,875.00	17,429	100%		17,429
Land Total						256,179

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE MASONRY...	1960	1910	C 100	201,832	Avq.	69%	100%	100%	139,264
CANOPY GD.....	1998	1500	C 100	36,745	Avq.	88%	100%	100%	32,336
PAVING.....	1998	1500	C 100	3,180	Avq.	88%	50%	100%	1,399
PAVING.....	1960	684	C 100	1,450	Avq.	69%	50%	100%	500
PAVING.....	1960	10000	C 100	21,200	Avq.	69%	50%	100%	7,314
CANOPY GD.....	1980	864	C 100	21,165	Avq+	86%	100%	100%	18,202
PAVING.....	1998	684	B 100	1,667	Avq.	88%	50%	100%	734
PAVING.....	1980	11500	C 100	24,380	Avq.	79%	50%	100%	9,630
Outbuilding Total									209,379
Acpt Land		256,200	Accepted Bldg		209,400	Total		465,600	

Name: CAMPAGNA, KEITH

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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	137,500	137,500	75%		103,125
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	106,975

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,000 Sqft	Grade B 95	Base		167,951
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		-13,574
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		4,654
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	166,003	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	107,902

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1904	208	B 95	17,826	Avq+	75%	100%	100%	13,370
ONE STORY FRAME	1904	180	B 95	15,428	Avq+	75%	100%	100%	11,571
Frame Garage	1904	392	B 95	16,800	Avq+	75%	100%	100%	12,600
Wood Deck	1980	322	C 100	4,292	Avq.	79%	100%	100%	3,391
Res. Greenhouse	1998	273	C 100	13,762	Avq.	88%	100%	100%	12,111
2 Story/BASEMENT	1904	240	B 95	37,239	Avq+	75%	100%	100%	27,929
1 Story/BASEMENT	1904	392	B 95	39,662	Avq+	75%	100%	100%	29,746
Frame Shed	2006	147	D 100	968	Avq-	82%	100%	100%	794
2,760 SFLA									111,512

Acpt Land	107,000	Accepted Bldg	219,400	Total	326,400
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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	137,500	137,500	75%		103,125
0.51	Acres-HS Size Adj	13,750.00	7,013	100%		7,013
Total Acres 0.51					Land Total	110,138

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	708 Sqft	Grade C 100	Base		108,841
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		-8,797
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		-1,885
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1900	0	TYPICAL	TYPICAL	Below Average		Typical			98,159
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		57%	100%	100%		55,951	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	28	C 100	214	Avq-	57%	100%	100%	122
Frame Shed	2004	35	D 100	230	Avq-	81%	100%	100%	186
1 & 1/2 STORY FR	1980	432	C 100	42,698	Avq-	57%	90%	100%	21,904
Wood Deck	1980	192	C 100	2,635	Avq-	57%	100%	100%	1,502
1,710 SFLA									23,714
Acpt Land									110,100
Accepted Bldg									79,700
Total									189,800

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	137,500	137,500	75%	Neighborhood	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.09	Acres-Rear Land 1-10	2,500.00	2,725	100%		2,725
Total Acres 2.09					Land Total	119,600

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	448 Sqft	Grade C 95	Base		65,428
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		-2,125
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	63,303				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)			
None		None		57%	100%	100%	36,083			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
ONE STORY FRAME	1890	78	C 95	5,812	Avq-	57%	100%	100%	3,313	
Wood Deck	1980	56	C 95	856	Avq-	57%	100%	100%	488	
Frame Shed	1890	143	C 95	1,039	Avq-	57%	100%	100%	592	
Frame Shed	1920	540	D 100	3,552	Poor	25%	100%	100%	888	
ONE STORY FRAME	1890	54	C 95	4,025	Avq-	57%	100%	100%	2,294	
804 SFLA									7,575	
Acpt Land				119,600	Accepted Bldg		43,700	Total		163,300

WISCASSET
Name: HAMMOND, TANYA

Valuation Report

09/27/2023

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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

Accpt Land	0	Accepted Bldg	0	Total	0
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WISCASSET
 Name: STOVER, EUGENE

Valuation Report

09/27/2023

Page 1859

Map/Lot:

U02-005

Account: 1315 Card: 1 of 1

Location:

HODGE ST

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	137,500	137,500	10%	Access	13,750
0.44	Acres-HS Size Adj	13,750.00	6,050	100%		6,050
Total Acres 0.44					Land Total	19,800

Acpt Land	19,800	Accepted Bldg	0	Total	19,800
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Name: DARE, ALEXI A

Page 1860

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	137,500	137,500	75%		103,125
0.32	Acres-HS Size Adj	13,750.00	4,400	100%		4,400
Total Acres 0.32			Land Total			107,525

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	868 Sqft	Grade C 100	Base	96,694
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	28,277
Heating	100% Electric	Cooling	0% None	Heat	-3,081
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	121,890			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
OTHER.....		Location		80%	100%	90%	87,761		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	29	C 100	2,275	Avq.	80%	100%	90%	1,638
Open Frame Porch	1976	300	C 100	7,880	Avq.	80%	100%	90%	5,674
Wood Deck	1976	60	C 100	952	Avq.	80%	100%	90%	686
Swimming Pool	1980	1	C 100	7,224	Avq.	99%	100%	90%	6,437
Frame Shed	1980	64	D 100	421	Poor	43%	100%	90%	163
ONE STORY FRAME	2000	300	C 100	23,535	Avq.	80%	100%	90%	16,945
1,197 SFLA						Outbuilding Total			31,543
Acpt Land		107,500		Accepted Bldg		119,300		Total	226,800

WISCASSET

Valuation Report

09/27/2023

Name: WENTWORTH, CLARA S

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WENTWORTH, SCHUYLER A

Map/Lot:

U02-006

Account: 1317 Card: 1 of 1

Location:

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	137,500	137,500	10%	Access	13,750
0.37	Acres-HS Size Adj	13,750.00	5,088	100%		5,088
Total Acres 0.37					Land Total	18,838

Acpt Land	18,800	Accepted Bldg	0	Total	18,800
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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	137,500	137,500	75%	Neighborho	103,125
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50			Land Total			110,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	476 Sqft	Grade C 95	Base	51,382
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	-2,809
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	2,698
Attic	Full Finished			Attic	9,032
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-80
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Below Average	Typical	60,223
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						34,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.5 Story/BSMT	1870	252	C 95	27,052	Avq-	57%	100%	100%	15,420
Frame Shed	1870	336	C 95	2,441	Avq-	57%	100%	100%	1,391
Frame Shed	1920	330	D 100	2,171	Poor	25%	100%	100%	543
Encl Frame Porch	1870	48	C 95	2,290	Avq-	57%	100%	100%	1,305
854 SFLA	Outbuilding Total								18,659

Acpt Land	110,000	Accepted Bldg	53,000	Total	163,000
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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	137,500	137,500	75%	Neighborho	103,125
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21				Land Total		106,013

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	480 Sqft	Grade B 95	Base	82,229
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	-4,887
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	4,654
Attic	None			Attic	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	81,996
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	90% 100%	47,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 1/2 STORY FR	1870	396	B 95	42,761	Avq.	65%	90%	100%	25,016
ONE STORY FRAME	1870	224	B 95	19,199	Avq.	65%	90%	100%	11,231
ONE STORY FRAME	1870	8	B 95	685	Avq.	65%	90%	100%	401
Wood Deck	2006	40	C 90	628	Avq.	92%	100%	100%	578
Wood Deck	1992	266	D 100	3,078	Avq.	85%	100%	100%	2,616
1,546 SFLA						Outbuilding Total			39,842

Acpt Land	106,000	Accepted Bldg	87,800	Total	193,800
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WISCASSET
 Name: REED, DANIEL E
 REED, MARY J

Valuation Report

09/27/2023

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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	137,500	137,500	75%	Neighborho	103,125	
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988	
Total Acres 0.29						Land Total	107,113

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	124,054
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	-4,771
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	-239
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Fair	Typical	119,044			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		42%	100% 100%	49,998			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1880	240	C 100	10,245	Fair	42%	100%	100%	4,303
Unfinished Attic	1880	240	C 100	1,308	Fair	42%	100%	100%	549
Patio	1980	99	C 100	1,134	Fair	42%	100%	100%	476
Canopy	1980	99	C 100	1,342	Fair	42%	100%	100%	564
Wood Deck	2006	96	C 100	1,411	Fair	42%	100%	100%	593
1,344 SFLA						Outbuilding Total		6,485	

Acpt Land

107,100

Accepted Bldg

56,500

Total

163,600

Valuation Report

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	137,500	137,500	50%	Neighborhood	68,750
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	72,600

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	736 Sqft	Grade C 95	Base	107,488	
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	-1,862	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2017	TYPICAL	TYPICAL	Good	Typical	105,626			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	84,501		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2014	112	D 100	1,389	Avq.	92%	100%	100%	1,278
Frame Shed	2014	96	D 100	632	Avq.	92%	100%	100%	581
Wood Deck	2017	40	C 100	698	Avq.	92%	100%	100%	642
1,104 SFLA									2,501

Acpt Land	72,600	Accepted Bldg	87,000	Total	159,600
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/07/2022
Topography	Level	Sale Price 278,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	137,500	137,500	50%	Neighborho	68,750
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28						Land Total 72,600

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	550 Sqft	Grade C 100	Base		84,552
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	84,552			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	Location		65%	100%	75%	41,219			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1915	112	C 100	5,021	Avq.	65%	100%	75%	2,448
ONE STORY FRAME	1915	140	C 100	10,982	Avq.	65%	100%	75%	5,354
Frame Garage	2015	384	C 100	15,150	Avq.	92%	100%	75%	10,454
965 SFLA									
						Outbuilding Total		18,256	

Acpt Land	72,600	Accepted Bldg	59,500	Total	132,100
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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	137,500	137,500	75%		103,125
0.72	Acres-HS Size Adj	13,750.00	9,900	100%		9,900
Total Acres 0.72					Land Total	113,025

Dwelling Description

Replacement Cost New

Ranch	One Story	1,048 Sqft	Grade C 100	Base	125,035
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		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	138,517
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		71%	100% 75%	73,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1970	186	C 100	14,591	Avq.	71%	100%	75%	7,770
ONE STORY FRAME	1970	276	C 100	21,652	Good	86%	100%	75%	13,966
1S AD/GAR.....	1970	880	C 100	72,756	Avq.	71%	100%	75%	38,743
Encl Frame Porch	1970	176	C 100	7,634	Avq.	71%	100%	75%	4,065
Wood Deck	1970	24	C 100	494	Avq.	71%	100%	75%	263
Frame Shed	1970	112	D 100	736	Avq-	65%	100%	75%	358
Frame Shed	1970	56	D 100	369	Avq-	65%	100%	75%	180
Frame Shed	1970	84	E 100	475	Avq-	65%	100%	75%	232
Wood Deck	2017	144	C 100	2,024	Avq.	92%	100%	75%	1,396
Wood Deck	2017	120	C 100	1,718	Avq.	92%	100%	75%	1,186
1,510 SFLA						Outbuilding Total			68,159

Acpt Land	113,000	Accepted Bldg	141,900	Total	254,900
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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	137,500	137,500	50%		68,750
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38					Land Total	85,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE MAS COM..	1972	7242	C 100	405,026	Avq.	75%	100%	100%	303,770
QUONSET.....	1987	10720	C 100	195,674	Avq.	82%	100%	100%	160,453
Frame Shed	1960	396	D 100	2,606	Avq.	69%	100%	100%	1,798
Frame Shed	1980	804	B 100	7,072	Avq-	70%	100%	100%	4,950
OFFICE MEZZ	1972	918	C 100	42,037	Avq.	75%	100%	100%	31,528
Frame Garage	1960	832	C 100	27,906	Avq.	69%	100%	100%	19,255
						Outbuilding Total			521,754

Accpt Land	86,000	Accepted Bldg	521,800	Total	607,800
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WISCASSET
 Name: DAVIS, JOHN MYERS
 DAVIS, JOAN C

Valuation Report

09/27/2023

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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	137,500	137,500	50%	Neighborho	68,750
0.57	Acres-HS Size Adj	13,750.00	7,838	100%		7,838
Total Acres 0.57						Land Total 76,588

Dwelling Description				Replacement Cost New	
Colonial	Two Story	672 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
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	4,473
Attic	None			Attic	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	142,815			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	75%	69,622		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	361	C 105	29,736	Avq.	65%	100%	75%	14,496
ONE STORY FRAME	1996	384	C 100	30,125	Avq.	87%	100%	75%	19,657
Open Frame Porch	1840	186	C 105	5,245	Avq.	65%	100%	75%	2,557
1.50 ST GARAGE..	1997	312	C 100	25,338	Avq.	87%	100%	75%	16,533
Frame Garaqe	1940	280	D 100	10,482	Poor	25%	100%	75%	1,965
ONE STORY FRAME	2002	361	C 100	28,320	Avq.	90%	100%	75%	19,116
ONE STORY FRAME	2002	36	C 100	2,824	Avq.	90%	100%	75%	1,906
UA/Fr/B	1997	304	C 105	31,556	Avq.	65%	100%	75%	15,383
Frame Shed	1997	304	C 105	2,441	Avq.	65%	100%	75%	1,190
2,486 SFLA									Outbuilding Total 92,803

Acpt Land 76,600 **Accepted Bldg** 162,400 **Total** 239,000

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	137,500	137,500	50%	Neighborho	68,750	
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475	
Total Acres 0.18						Land Total	71,225

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,150 Sqft	Grade D 100	Base	176,278
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	3,664
Attic	None			Attic	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	2011	TYPICAL	TYPICAL	Excellent	Typical	179,942
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		90%	50% 100%	80,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	2007	600	C 100	21,300	Avq+	97%	90%	100%	18,595
1S AD/GAR.....	2007	400	C 100	35,370	Avq+	97%	75%	100%	25,732
2S Encl Fr Porch	2022	63	D 100	5,486	Avq.	92%	100%	100%	5,047
2,300 SFLA						Outbuilding Total			49,374

Acpt Land	71,200	Accepted Bldg	130,300	Total	201,500
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Name: SAWYER, JOHN E

Page 1871

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	137,500	137,500	50%	Neighborhood	68,750	
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475	
Total Acres 0.18						Land Total	71,225

Dwelling Description				Replacement Cost New	
Colonial	Two Story	927 Sqft	Grade C 100	Base	181,750
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	4,260
Attic	None			Attic	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	186,010			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	171,129		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	35	C 100	1,172	Avq.	92%	100%	100%	1,078
1,854 SFLA						Outbuilding Total			1,078
Acpt Land		71,200	Accepted Bldg		172,200	Total		243,400	

Name: ROBSON, SUSAN C

Page 1872

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	137,500	137,500	75%	Neighborhood	103,125
0.81	Acres-HS Size Adj	13,750.00	11,138	100%		11,138
Total Acres 0.81						Land Total 114,263

Dwelling Description				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade B 95	Base	119,172
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	-2,036
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	3,103
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				
1860	0	OLD TYPE	Old Type	Fair	Typical	120,006				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		42%	90%	100%	45,362			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.5 Story/BSMT	1860	340	B 95	41,974	Fair	42%	90%	100%	15,866	
ONE STORY FRAME	1860	144	B 95	12,341	Fair	42%	100%	100%	5,183	
Finished Attic	1860	144	B 95	3,159	Fair	42%	100%	100%	1,327	
2.00 ST BARN....	1860	500	B 95	46,969	Fair	42%	90%	100%	17,754	
Frame Shed	1860	294	B 95	2,458	Fair	42%	90%	100%	929	
Frame Shed	1860	72	B 95	602	Fair	42%	90%	100%	228	
1,912 SFLA						Outbuilding Total			41,287	
Acpt Land		114,300		Accepted Bldg		86,600		Total		200,900

Valuation Report

Account: 1329 Card: 1 of 1

Location: 20 HOOPER STREET

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	137,500	137,500	75%	Neighborho	103,125
0.59	Acres-HS Size Adj	13,750.00	8,113	100%		8,112
Total Acres 0.59					Land Total	111,237

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,384 Sqft	Grade B 95	Base		176,859
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		4,870
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		4,654
Attic	None			Attic		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	186,383			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	180,792		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	650	C 105	23,860	Avq.	90%	100%	100%	21,474
Open Frame Porch	2003	35	C 105	1,231	Avq.	90%	100%	100%	1,108
Open Frame Porch	2003	20	C 105	832	Avq.	90%	100%	100%	749
Wood Deck	2006	192	B 95	2,879	Good	97%	100%	100%	2,793
1S BAY WIND/BSMT	2003	14	B 95	1,524	Good	97%	100%	100%	1,478
1,398 SFLA									27,602
Outbuilding Total									27,602

Acpt Land	111,200	Accepted Bldg	208,400	Total	319,600
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WISCASSET
 Name: SULLIVAN, ANDREW V J/T
 SULLIVAN, ALICE

Valuation Report

09/27/2023

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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	137,500	137,500	75%	Neighborhood	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31					Land Total	117,650

Dwelling Description				Replacement Cost New		
Conventional Exterior	One & 3/4 Story	660 Sqft	Grade B 95	Base		118,800
Dwelling Units	CLAPBOARD	Masonry Trim	None	Trim		0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-4,480
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		9,308
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1887	1986	GOOD	TYPICAL	Very Good	Typical	123,628			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	105,084				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1995	528	B 95	53,424	V.G.	85%	100%	100%	45,410
Frame Bay Window	1995	16	B 95	1,371	V.G.	85%	100%	100%	1,165
Wood Deck	1995	121	C 100	1,730	Avq.	86%	100%	100%	1,488
3/4S AD/GAR.....	1986	676	C 100	47,310	Avq.	82%	100%	100%	38,794
1.50 ST SHED....	1995	484	C 100	4,235	Avq.	86%	100%	100%	3,642
Wood Deck	1986	32	C 100	595	Avq.	82%	100%	100%	488
Frame Shed	1995	96	B 95	802	V.G.	85%	100%	100%	682
1 & 3/4 STORY FR	1986	208	B 95	25,844	V.G.	85%	100%	100%	21,967
2,063 SFLA									
					Outbuilding Total			113,636	

Acpt Land	117,700	Accepted Bldg	218,700	Total	336,400
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Name: ALLEN, LORI A J/T

Page 1875

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/Spec, 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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1962, 0, TYPICAL, TYPICAL, Average, Typical, 206,135.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 74%, 100%, 100%, 152,540.

Outbuildings/Additions/Improvements

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.

Summary row: Acpt Land 117,700 Accepted Bldg 172,300 Total 290,000

Name: FAIRSERVICE JR., STANLEY H J/T

Page 1876

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	137,500	137,500	75%	Neighborhood	103,125
0.62	Acres-HS Size Adj	13,750.00	8,525	100%		8,525
Total Acres 0.62					Land Total	111,650

Dwelling Description				Replacement Cost New		
Conventional	Two Story	414 Sqft	Grade C 100	Base		73,791
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		2,840
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,470
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	OLD TYPE	TYPICAL	Above Average	Typical	75,161	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	56,371

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1940	459	D 100	14,865	Fair	42%	100%	100%	6,243
1 Story/BASEMENT	1930	480	C 100	44,454	Avq+	75%	100%	100%	33,340
Wood Deck	2001	128	C 100	1,820	Avq.	89%	100%	100%	1,620
1,308 SFLA									
Outbuilding Total									41,203

Acpt Land 111,700 **Accepted Bldg** 97,600 **Total** 209,300

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	137,500	137,500	75%	Neighborhood	103,125
0.97	Acres-HS Size Adj	13,750.00	13,338	100%		13,338
Total Acres 0.97					Land Total	116,463

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	576 Sqft	Grade B 95	Base		101,647
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		-1,955
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	0	TYPICAL	TYPICAL	Above Average	Typical	99,692			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	74,769		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	144	B 95	12,341	Avg+	75%	100%	100%	9,256
Frame Garage	1996	676	C 100	23,464	Avg.	87%	100%	100%	20,414
1,152 SFLA						Outbuilding Total			29,670

Acpt Land	116,500	Accepted Bldg	104,400	Total	220,900
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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	137,500	137,500	75%	Neighborhood	103,125
0.22	Acres-HS Size Adj	13,750.00	3,025	100%		3,025
Total Acres 0.22					Land Total	106,150

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	442 Sqft	Grade B 95	Base	79,560	
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	-1,501	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1860	0	TYPICAL	TYPICAL	Fair		Typical			78,059
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		42%	100%	100%		32,785	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1860	420	C 100	38,898	Avq.	65%	100%	100%	25,284
Encl Frame Porch	1860	18	C 100	1,185	Avq.	65%	100%	100%	770
1,194 SFLA	Outbuilding Total								26,054

Acpt Land	106,200	Accepted Bldg	58,800	Total	165,000
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Name: BARBEAU, JENNIFER J/T

HERRICK, MATTHEW M

Map/Lot:

U02-023

Account: 1335 Card: 1 of 1

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	137,500	137,500	75%	Neighborhood	103,125
0.69	Acres-HS Size Adj	13,750.00	9,488	100%		9,488
Total Acres 0.69					Land Total	112,613

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,073 Sqft	Grade B 100	Base	224,336	
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	16,330	
Attic	Floor & Stairs			Attic	2,628	
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	243,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						182,470

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1855	620	B 100	66,032	Avq+	75%	100%	100%	49,524
Wood Deck	2006	60	C 100	952	Avq.	92%	100%	100%	876
ONE STORY FRAME	2003	240	B 100	21,651	Avq+	95%	100%	100%	20,568
Wood Deck	2003	50	C 100	825	Avq.	90%	100%	100%	742
UTILITY BLDG....	1970	672	D 100	41,313	Avq.	74%	50%	100%	15,286
Wood Deck	2006	40	D 100	600	Avq-	82%	100%	100%	492
Frame Shed	2006	288	D 100	1,895	Avq-	82%	100%	100%	1,554
3,006 SFLA									89,042

Acpt Land	112,600	Accepted Bldg	271,500	Total	384,100
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Name: PUTNAM, RACHEL E

Page 1880

PUTNAM, JASON G

Map/Lot:

U02-024

Account: 1336 Card: 1 of 1

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	137,500	137,500	75%	Neighborhood	103,125
0.78	Acres-HS Size Adj	13,750.00	10,725	100%		10,725
Total Acres 0.78					Land Total	113,850

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,056 Sqft	Grade C 100	Base		123,519
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		28,842
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,840
Attic	None			Attic		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	155,201			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
						119,505			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1972	576	C 100	20,616	Avq.	75%	100%	100%	15,462
1,056 SFLA							Outbuilding Total		15,462

Acpt Land	113,900	Accepted Bldg	135,000	Total	248,900
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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	137,500	137,500	75%	Neighborho	103,125
0.34	Acres-HS Size Adj	13,750.00	4,675	100%		4,675
Total Acres 0.34					Land Total	107,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,235 Sqft	Grade C 100	Base	144,457
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	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-219
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	151,536
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	113,652

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1965	143	C 100	3,906	Avq.	75%	100%	100%	2,930
Wood Deck	1985	90	D 100	1,148	Avq.	81%	100%	100%	930
Frame Garage	1996	624	C 100	21,984	Avq.	87%	95%	100%	18,170
1,235 SFLA						Outbuilding Total			22,030

Acpt Land	107,800	Accepted Bldg	135,700	Total	243,500
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Name: WHITNEY, DANIEL

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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	137,500	137,500	75%	Neighborhood	103,125
0.36	Acres-HS Size Adj	13,750.00	4,950	100%		4,950
Total Acres 0.36					Land Total	108,075

Dwelling Description				Replacement Cost New	
Colonial	Two Story	880 Sqft	Grade B 100	Base	202,383
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	-3,144
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	4,899
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,261
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	216,399	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	123,347

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1820	418	B 100	44,520	Avq-	57%	100%	100%	25,376
ONE STORY FRAME	1820	342	B 100	30,855	Avq-	57%	100%	100%	17,587
2.00 ST BARN....	1820	900	C 100	70,382	Avq-	57%	75%	100%	30,088
Wood Deck	1991	352	C 100	4,675	Avq.	84%	100%	100%	3,927
Unfinished Attic	1820	152	B 100	952	Avq-	57%	100%	100%	543
Frame Shed	1820	152	B 100	1,338	Avq-	57%	100%	100%	763
Finished Attic	1820	342	B 100	7,896	Avq-	57%	100%	100%	4,501
2,657 SFLA									82,785

Acpt Land	108,100	Accepted Bldg	206,100	Total	314,200
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Name: FLANDERS, EDITH ANN

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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	137,500	137,500	95%		130,625
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21					Land Total	133,513

Dwelling Description				Replacement Cost New	
Colonial	Two Story	800 Sqft	Grade B 95	Base	174,786
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	-2,715
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	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1840	1993	GOOD	TYPICAL	Average	Typical	176,415	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	114,670

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1840	266	B 95	7,669	Avq.	65%	100%	100%	4,985
1 Story/BASEMENT	1993	400	B 95	40,471	Avq.	65%	100%	100%	26,306
Wood Deck	1980	200	C 100	2,738	Avq.	79%	100%	100%	2,163
Frame Shed	1972	64	D 100	421	Avq-	66%	100%	100%	278
2,000 SFLA									33,732

Acpt Land	133,500	Accepted Bldg	148,400	Total	281,900
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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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
3.22	Acres-Rear Land 1-10	2,500.00	8,050	100%		8,050
Total Acres 4.22					Land Total	159,300

Dwelling Description				Replacement Cost New	
Colonial	Two Story	760 Sqft	Grade B 100	Base	174,786
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	-5,430
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	8,165
Attic	Floor & Stairs			Attic	1,862
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	TYPICAL	TYPICAL	Above Average	Typical	186,412
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	139,809	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1805	527	B 100	56,128	Avq+	75%	100%	100%	42,096
Finished Attic	1805	527	B 100	12,168	Avq+	75%	100%	100%	9,126
1 Story/BASEMENT	1805	180	B 100	19,170	Avq+	75%	100%	100%	14,378
ONE STORY FRAME	1805	345	B 100	31,125	Avq+	75%	100%	100%	23,344
Frame Garage	1950	500	C 100	18,452	Avq.	65%	100%	100%	11,994
ONE STORY FRAME	2017	320	D 100	21,589	Avq.	92%	100%	100%	19,862
Wood Deck	2017	80	C 100	1,208	Avq.	92%	100%	100%	1,111
3,103 SFLA									121,911

Acpt Land	159,300	Accepted Bldg	261,700	Total	421,000
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Valuation Report

Map/Lot: U02-029

Account: 1341 Card: 1 of 1

Location: 96 FEDERAL STREET

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	137,500	137,500	100%		137,500
0.84	Acres-HS Size Adj	13,750.00	11,550	100%		11,550
Total Acres 0.84					Land Total	149,050

Dwelling Description

Replacement Cost New

Colonial	Two Story	512 Sqft	Grade B 95	Base	111,863
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,191
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,986
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1891	0	OLD TYPE	Old Type	Average	Typical	108,958
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	70,823	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TWO STORY FRAME	1891	459	C 110	64,558	Fair	42%	80%	100%	21,691
Wood Deck	2006	96	C 100	1,411	Avq.	92%	100%	100%	1,298
Frame Shed	2009	128	C 100	979	Avq.	92%	100%	100%	901
1,942 SFLA						Outbuilding Total			23,890

Acpt Land 149,100 **Accepted Bldg** 94,700 **Total** 243,800

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
2.12	Acres-Rear Land 1-10	2,500.00	5,300	100%		5,300
Total Acres 3.12					Land Total	156,550

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	726 Sqft	Grade B 100	Base		137,557
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		-2,593
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		4,899
Attic	None			Attic		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	139,863				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	104,897			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1850	325	B 100	29,321	Avq+	75%	100%	100%	21,991	
Wood Deck	1980	144	C 100	2,024	Avq.	79%	100%	100%	1,599	
1.75 ST BARN....	1880	504	D 100	29,765	Avq-	57%	100%	100%	16,966	
Encl Frame Porch	2004	56	B 100	3,146	Avq+	75%	100%	100%	2,360	
1,595 SFLA										
Outbuilding Total									42,916	
Acpt Land		156,600		Accepted Bldg		147,800		Total		304,400

Name: TRUESDELL, WILLIAM H

Page 1887

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	218,750	218,750	100%		218,750
0.84	Acres-Influence W Size Adj	21,875.00	18,375	100%		18,375
Total Acres 0.84					Land Total	237,125

Dwelling Description				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade C 100	Base	129,589
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	2,840
Attic	Floor & Stairs			Attic	1,380
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.	133,809
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
LAYOUT.....		None		57%	72%	100%
						54,915

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1854	176	C 100	13,808	Avq-	57%	72%	100%	5,667
1.75 Story/BSMT	1854	610	C 100	78,011	Avq-	57%	72%	100%	32,016
Open Frame Porch	1854	36	C 100	1,198	Avq-	57%	72%	100%	492
Open Frame Porch	1854	32	C 100	1,096	Avq-	57%	72%	100%	450
Frame Shed	1854	360	C 100	2,754	Avq-	57%	100%	100%	1,570
2.00 ST BARN....	1854	888	D 100	59,821	Avq-	57%	100%	100%	34,098
Wood Deck	1984	60	D 100	819	Avq.	81%	100%	100%	663
SOLAR PANELS	2022	315	C 100	15,750	Avq.	92%	100%	100%	14,490
2,540 SFLA									89,446

Acpt Land	237,100	Accepted Bldg	144,400	Total	381,500
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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: 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	137,500	137,500	100%		137,500
0.43	Acres-HS Size Adj	13,750.00	5,913	100%		5,913
Total Acres 0.43						Land Total 143,413

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	648 Sqft	Grade B 100	Base	116,851
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	1,633
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-1,984
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1806	0	OLD TYPE	TYPICAL	Above Average	Typical	126,300
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						94,725

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1806	648	B 100	58,460	Avq+	75%	100%	100%	43,845
Unfinished Attic	1806	324	B 100	2,031	Avq+	75%	100%	100%	1,523
Open Frame Porch	1970	140	B 100	4,405	Avq+	75%	100%	100%	3,304
1.75 ST GARAGE..	1970	396	B 100	39,762	Avq+	75%	100%	100%	29,822
Frame Garage	1970	300	B 100	14,671	Avq+	75%	100%	100%	11,003
Frame Shed	1970	64	E 100	362	Avq+	75%	100%	100%	272
1,620 SFLA									89,769

Acpt Land	143,400	Accepted Bldg	184,500	Total	327,900
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Name: GRAFFAM, STEPHEN M J/T

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	55,192
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	-6,205
Attic	1/4 Finished			Attic	2,649
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			51,636
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
STYLE.....	Location	77%	71%	75%	21,172		
Acpt Land	0	Accepted Bldg	21,200	Total			21,200

WISCASSET

Valuation Report

09/27/2023

Name: GRAFFAM, STEPHEN M J/T

Page 1890

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	143,400	184,500	327,900	143,400	184,500	327,900
2	0	21,200	21,200	0	21,200	21,200
TOTAL	143,400	205,700	349,100	143,400	205,700	349,100

WISCASSET
 Name: CHUNG, KEVIN
 CHUNG, AMI BAI

Valuation Report

09/27/2023

Page 1891

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	137,500	137,500	75%	Corner/Loc	103,125
0.56	Acres-HS Size Adj	13,750.00	7,700	100%		7,700
Total Acres 0.56					Land Total	110,825

Dwelling Description				Replacement Cost New		
Conventional	Two Story	744 Sqft	Grade B 95	Base		144,876
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		6,205
Attic	Floor & Stairs			Attic		1,731
FirePlaces	1			Fireplace		6,972
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	159,784			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	90%	93,474		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	256	B 95	35,760	Avq.	65%	100%	90%	20,920
Open Frame Porch	1880	272	B 95	7,835	Avq.	65%	100%	90%	4,584
2.00 ST BARN....	1880	816	B 95	70,609	Avq.	65%	100%	90%	41,306
1SFr Overhanq	1880	12	B 95	1,029	Avq.	65%	100%	90%	602
2,012 SFLA									67,412
Acpt Land		110,800		Accepted Bldg		160,900		Total	
									271,700

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	137,500	137,500	65%	Corner/Loc	89,375
0.24	Acres-HS Size Adj	13,750.00	3,300	100%		3,300
Total Acres 0.24					Land Total	92,675

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	522 Sqft	Grade B 95	Base	93,960
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 1/4 Bmt	Basement	-5,314
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	3,103
Attic	None			Attic	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	91,749			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	59,637		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1820	340	B 95	42,242	Avq.	65%	100%	100%	27,457
ONE STORY FRAME	1820	192	B 95	16,456	Avq.	65%	100%	100%	10,696
Open Frame Porch	1820	112	B 95	3,410	Avq.	65%	100%	100%	2,217
Frame Garage	1986	576	C 100	20,616	Avq.	82%	100%	100%	16,905
1,701 SFLA									
Outbuilding Total									57,275
Acpt Land		92,700		Accepted Bldg		116,900		Total	209,600

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	137,500	137,500	55%	Corner/Loc	75,625
0.13	Acres-HS Size Adj	13,750.00	1,788	100%		1,788
Total Acres 0.13					Land Total	77,413

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade B 95	Base	116,470
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	-4,480
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	3,103
Attic	None			Attic	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	115,093			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		75%	100%	90%	77,688		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	287	C 110	24,766	Avq.	65%	100%	90%	14,488
Finished Attic	1840	287	C 110	6,338	Avq.	65%	100%	90%	3,708
Open Frame Porch	1840	136	C 110	4,102	Avq.	65%	100%	90%	2,399
Shed.....	1840	252	C 110	2,120	Avq.	65%	100%	90%	1,240
Wood Deck	2005	200	C 100	2,738	Avq.	91%	100%	90%	2,243
Wood Deck	2005	270	C 100	3,630	Avq.	91%	100%	90%	2,973
1,557 SFLA						Outbuilding Total		27,051	
Acpt Land		77,400		Accepted Bldg		104,700		Total	
								182,100	

WISCASSET
 Name: WISCASSET, TOWN OF
 MIDDLE SCHOOL FIELDS

Valuation Report

09/27/2023

Page 1894

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	226,625	226,625	100%		226,625
1.00	Acres-Commercial Prime	238,750	238,750	100%		238,750
2.10	Acres-Commercial Prime	238,750	501,375	100%		501,375
Total Acres 3.10					Land Total	966,750

Accpt Land	966,800	Accepted Bldg	0	Total	966,800
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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

Zoning/Use SHORE RESIDENTIA
Topography Rolling
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 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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Prime, and Acres-Commercial 1-20.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include SCHOOL AVERAGE, Open Frame Porch, Wood Deck, PAVING, and Canopy.

Accpt Land 1,425,100 Accepted Bldg 2,987,700 Total 4,412,800

Name: HENDRICKSON, JOHN G JR

Page 1896

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	137,500	137,500	65%	Corner/Loc	89,375
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26					Land Total	92,950

Dwelling Description				Replacement Cost New	
Colonial	Two Story	798 Sqft	Grade B 110	Base	201,877
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	Damp 1/4 Bmt	Basement	-9,407
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	5,389
Attic	Full Finished			Attic	16,364
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	214,223
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value Rcnld
						160,667

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1830	315	B 110	36,904	Avq+	75%	100%	100%	27,678
Open Frame Porch	1830	12	B 110	746	Avq+	75%	100%	100%	560
Wood Deck	1830	28	B 110	689	Avq+	75%	100%	100%	517
Frame Garage	1830	375	B 110	18,840	Avq+	75%	100%	100%	14,130
Canopy	1830	286	B 110	4,671	Avq+	75%	100%	100%	3,503
Patio	1830	378	B 110	4,810	Avq+	75%	100%	100%	3,608
1,911 SFLA									Outbuilding Total
									49,996

Acpt Land	93,000	Accepted Bldg	210,700	Total	303,700
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WISCASSET
 Name: POPE, DAVID M J/T
 POPE, LINDA L

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
					Land Total	141,488

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,246 Sqft	Grade B 100	Base		224,686
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		-17,804
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		4,899
Attic	Full Finished			Attic		20,364
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-3,815
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1809	2009	TYPICAL	TYPICAL	Above Average	Inadeq.					228,330
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		Location		75%	99%	90%				152,582
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Value Rcnld
1.50 S Barn	1930	340	C 100	17,258	Avq.	65%	100%	90%		10,096
Frame Shed	2008	136	C 100	1,040	Avq.	92%	100%	90%		861
Wood Deck	2009	126	C 100	1,794	Avq.	92%	100%	90%		1,485
Barn 1S	2012	495	C 100	17,471	Avq.	92%	100%	90%		14,466
Outbuilding Total										26,908
Acpt Land		141,500		Accepted Bldg		179,500		Total		321,000

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	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
					Land Total	139,425

Dwelling Description				Replacement Cost New		
Colonial	Two Story	775 Sqft	Grade B 100	Base		178,235
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		-11,074
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		4,899
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-3,164
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1800	0	GOOD	GOOD	Above Average		Typical			168,896
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		75%	100%	100%		126,672	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	130	D 100	856	Fair	52%	100%	100%	445
ONE STORY FRAME	2005	384	C 100	30,125	Avg.	91%	100%	100%	27,414
1,934 SFLA									27,859

Acpt Land	139,400	Accepted Bldg	154,500	Total	293,900
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Name: GUITREAU, DARRIN PAUL

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GUITREAU, CHRISTINA J

Map/Lot:

U02-040

Account: 1352 Card: 1 of 1

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	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.12	Acres-Waterfront Rear	16,250.00	18,200	100%		18,200
Total Acres 2.12			Land Total			313,513

Dwelling Description				Replacement Cost New		
Traditional	Two Story	1,280 Sqft	Grade A 100	Base		336,286
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		9,514
Attic	Floor & Stairs			Attic		3,653
FirePlaces	4			Fireplace		17,154
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	366,607			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	238,295				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1855	84	A 100	3,232	Avq.	65%	100%	100%	2,101
Encl Frame Porch	1855	77	A 100	4,815	Avq.	65%	100%	100%	3,130
ONE STORY FRAME	2003	286	A 100	30,065	Avq.	65%	100%	100%	19,542
Wood Deck	1855	66	A 100	1,379	Avq.	65%	100%	100%	896
2 STORY SHED....	1855	650	A 100	8,710	Avq.	65%	100%	100%	5,662
Encl Frame Porch	1855	64	A 100	4,104	Avq.	65%	100%	100%	2,668
2,846 SFLA					Outbuilding Total				33,999
Acpt Land		313,500	Accepted Bldg		272,300	Total		585,800	

WISCASSET
 Name: ZIEG, RICHARD B J/T
 ZIEG, MARGARET L

Valuation Report

09/27/2023

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Account: 1353 Card: 1 of 1

Map/Lot: U02-041
 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	218,750	218,750	100%		218,750
0.58	Acres-Influence W Size Adj	21,875.00	12,688	100%		12,688
					Land Total	231,438

Dwelling Description				Replacement Cost New		
Conventional	One Story	835 Sqft	Grade B 95	Base		101,622
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		4,870
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTH		0
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		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	111,146
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						88,917

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	439	B 95	37,625	Avq.	81%	100%	100%	30,476
Finished Attic	1984	120	B 95	2,632	Avq.	81%	100%	100%	2,132
ONE STORY FRAME	1984	252	B 95	21,599	Avq.	81%	100%	100%	17,495
Encl Frame Porch	1984	35	B 95	2,052	Good	80%	100%	100%	1,642
Frame Bay Window	1984	14	B 95	1,200	Avq.	81%	100%	100%	972
Frame Shed	1988	64	D 100	421	Avq.	83%	100%	100%	349
Frame Shed	1988	256	C 100	1,959	Avq.	83%	100%	100%	1,626
Wood Deck	2011	484	B 95	6,946	Avq.	92%	100%	100%	6,390
Outbuilding Total									61,082

Acpt Land	231,400	Accepted Bldg	150,000	Total	381,400
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

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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	312,500	312,500	100%		312,500
0.42	Acres-Shallow WF Size Adj	31,250.00	13,125	100%		13,125
Total Acres 0.42					Land Total	325,625

Acpt Land	325,600	Accepted Bldg	0	Total	325,600
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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	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	218,750	218,750	100%		218,750
0.50	Acres-Influence W Size Adj	21,875.00	10,938	100%		10,938
					Land Total	229,688

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,259 Sqft	Grade B 105	Base		298,062
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		15,432
Attic	Full Finished			Attic		21,549
FirePlaces	1			Fireplace		7,706
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			342,749	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
Deferred Maintenance		None		57%	90%	100%		175,830		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1852	12	B 105	712	Avq-	57%	90%	100%	365	
Wood Deck	1980	239	C 100	3,235	Avq.	79%	100%	100%	2,556	
Wood Deck	1998	120	C 100	1,718	Avq.	88%	100%	100%	1,512	
Frame Garage	2001	484	C 100	17,998	Avq.	89%	100%	100%	16,018	
Wood Deck	2001	169	C 100	2,342	Avq.	89%	100%	100%	2,084	
Frame Shed	2001	120	C 100	918	Avq.	89%	100%	100%	817	
2,518 SFLA									Outbuilding Total	23,352
Acpt Land		229,700		Accepted Bldg		199,200		Total	428,900	

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	218,750	218,750	100%		218,750
0.45	Acres-Influence W Size Adj	21,875.00	9,844	100%		9,844
					Land Total	228,594

Dwelling Description				Replacement Cost New		
Colonial	Two Story	876 Sqft	Grade B 95	Base		191,390
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		-12,740
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,551
Attic	Floor & Stairs			Attic		2,038
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-3,397
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	0	OLD TYPE	TYPICAL	Below Average	Typical	178,842
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value Rcnld
						101,940

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1854	224	B 95	22,664	Avq-	57%	100%	100%	12,918
Open Frame Porch	1854	105	B 95	3,218	Avq-	57%	100%	100%	1,834
Frame Shed	1854	136	B 95	1,136	Avq-	57%	100%	100%	648
Open Frame Porch	1854	12	B 95	645	Avq-	57%	100%	100%	368
2.00 ST BARN....	1854	600	C 100	49,840	Avq-	57%	50%	100%	14,204
Unfinished Attic	1854	224	B 95	1,335	Avq-	57%	100%	100%	761
ONE STORY FRAME	1854	12	B 95	1,029	Avq-	57%	100%	100%	587
Outbuilding Total									31,320

Acpt Land	228,600	Accepted Bldg	133,300	Total	361,900
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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	218,750	218,750	100%		218,750
0.68	Acres-Influence W Size Adj	21,875.00	14,875	100%		14,875
Total Acres 0.68					Land Total	233,625

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	804 Sqft	Grade B 95	Base		141,882
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		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
1853	0	TYPICAL	TYPICAL	Good	Typical	148,087
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						118,470

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1853	21	B 95	892	Good	80%	100%	100%	714
1.5 Story/BSMT	1853	320	B 95	39,505	Good	80%	100%	100%	31,604
2 Story/BASEMENT	1952	240	B 95	37,239	Good	80%	100%	100%	29,791
Frame Garage	1960	480	C 100	17,884	Avq-	61%	100%	100%	10,909
1.5 Story/BSMT	2019	122	B 95	15,061	Avq.	92%	100%	100%	13,856
ONE STORY FRAME	2019	50	B 95	4,286	Avq.	92%	100%	100%	3,943
Open Frame Porch	2019	45	B 95	1,556	Avq.	92%	100%	100%	1,432
Wood Deck	2019	176	B 95	2,656	Avq.	92%	100%	100%	2,444
1 Story/BASEMENT	2019	176	B 95	17,808	Avq.	92%	100%	100%	16,383
Wood Deck	2019	320	B 95	4,662	Avq.	92%	100%	100%	4,289
2,776 SFLA									Outbuilding Total 115,365

Acpt Land	233,600	Accepted Bldg	233,800	Total	467,400
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WISCASSET
 Name: DUNBAR, SHARON R

Valuation Report

09/27/2023

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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	2.266	Avg.	92%	100%	100%	2.085	
2,776 SFLA									2.085	
Accpt Land						0		Accepted Bldg		2,100
						2,100		Total		2,100

WISCASSET
Name: DUNBAR, SHARON R

Valuation Report

09/27/2023

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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	233,600	233,800	467,400	233,600	233,800	467,400
2	0	2,100	2,100	0	2,100	2,100
TOTAL	233,600	235,900	469,500	233,600	235,900	469,500

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) 50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.39	Acres-Influence W Size Adj	21,875.00	8,531	100%		8,531
Total Acres 0.39			Land Total			227,281

Dwelling Description

Replacement Cost New

Conventional	Two Story	860 Sqft	Grade B 95	Base	170,813
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 1/4 Bmt	Basement	-8,755
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	3	Half Baths	1	Plumbing	12,411
Attic	Floor & Stairs			Attic	2,001
FirePlaces	3			Fireplace	11,648
Insulation	Capped Only			Insulation	-334
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	OLD TYPE	Old Type	Below Average	Typical	187,784			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		57%	100%	100%			
						107,037			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1820	907	B 95	111,971	Avq-	57%	100%	100%	63,823
1.5 Story/BSMT	1820	36	B 95	4,444	Avq-	57%	100%	100%	2,533
Wood Deck	1970	114	C 100	1,641	Avq-	65%	100%	100%	1,067
Wood Deck	1970	336	C 100	4,471	Avq-	65%	100%	100%	2,906
Frame Bay Window	1820	24	B 95	2,056	Avq-	57%	100%	100%	1,172
3,158 SFLA						Outbuilding Total			71,501

Acpt Land 227,300 **Accepted Bldg** 178,500 **Total** 405,800

Name: SCALISE, MICHAEL

Page 1908

SCALISE, ANNE

Map/Lot:

U02-048

Account: 1359 Card: 1 of 1

Location: 37 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/07/2018
Sale Price 295,000
Sale Type Land & Buildings
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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Water Influence 1, 0.38 Acres-Influence W Size Adj, and Total Acres 0.38.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement Cost, Value. Rows include Colonial, 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 1780, 0, TYPICAL, TYPICAL, Average, Typical, 188,915.

Table for Functional Obsolescence and Economic Obsolescence with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Values include None, None, 65%, 100%, 100%, 122,795.

Outbuildings/Additions/Improvements

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include TWO STORY FRAME, Wood Deck, Encl Frame Porch, 1.75 ST GARAGE.., 2,444 SFLA.

Acpt Land 227,100 Accepted Bldg 171,000 Total 398,100

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	218,750	218,750	100%		218,750
0.35	Acres-Influence W Size Adj	21,875.00	7,656	100%		7,656
					Land Total	226,406

Dwelling Description

Replacement Cost New

Conventional	Two Story	696 Sqft	Grade B 100	Base	145,515
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	5,126
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,814
Rooms	11	HEARTH			
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	16,330
Attic	Floor & Stairs			Attic	1,705
FirePlaces	2			Fireplace	9,800
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	170,662
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	94% 100%	104,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1850	110	B 100	3,532	Avq.	65%	100%	100%	2,296
2 Story/BASEMENT	1850	391	B 100	63,861	Avq.	65%	94%	100%	39,019
1 Story/BASEMENT	1850	228	B 100	24,284	Avq.	65%	94%	100%	14,838
Wood Deck	1850	160	B 100	2,561	Avq.	65%	100%	100%	1,665
1.75 ST GARAGE..	1850	1123	C 100	98,052	Avq-	57%	70%	100%	39,123
Frame Garaqe	1930	1050	C 100	34,114	Avq-	57%	50%	100%	9,722
2,402 SFLA									106,663

Acpt Land	226,400	Accepted Bldg	210,900	Total	437,300
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WISCASSET
 Name: WISCASSET, TOWN OF
 SCOUT HALL

Valuation Report

09/27/2023

Page 1910

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	137,500	137,500	100%		137,500
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07						Land Total 138,463

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,311 Sqft	Grade D 100	Base	173,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-6,002
Rooms	3	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,442
Attic	None			Attic	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	149,872			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	97%	100%			
						Value			
						Rcnld			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1880	276	D 100	18,621	Avq+	75%	100%	100%	13,966
2,242 SFLA									Outbuilding Total 13,966

Acpt Land 138,500 **Accepted Bldg** 123,000 **Total** 261,500

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	137,500	137,500	100%		137,500
0.04	Acres-HS Size Adj	13,750.00	550	100%		550
Total Acres 0.04			Land Total			138,050

Dwelling Description

Replacement Cost New

Cape Cod	One Story	665 Sqft	Grade B 95	Base	82,551
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	-4,513
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	1,547
FirePlaces	2			Fireplace	9,310
Insulation	None			Insulation	-1,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	0	OLD TYPE	Old Type	Below Average	Typical	87,605
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						49,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1800	42	B 95	3,599	Avq-	57%	100%	100%	2,051
ONE STORY FRAME	1800	220	B 95	18,855	Avq-	57%	100%	100%	10,747
Finished Attic	1800	220	B 95	4,825	Avq-	57%	100%	100%	2,750
1,015 SFLA						Outbuilding Total			15,548

Acpt Land	138,100	Accepted Bldg	65,500	Total	203,600
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WISCASSET
Name: KITFIELD, EDWARD B

Valuation Report

09/27/2023

Page 1912

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	2,500.00	50	300%		150
Total Acres 0.02					Land Total	150

Acpt Land

200

Accepted Bldg

0

Total

200

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	218,750	218,750	100%		218,750
0.47	Acres-Influence W Size Adj	21,875.00	10,281	100%		10,281
					Land Total	229,031

Dwelling Description

Replacement Cost New

Colonial	Two & 1/2 Story	936 Sqft	Grade B 100	Base	246,655
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-3,344
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	11,431
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-4,777
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	2011	TYPICAL	TYPICAL	Above Average	Typical	259,765			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	100%			
						194,824			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	1840	378	B 100	34,101	Avg+	75%	100%	100%	25,576
Wood Deck	2006	42	C 100	722	Avg.	92%	100%	100%	664
2,718 SFLA							Outbuilding Total	26,240	

Acpt Land 229,000 **Accepted Bldg** 221,100 **Total** 450,100

WISCASSET
 Name: MORGAN, LAEL

Valuation Report

09/27/2023

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ACKERMAN, BRIAN

Map/Lot:

U02-055

Account: 1366 Card: 1 of 1

Location:

74 WATER STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RES. USE in BUS ZONE	Sale Date 07/08/2022
Topography	Level	Sale Price 298,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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) Land Schedule 101

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.41	Acres-Influence W Size Adj	21,875.00	8,969	100%		8,969
Total Acres 0.41			Land Total			227,719

Dwelling Description				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade B 100	Base	146,106
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	3,266
Attic	Floor & Stairs			Attic	1,587
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,645
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	TYPICAL	TYPICAL	Above Average	Typical	148,314	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	111,236

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.5 Story/BSMT	1890	240	B 100	31,188	Avq+	75%	100%	100%	23,391
ONE STORY FRAME	1890	192	B 100	17,322	Avq+	75%	100%	100%	12,992
1 Story/BASEMENT	2009	180	B 100	19,170	Avq+	97%	100%	100%	18,595
Frame Shed	1950	180	C 100	1,378	Poor	25%	100%	100%	344
Frame Garage	1955	576	C 100	20,616	Good	81%	100%	100%	16,699
Wood Deck	2006	96	C 100	1,411	Avq.	92%	100%	100%	1,298
Wood Deck	2021	120	C 100	1,718	Avq.	92%	100%	100%	1,581
2,028 SFLA									74,900

Acpt Land	227,700	Accepted Bldg	186,100	Total	413,800
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WISCASSET

Valuation Report

09/27/2023

Name: MAINE, STATE OF

Page 1915

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	312,500	312,500	100%		312,500
1.00	Acres-Shallow WF Size Adj	31,250.00	31,250	100%		31,250
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
25.00	R 20+-Rear 20+	625.00	15,625	100%		15,625
Total Acres 46.00					Land Total	534,375

Acpt Land	534,400	Accepted Bldg	0	Total	534,400
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WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

Page 1916

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	312,500	312,500	100%		312,500	
0.25	Acres-Shallow WF Size Adj	31,250.00	7,813	100%		7,813	
Total Acres 0.25					Land Total	320,313	
Acpt Land		320,300	Accepted Bldg		0	Total	320,300

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, INHABITANTS OF
DRIVEWAY ENTRANCE AT SEWER PLANT

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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	312,500	312,500	100%		312,500	
0.27	Acres-Shallow WF Size Adj	31,250.00	8,438	100%		8,438	
Total Acres 0.27					Land Total	320,938	
Acpt Land		320,900	Accepted Bldg		0	Total	320,900

Name: WISCASSET, TOWN OF

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	312,500	312,500	100%		312,500
1.00	Acres-Shallow WF Size Adj	31,250.00	31,250	100%		31,250
3.00	Acres-Waterfront Rear	16,250.00	48,750	100%		48,750
Total Acres 4.00					Land Total	392,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SEWAGE PLANT	1991	170000	B 100	1,968,685	Avq.	84%	100%	100%	1,653,695
WAREHOUSE MS....	1991	3936	B 100	231,934	Avq.	84%	100%	100%	194,825
WAREHOUSE MS....	1991	1028	B 100	60,577	Avq.	84%	100%	100%	50,885
Frame Garage	1991	624	C 100	21,984	Avq.	84%	100%	100%	18,467
Frame Shed	1991	200	C 100	1,530	Avq.	84%	100%	100%	1,285
BSMT UNFINISHED.	1991	1968	C 100	23,635	Avq.	84%	100%	100%	19,853
WAREHOUSE MS....	1991	312	B 100	18,385	Avq.	84%	100%	100%	15,443
Outbuilding Total									1,954,453

Acpt Land	392,500	Bldg Override	2,500,000	Total	2,892,500
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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	218,750	218,750	100%		218,750
0.25	Acres-Influence W Size Adj	21,875.00	5,469	100%		5,469
Total Acres 0.25					Land Total	224,219

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	720 Sqft	Grade B 100	Base		159,941
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		4,899
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-367
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	164,473
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						123,355

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1860	414	B 100	67,619	Avq+	75%	100%	100%	50,714
Unfinished Attic	1860	414	B 100	2,595	Avq+	75%	100%	100%	1,946
2 Story/BASEMENT	1860	96	B 100	15,680	Avq+	75%	100%	100%	11,760
ONE STORY FRAME	1860	450	B 100	40,598	Avq+	75%	100%	100%	30,448
Frame Bay Window	1860	44	B 100	3,969	Avq+	75%	100%	100%	2,977
Encl Frame Porch	1860	56	B 100	3,146	Avq+	75%	100%	100%	2,360
Frame Garage	1984	576	B 100	23,709	Avq.	81%	100%	100%	19,204
Wood Deck	1984	98	C 100	1,438	Avq.	81%	100%	100%	1,165
Swimming Pool	1984	1	C 100	7,224	Avq.	99%	100%	100%	7,152
Patio	1984	440	C 100	4,395	Avq-	72%	100%	100%	3,164
3,314 SFLA									130,890

Acpt Land	224,200	Accepted Bldg	254,200	Total	478,400
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Name: GALLERANI, ERNEST III

Page 1920

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	226,625	226,625	100%		226,625
1.00	Acres-Commercial Size Adj	11,875.00	11,875	100%		11,875
Total Acres 1.00					Land Total	238,500

Dwelling Description				Replacement Cost New	
Conventional	Two Story	760 Sqft	Grade B 100	Base	155,780
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	3,266
Attic	Floor & Stairs			Attic	1,862
FirePlaces	1			Fireplace	7,339
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	168,247
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	126,185	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	260	B 100	38,230	Avq.	65%	100%	100%	24,850
Open Frame Porch	1880	10	B 100	621	Avq.	65%	100%	100%	404
ONE STORY FRAME	1880	340	B 100	30,674	Avq.	65%	100%	100%	19,938
Frame Bay Window	1880	55	B 100	4,962	Poor	25%	100%	100%	1,240
Frame Bay Window	2000	56	B 100	5,052	Poor	56%	100%	100%	2,829
Frame Shed	2017	96	C 100	735	Avq.	92%	100%	100%	676
Wood Deck	2018	144	C 100	2,024	Avq.	92%	100%	100%	1,862
1.50 ST GARAGE..	2020	624	B 100	53,429	Avq.	92%	100%	100%	49,155
2,491 SFLA									100,954

Acpt Land	238,500	Accepted Bldg	227,100	Total	465,600
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Name: WEST, PETER G

Page 1921

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	218,750	218,750	100%		218,750
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27						Land Total 224,656

Dwelling Description				Replacement Cost New	
Colonial	Two Story	684 Sqft	Grade B 100	Base	157,307
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	Damp 1/2 Bmt	Basement	-4,887
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	11,431
Attic	Floor & Stairs			Attic	1,675
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	165,526
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	107,592

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
TWO STORY FRAME	1985	713	B 100	104,841	Avq.	65%	100%	100%	68,147
ONE STORY FRAME	1999	832	B 100	75,060	Avq.	65%	100%	100%	48,789
Frame Shed	1999	432	C 100	3,305	Avq.	88%	100%	100%	2,908
3,626 SFLA						Outbuilding Total			119,844

Acpt Land	224,700	Accepted Bldg	227,400	Total	452,100
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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	218,750	218,750	100%		218,750
0.18	Acres-Influence W Size Adj	21,875.00	3,938	100%		3,938
Total Acres 0.18					Land Total	222,688

Dwelling Description				Replacement Cost New		
Colonial	Two Story	672 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 C	Cooling	0% None	Heat	0	
Rooms	7	HEARTH		HEARTHS	0	
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	4,899	
Attic	Full Finished			Attic	13,333	
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	169,749
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						110,337

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1860	12	B 100	679	Avq.	65%	100%	100%	441
1 & 1/2 STORY FR	1860	392	B 100	44,555	Avq.	65%	100%	100%	28,961
ONE STORY FRAME	1860	68	B 100	6,135	Avq.	65%	100%	100%	3,988
2.00 ST BARN....	1860	735	C 100	59,084	Avq.	65%	100%	100%	38,405
2,000 SFLA						Outbuilding Total			71,795

Acpt Land	222,700	Accepted Bldg	182,100	Total	404,800
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Name: TARBOX, KARL F

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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 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.28 Acres-HS Size Adj.

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, 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

141,400

Accepted Bldg

33,300 Total

174,700

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	137,500	137,500	100%		137,500
0.64	Acres-HS Size Adj	13,750.00	8,800	100%		8,800
Total Acres 0.64					Land Total	146,300

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	640 Sqft	Grade B 95	Base		79,448
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		-6,516
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		12,294
FirePlaces	1			Fireplace		6,972
Insulation	Minimal			Insulation		-1,241
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1807	0	TYPICAL	TYPICAL	Above Average	Typical	90,957			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	68,218		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1807	308	B 95	26,398	Avq+	75%	100%	100%	19,798
ONE STORY FRAME	1807	55	B 95	4,715	Avq+	75%	100%	100%	3,536
Wood Deck	1980	208	B 95	3,102	Avq+	75%	100%	100%	2,326
Wood Deck	1980	126	D 100	1,542	Avq.	79%	100%	100%	1,218
1.75 ST GARAGE..	1930	1632	C 100	142,494	Avq.	65%	100%	100%	92,621
1,003 SFLA									
Outbuilding Total									119,499

Acpt Land	146,300	Accepted Bldg	187,700	Total	334,000
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WISCASSET
 Name: WATTS, DANIEL M
 WATTS, CAROL F

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.40	Acres-HS Size Adj	13,750.00	5,500	100%		5,500
					Land Total	143,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	957 Sqft	Grade B 95	Base		172,259
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		3,103
Attic	Floor & Stairs			Attic		2,227
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-325
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1860	1939	TYPICAL	TYPICAL	Above Average	Typical					177,264
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		75%	100%	100%				132,948
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Value Rcnld
ONE STORY FRAME	1860	299	B 95	25,626	Avq+	75%	100%	100%		19,220
Encl Frame Porch	1860	126	B 95	6,110	Avq+	75%	100%	100%		4,582
Wood Deck	1980	36	C 100	646	Avq.	79%	100%	100%		510
Unfinished Attic	1860	299	B 95	1,781	Avq+	75%	100%	100%		1,336
Outbuilding Total										25,648
Acpt Land		143,000		Accepted Bldg		158,600		Total		301,600

Name: BLAYLOCK, WILLIAM J

Page 1926

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	137,500	137,500	100%		137,500
0.34	Acres-HS Size Adj	13,750.00	4,675	100%		4,675
Total Acres 0.34					Land Total	142,175

Dwelling Description				Replacement Cost New		
Colonial	Two Story	840 Sqft	Grade B 100	Base		193,184
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		11,431
Attic	Floor & Stairs			Attic		2,058
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	206,673
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	134,337

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1800	680	B 100	61,349	Avq.	65%	100%	100%	39,877
Open Frame Porch	1800	60	B 100	2,076	Avq.	65%	100%	100%	1,349
Frame Bay Window	1800	12	B 100	1,082	Avq.	65%	100%	100%	703
2.00 ST BARN....	1920	425	C 100	37,856	Avq-	57%	100%	100%	21,578
Unfinished Attic	1800	680	C 110	4,076	Avq.	65%	100%	100%	2,649
Frame Shed	1960	40	D 100	264	Poor	30%	100%	100%	79
Frame Shed	1960	98	D 100	645	Poor	30%	100%	100%	194
2,372 SFLA									66,429

Acpt Land	142,200	Accepted Bldg	200,800	Total	343,000
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Name: CLAIR, WILLIAM HENRY

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CLAIR, ROSLYNN R

Map/Lot: U02-069

Account: 1380 Card: 1 of 1

Location: 56 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/20/2022
Topography	Level	Sale Price 357,500
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

Reference 1	B4116P0186		
Reference 2	U-02-069/00 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 Homesite Value	137,500	137,500	100%		137,500
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07			Land Total			138,463

Dwelling Description				Replacement Cost New	
Colonial	Two Story	627 Sqft	Grade B 95	Base	134,302
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	-6,383
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	3,103
Attic	Floor & Stairs			Attic	1,459
FirePlaces	2			Fireplace	9,310
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	141,791	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	80,821

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	299	B 95	25,626	Avq-	57%	100%	100%	14,607
Encl Frame Porch	1860	112	B 95	5,486	Avq-	57%	100%	100%	3,127
Frame Shed	1930	280	C 100	2,142	Avq.	65%	100%	100%	1,392
1,553 SFLA	Outbuilding Total								19,126

Acpt Land	138,500	Accepted Bldg	99,900	Total	238,400
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Name: BEATON, JAMES A

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	137,500	137,500	50%	Corner/Loc	68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10						Land Total 70,125

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	595 Sqft	Grade B 95	Base	101,929
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	-2,019
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	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Capped Only			Insulation	-173
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	0	TYPICAL	TYPICAL	Good	Typical	109,812
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	87,850	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1853	480	B 95	59,636	Good	80%	100%	100%	47,709
Frame Garage	1853	330	B 95	14,872	Good	80%	100%	100%	11,898
ONE STORY FRAME	1853	25	B 95	2,142	Good	80%	100%	100%	1,714
Wood Deck	1980	100	D 100	1,258	Avq-	70%	100%	100%	881
Wood Deck	1980	32	C 100	595	Avq.	79%	100%	100%	470
Wood Deck	1980	35	C 100	634	Avq.	79%	100%	100%	501
Wood Deck	2005	40	C 100	698	Avq.	91%	100%	100%	635
1,757 SFLA									63,808

Acpt Land	70,100	Accepted Bldg	151,700	Total	221,800
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Name: SINCLAIR, SHANNON C

Page 1929

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	137,500	137,500	50%	Neighborhood	68,750
0.20	Acres-HS Size Adj	13,750.00	2,750	100%		2,750
Total Acres 0.20					Land Total	71,500

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	143,892
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	-5,815
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	4,260
Attic	None			Attic	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	142,337			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	80%	74,015		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	196	C 100	15,376	Avq.	65%	100%	80%	7,995
GAZEBO	2012	100	D 100	5,188	Avq.	92%	100%	80%	3,818
Wood Deck	2021	270	C 100	3,630	Avq.	92%	100%	80%	2,672
1,600 SFLA									
Outbuilding Total									14,485

Acpt Land 71,500 **Accepted Bldg** 88,500 **Total** 160,000

Name: FAIRSERVICE, MARK W

Page 1930

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 5 columns: Description, Material/Type, Area/Measure, Condition, 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 1900, 1982, GOOD, GOOD, Above Average, Typical, 89,309.

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 70,100 Accepted Bldg 82,900 Total 153,000

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	137,500	137,500	75%	Neighborhood	103,125
0.11	Acres-HS Size Adj	13,750.00	1,513	100%		1,513
Total Acres 0.11					Land Total	104,638

Dwelling Description				Replacement Cost New		
Conventional	One Story	528 Sqft	Grade C 100	Base		58,819
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		10,061
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	68,880					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None		None		75%	100%	100%	51,660				
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1910	315	C 100	24,711	Avq+	75%	100%	100%	18,533		
Encl Frame Porch	1910	112	C 100	5,021	Avq+	75%	100%	100%	3,766		
Frame Shed	1910	225	E 100	1,274	Avq-	57%	100%	100%	726		
Frame Garage	1930	228	D 100	9,209	Fair	42%	100%	100%	3,868		
843 SFLA									26,893		
Acpt Land						104,600	Accepted Bldg		78,600	Total	183,200

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	137,500	137,500	75%	Neighborho	103,125
0.27	Acres-HS Size Adj	13,750.00	3,713	100%		3,713
Total Acres 0.27					Land Total	106,838

Dwelling Description				Replacement Cost New		
Conventional	Two Story	640 Sqft	Grade C 105	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	Damp Full Bmt	Basement	0	
Fin. Basement Area	80 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	3,830	
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	14,910	
Attic	None			Attic	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	138,516			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	117,739		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1922	126	C 105	5,872	V.G.	85%	100%	100%	4,991
Open Frame Porch	1922	60	C 105	1,895	V.G.	85%	100%	100%	1,611
Wood Deck	1982	165	C 100	2,291	Avq.	80%	100%	100%	1,833
Frame Garage	1922	216	D 100	8,915	Avq-	57%	100%	100%	5,082
1 Story/BASEMENT	1922	100	C 105	9,724	V.G.	85%	100%	100%	8,265
1,380 SFLA							Outbuilding Total		21,782

Acpt Land	106,800	Accepted Bldg	139,500	Total	246,300
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Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/13/2023
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 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	137,500	137,500	100%		137,500
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21					Land Total	140,388

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	660 Sqft	Grade B 95	Base		128,519
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		18,616
Attic	Full Finished			Attic		12,527
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	159,662			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	92%	100%	95,478		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	72	B 95	2,304	Avq.	65%	100%	100%	1,498
2S Fr Bay Window	1850	12	B 95	1,675	Avq.	65%	92%	100%	1,002
2S Fr Bay Window	1850	12	B 95	1,675	Avq.	65%	92%	100%	1,002
Wood Deck	1850	174	C 100	2,406	Avq.	65%	100%	100%	1,564
1 Story/BASEMENT	1850	520	B 95	52,614	Avq.	65%	92%	100%	31,463
Unfinished Attic	1850	520	B 95	3,096	Avq.	65%	100%	100%	2,012
1,888 SFLA									38,541
Acpt Land		140,400		Accepted Bldg		134,000		Total	274,400

Name: WISCASSET, TOWN OF

Page 1934

MAINE ART GALLERY

Map/Lot:

U02-077

Account: 1387 Card: 1 of 1

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

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.23 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Material, Condition, Replacement Cost, 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1807, 0, Obsolete, Obsolete, Fair, Typical, 238,670.

Summary table with 4 columns: Acpt Land, Accepted Bldg, Total, Value(Rcnd). Values: 140,700, 95,200, 235,900, 95,229.

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	137,500	137,500	100%		0
0.00	Acres-Commercial Size Adj	13,750.00	3,163	100%		0
Total Acres 0.00					Land Total	0
Acpt Land		0	Accepted Bldg		0	Total
						0

Name: EDDY JR., DAVID K J/T

Page 1936

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	137,500	137,500	100%		137,500
0.30	Acres-HS Size Adj	13,750.00	4,125	100%		4,125
Total Acres 0.30						Land Total 141,625

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	480 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	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		7,100
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,382
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	88,749
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	57,687	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1850	32	C 100	2,510	Avq.	65%	100%	100%	1,632
1 & 1/2 STORY FR	1850	450	C 100	44,478	Avq.	65%	100%	100%	28,911
ONE STORY FRAME	1850	90	C 100	7,060	Avq.	65%	100%	100%	4,589
Encl Frame Porch	1850	128	C 100	5,675	Avq.	65%	100%	100%	3,689
1 Story/BASEMENT	1850	30	C 100	2,779	Avq.	65%	100%	100%	1,806
Encl Frame Porch	1980	54	C 100	2,655	Avq.	65%	100%	100%	1,726
Swimming Pool	1988	1	C 100	7,224	Avq.	99%	100%	100%	7,152
Wood Deck	1980	250	C 100	3,375	Avq-	70%	100%	100%	2,362
Wood Deck	2015	120	D 100	1,478	Avq.	92%	100%	100%	1,360
Frame Shed	2015	80	D 100	526	Avq.	92%	100%	100%	484
1,547 SFLA						Outbuilding Total			53,711

Acpt Land	141,600	Accepted Bldg	111,400	Total	253,000
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Name: TALCOTT, WILLIAM

Page 1937

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	137,500	137,500	100%		137,500
0.54	Acres-HS Size Adj	13,750.00	7,425	100%		7,425
Total Acres 0.54					Land Total	144,925

Dwelling Description				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade B 95	Base	130,856
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	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	142,482	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	113,986

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1925	234	B 95	20,056	Good	80%	100%	100%	16,045
Encl Frame Porch	1925	54	B 95	2,901	Good	80%	100%	100%	2,321
Wood Deck	1999	184	B 100	2,914	Avq+	94%	100%	100%	2,739
Frame Garage	1940	500	C 100	18,452	Avq.	65%	100%	100%	11,994
Frame Shed	1950	171	C 100	1,309	Avq.	65%	100%	100%	851
Wood Deck	1999	72	B 100	1,271	Avq+	94%	100%	100%	1,195
1 Story/BASEMENT	1999	308	B 100	32,804	Avq+	94%	100%	100%	30,836
1,886 SFLA									Outbuilding Total 65,981

Acpt Land	144,900	Accepted Bldg	180,000	Total	324,900
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WISCASSET

Valuation Report

09/27/2023

Name: MATTSON, HEIDI F

Page 1938

MATTSON, GREG

Map/Lot:

U02-080-A

Account: 1391 Card: 1 of 1

Location:

HODGE STREET

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	137,500	137,500	50%	Neighborho	68,750
0.59	Acres-HS Size Adj	13,750.00	8,113	100%		8,112
Total Acres 0.59					Land Total	76,862

Acpt Land	76,900	Accepted Bldg	0	Total	76,900
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Name: AVRON(TRUSTEE), NEIL J

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HOLLAND(TRUSTEE), CHERYL A

Map/Lot:

U02-081

Account: 1392 Card: 1 of 1

Location:

68 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/30/2022
Topography	Level	Sale Price 420,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	137,500	137,500	100%		137,500
0.39	Acres-HS Size Adj	13,750.00	5,363	100%		5,363
Total Acres 0.39					Land Total	142,863

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,106 Sqft	Grade B 100	Base		249,372
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		6,532
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,339
Insulation	Minimal			Insulation		-4,515
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1810	0	TYPICAL	Old Type	Below Average	Typical	258,728	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	147,475

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1810	306	B 100	27,608	Avq-	57%	100%	100%	15,737
Frame Shed	1810	204	B 100	1,794	Avq-	57%	100%	100%	1,023
2.00 ST BARN....	1900	800	C 100	63,535	Avq.	65%	75%	100%	30,974
Wood Deck	1810	62	C 100	978	Avq.	65%	100%	100%	636
2,518 SFLA									48,370

Acpt Land	142,900	Accepted Bldg	195,800	Total	338,700
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WISCASSET
 Name: KOLLER-CHAPMAN, IDA R
 BURHOE, LESLIE A
 Account: 1393 Card: 1 of 1

Valuation Report

09/27/2023
 Page 1940
 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	137,500	137,500	100%		137,500
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23					Land Total	140,663

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,620 Sqft	Grade B 100	Base		332,058
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		-11,574
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		6,532
Attic	Floor & Stairs			Attic		3,968
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	330,984			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		80%	75%	100%	198,590		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	238	B 100	21,472	Good	80%	75%	100%	12,884
Wood Deck	2006	96	B 100	1,622	Avq.	92%	100%	100%	1,492
Frame Shed	2018	96	D 100	632	Avq.	92%	100%	100%	581
3,478 SFLA									
Outbuilding Total						14,957			
Acpt Land		140,700	Accepted Bldg		213,500	Total		354,200	

Name: FOWLES, ROBERT B

Page 1941

FOWLES, JOY C

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

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 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. %, and Outbuildings/Additions/Improvements.

Acpt Land 107,000 Accepted Bldg 142,500 Total 249,500

Valuation Report

Map/Lot: U02-084

Account: 1395 Card: 1 of 1

Location: 6 HOOPER STREET

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	137,500	137,500	75%	Neighborhood	103,125
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	105,188

Dwelling Description

Replacement Cost New

Conventional	One Story	648 Sqft	Grade D 105	Base	65,184
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	-9,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,856
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,246
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-104
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	53,603			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	90%	100%	31,358		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1900	120	D 100	8,096	Avq.	65%	100%	100%	5,262
Frame Garage	1900	216	D 100	8,915	Poor	25%	50%	100%	1,114
Frame Shed	1940	104	C 100	795	Poor	25%	100%	100%	199
Wood Deck	2006	200	C 100	2,738	Avq.	92%	100%	100%	2,519
768 SFLA						Outbuilding Total			9,094
Acpt Land		105,200	Accepted Bldg		40,500	Total			145,700

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	137,500	137,500	75%	Neighborhood	103,125
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	106,975

Dwelling Description				Replacement Cost New		
Conventional	Two Story	660 Sqft	Grade B 95	Base		131,089
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		-6,719
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		4,870
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		1,536
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-256
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	OLD TYPE	Old Type	Fair	Typical	130,520
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		42%	85%	100%
						46,596

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Bay Window	1840	24	B 95	2,056	Fair	42%	85%	100%	734
1 ST BARN.....	1840	276	B 95	12,375	Fair	42%	50%	100%	2,598
Frame Shed	1840	100	B 95	836	Fair	42%	50%	100%	176
ONE STORY FRAME	2009	144	C 100	11,296	Avq.	92%	100%	100%	10,392
1S AD/GAR.....	2009	186	C 100	18,702	Avq.	92%	100%	100%	17,206
Wood Deck	2009	84	C 100	1,259	Avq.	92%	100%	100%	1,158
1,488 SFLA									32,264

Acpt Land	107,000	Accepted Bldg	78,900	Total	185,900
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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	137,500	137,500	50%		68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10						Land Total 70,125

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	384 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 1/2 Bmt	Basement		-2,386
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		-1,022
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	2001	TYPICAL	TYPICAL	Above Average	Typical	55,625	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	41,719

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	128	C 100	10,041	Avq.	89%	100%	100%	8,936
Wood Deck	2001	84	C 100	1,259	Avq.	89%	100%	100%	1,121
ONE STORY FRAME	2004	128	C 100	10,041	Avq.	91%	100%	100%	9,137
832 SFLA									
Outbuilding Total									19,194

Acpt Land	70,100	Accepted Bldg	60,900	Total	131,000
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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	137,500	137,500	50%	Neighborhood	68,750
0.09	Acres-HS Size Adj	13,750.00	1,238	100%		1,238
Total Acres 0.09					Land Total	69,988

Dwelling Description				Replacement Cost New		
Ranch	One Story	825 Sqft	Grade C 95	Base		91,674
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	91,674				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	88%	100%	100%	80,673					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1990	93	C 100	1,374	Avq.	84%	100%	100%	1,154	
825 SFLA						Outbuilding Total			1,154	
Acpt Land		70,000		Accepted Bldg		81,800		Total		151,800

Name: MATTSON, HEIDI F

Page 1946

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, 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 1964, 0 TYPICAL, TYPICAL, Average, Typical, 125,011, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd), 93,758.

Acpt Land 70,800 Accepted Bldg 93,800 Total 164,600

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	137,500	137,500	50%	Size/Shape	68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10				Land Total		70,125

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	468 Sqft	Grade C 105	Base		75,543
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		-4,579
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	70,964			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	46,127				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	286	C 105	27,811	Avq.	65%	100%	100%	18,077
Encl Frame Porch	1880	80	C 105	3,901	Avq.	65%	100%	100%	2,536
Frame Garage	1970	864	C 100	28,818	Avq.	74%	100%	100%	21,325
988 SFLA						Outbuilding Total			41,938

Acpt Land	70,100	Accepted Bldg	88,100	Total	158,200
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WISCASSET

Valuation Report

09/27/2023

Name: CLAIR, WILLIAM HENRY

Page 1948

CLAIR, ROSLYNN R

Map/Lot: U02-090

Account: 1401 Card: 1 of 1

Location: 3 DANFORTH STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/20/2022
Topography	Level	Sale Price 357,500
Utilities	NoWater/NoSewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

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	137,500	137,500	25%	Size/Shape	34,375
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	36,438

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ	Rcnld
Frame Garage	1970	440	C 100	16,744	Avg-	65% 100% 100%	10,884
Outbuilding Total							10,884

Acpt Land	36,400	Accepted Bldg	10,900	Total	47,300
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Name: CLOSSON, JOHN C

Page 1949

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, Grade, Replacement Cost New, Value. 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 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.

Name: WENTWORTH, SCHUYLER A

Page 1950

WENTWORTH, MICHELLE L

Map/Lot:

U03-002

Account: 1403 Card: 1 of 1

Location:

116 FEDERAL STREET

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30			Land Total			154,500

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	720 Sqft	Grade C 105	Base	85,902
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	4,473
Attic	3/4 Finished			Attic	9,533
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,342
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1941	2001	TYPICAL	GOOD	Average	Typical	98,566			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	65%	90%	100%	57,661				
Outbuildings/Additions/Improvements					Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1941	50	C 105	4,119	Avq.	65%	100%	100%	2,677
Wood Deck	1941	184	C 105	2,660	Avq.	65%	100%	100%	1,729
ONE STORY FRAME	1941	176	C 105	14,498	Avq.	65%	100%	100%	9,424
Encl Frame Porch	1941	18	C 105	1,244	Avq.	65%	100%	100%	809
946 SFLA					Outbuilding Total				14,639

Acpt Land	154,500	Accepted Bldg	72,300	Total	226,800
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Name: WENTWORTH, SCHUYLER A

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WENTWORTH, MICHELLE L

Map/Lot:

U03-003

Account: 1404 Card: 1 of 1

Location:

124 FEDERAL STREET

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

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, 0.24 Acres-Rear Land 1-10, and Land Total 151,850.

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 1890, 0, TYPICAL, TYPICAL, Average, Typical, 133,758.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 65%, 90%, 100%, 78,248.

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 Bay Window, 1S AD/GAR....., Frame Shed, Wood Deck, Finished Attic, and 1,968 SFLA.

Summary row: Acpt Land 151,900 Accepted Bldg 174,200 Total 326,100

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	137,500	137,500	100%		137,500
0.46	Acres-HS Size Adj	13,750.00	6,325	100%		6,325
Total Acres 0.46					Land Total	143,825

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,102 Sqft	Grade B 95	Base	188,783
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	Dry None	Basement	-14,959
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	4,654
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
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	187,788	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	140,841

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1890	256	B 95	21,941	Avq+	75%	100%	100%	16,456	
Finished Attic	1890	256	B 95	5,615	Avq+	75%	100%	100%	4,211	
ONE STORY FRAME	1890	72	B 95	6,171	Avq+	75%	100%	100%	4,628	
Encl Frame Porch	1890	224	B 95	10,480	Avq+	75%	100%	100%	7,860	
1SFr Overhang	1890	40	B 95	3,428	Avq+	75%	100%	100%	2,571	
Wood Deck	1890	325	B 95	4,732	Avq+	75%	100%	100%	3,549	
Frame Garage	1950	440	D 100	14,400	Avq-	57%	100%	100%	8,208	
Open Frame Porch	1890	119	B 95	3,604	Avq+	75%	100%	100%	2,703	
AB.GR. POOL.....	1890	1	C 100	1,250	Avq.	99%	100%	100%	1,238	
2,123 SFLA									Outbuilding Total	51,424

Acpt Land	143,800	Accepted Bldg	192,300	Total	336,100
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Name: SUTTER, WILLIAM C

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49					Land Total	152,475

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base		177,347
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		-334
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	OLD TYPE	TYPICAL	Above Average	Typical	177,013	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	132,760

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1880	6	B 100	505	Avq+	75%	100%	100%	379
Open Frame Porch	1880	85	B 100	2,802	Avq+	75%	100%	100%	2,102
Frame Shed	1880	204	B 100	1,794	Avq+	75%	100%	100%	1,346
2 STORY GARAGE	1880	570	B 100	37,330	Avq+	75%	100%	100%	27,998
Frame Shed	1880	169	B 100	1,486	Avq+	75%	100%	100%	1,114
Wood Deck	1880	32	B 100	684	Avq+	75%	100%	100%	513
Frame Shed	2010	192	C 100	1,469	Avq.	92%	100%	100%	1,351
1,638 SFLA									34,803

Acpt Land	152,500	Accepted Bldg	167,600	Total	320,100
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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	137,500	137,500	100%		137,500
0.76	Acres-HS Size Adj	13,750.00	10,450	100%		10,450
					Land Total	147,950

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,194 Sqft	Grade C 100	Base		133,010
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	133,010	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	86,457

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1950	400	D 100	13,420	Avq.	65%	100%	100%	8,723
Frame Garage	2005	320	C 100	13,328	Avq.	91%	100%	100%	12,128
Wood Deck	2018	140	C 100	1,972	Avq.	92%	100%	100%	1,814
Outbuilding Total									22,665

Acpt Land	148,000	Accepted Bldg	109,100	Total	257,100
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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	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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	153,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	468 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% 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	83,416
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	59,225
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2005	128	C 100	1,820	Avg.	1,656
936 SFLA						
Outbuilding Total						1,656

Acpt Land	153,000	Accepted Bldg	60,900	Total	213,900
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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	137,500	137,500	100%		137,500
0.60	Acres-HS Size Adj	13,750.00	8,250	100%		8,250
Total Acres 0.60					Land Total	145,750

Dwelling Description				Replacement Cost New		
Conventional	One Story	936 Sqft	Grade C 100	Base		104,269
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			
2018	0	TYPICAL	TYPICAL	Average	Typical	104,269			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	95,927		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	204	C 100	5,450	Avq.	92%	100%	100%	5,014
936 SFLA									5,014
						Outbuilding Total		5,014	
Acpt Land		145,800		Accepted Bldg		100,900		Total	
								246,700	

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	137,500	137,500	100%		137,500
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50			Land Total			144,375

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	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	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	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	122,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2022	70	C 100	1,080	Avg.	92%
1,008 SFLA						100%
Outbuilding Total						994
Acpt Land		144,400	Accepted Bldg		113,400	Total
						257,800

Name: BREWER, DONALD I J/T

Page 1958

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
Total Acres 1.00					Land Total	151,250

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	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	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		7,810
Attic	None			Attic		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	159,327	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None				84%	100%	100%	133,835

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1956	336	C 110	34,229	Good	84%	100%	100%	28,752
ONE STORY FRAME	1956	96	C 110	8,285	Good	84%	100%	100%	6,959
Open Frame Porch	1956	312	C 110	9,002	Good	84%	100%	100%	7,562
BSMT ENTRY.....	1956	36	C 110	606	Good	84%	100%	100%	509
1SFr Overhanq	1956	18	C 110	1,554	Good	84%	100%	100%	1,305
Frame Garage	1956	768	C 110	28,692	Good	84%	100%	100%	24,101
Frame Shed	1956	360	C 110	3,029	Good	84%	100%	100%	2,544
Wood Deck	2000	340	C 110	4,975	Good	84%	100%	100%	4,179
Frame Shed	2000	72	C 110	606	Good	84%	100%	100%	509
1,794 SFLA									
Outbuilding Total									76,420

Acpt Land	151,300	Accepted Bldg	210,300	Total	361,600
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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	137,500	137,500	100%		137,500
0.40	Acres-HS Size Adj	13,750.00	5,500	100%		5,500
Total Acres 0.40					Land Total	143,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	912 Sqft	Grade C 100	Base		106,676
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		2,840
Attic	None			Attic		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	109,516					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	85%	100%	100%	93,089						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1957	108	C 100	8,472	Good	85%	100%	100%	7,201		
ONE STORY FRAME	2004	182	C 100	14,278	Good	85%	100%	100%	12,136		
Open Frame Porch	2020	72	C 100	2,109	Avq.	92%	100%	100%	1,940		
Frame Garage	2020	784	C 100	26,540	Avq.	92%	100%	100%	24,417		
Wood Deck	2020	652	D 100	7,310	Avq.	92%	100%	100%	6,725		
1,202 SFLA									52,419		
Acpt Land						143,000	Accepted Bldg		145,500	Total	288,500

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.29	Acres-Rear Land 1-10	2,500.00	3,225	100%		3,225
Total Acres 2.29					Land Total	154,475

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,056 Sqft	Grade B 95	Base		177,356
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		-3,584
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		4,654
Attic	None			Attic		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	178,426
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	115,977

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1940	391	B 95	5,651	Avq.	65%	100%	100%	3,673
Open Frame Porch	1999	96	B 100	3,124	Avq.	88%	100%	100%	2,749
ONE STORY FRAME	1999	360	B 100	32,479	Avq.	88%	30%	100%	8,575
Wood Deck	1999	201	B 100	3,162	Avq.	88%	100%	100%	2,783
AB.GR. POOL.....	1999	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Frame Shed	1940	140	B 95	1,171	Avq.	65%	100%	100%	761
ONE STORY FRAME	1940	176	B 95	15,085	Avq.	65%	100%	100%	9,805
2,120 SFLA									29,584

Acpt Land	154,500	Accepted Bldg	145,600	Total	300,100
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Name: LUPTON, RONALD W

Page 1961

LUPTON, LINDA H

Map/Lot:

U03-010-A

Account: 1412 Card: 1 of 1

Location:

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

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, and Unfin. Living Area.

Dwelling Condition

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

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows list various structures like 1 Story/BASEMENT, Open Frame Porch, Wood Deck, and 1/2S AD/GAR.....

Summary row: Acpt Land 39,100 Accepted Bldg 188,200 Total 227,300

WISCASSET
 Name: HUBERT, CORY A
 FOURRE, LISA M

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57						Land Total 152,675

Dwelling Description				Replacement Cost New		
Split Level	One Story	1,294 Sqft	Grade C 105	Base		151,358
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		44,571
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	8	HEARTH		HEARTHS		0
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,982
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,701
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	205,612			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	162,433		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	134	C 100	1,896	Avq.	83%	100%	100%	1,574
Frame Shed	1975	210	C 100	1,606	Avq.	76%	100%	100%	1,221
Encl Frame Porch	2009	160	C 100	6,980	Avq.	92%	100%	100%	6,422
Wood Deck	2009	80	C 100	1,208	Avq.	92%	100%	100%	1,111
Wood Deck	2016	372	C 100	4,930	Avq.	92%	100%	100%	4,536
1,294 SFLA									Outbuilding Total 14,864
Acpt Land		152,700	Accepted Bldg		177,300	Total		330,000	

Name: COURVILLE, JARED W

Page 1963

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.15	Acres-Rear Land 1-10	2,500.00	2,875	100%		2,875
Total Acres 2.15					Land Total	154,125

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	648 Sqft	Grade C 105	Base		109,904
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		2,982
Attic	None			Attic		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	112,886				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	73,376					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1930	140	C 105	13,615	Avq.	65%	100%	100%	8,850	
1.5 Story/BSMT	1930	480	C 105	56,952	Avq.	65%	100%	100%	37,019	
1.25 ST GARAGE..	1930	528	C 105	31,085	Avq.	65%	100%	100%	20,205	
Wood Deck	1930	338	C 105	4,722	Avq.	65%	100%	100%	3,069	
Frame Shed	1930	324	C 105	2,602	Avq.	65%	100%	100%	1,691	
Frame Shed	1930	108	C 105	868	Avq.	65%	100%	100%	564	
1,994 SFLA										
						Outbuilding Total		71,398		
Acpt Land		154,100		Accepted Bldg		144,800		Total		298,900

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	151,450

Dwelling Description				Replacement Cost New		
Ranch	One Story	992 Sqft	Grade C 100	Base		116,033
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		6,382
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	122,415			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		71%	100%	100%	86,915		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1956	59	C 100	1,780	Avq.	67%	100%	100%	1,193
Wood Deck	2020	162	C 100	2,252	Avq.	92%	100%	100%	2,072
992 SFLA						Outbuilding Total			3,265
Acpt Land		151,500	Accepted Bldg		90,200	Total		241,700	

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, 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 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).

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, Frame Garage, Unfin Basement, 1,435 SFLA, and Outbuilding Total.

Acpt Land 48,800 Accepted Bldg 156,000 Total 204,800

Name: GORDON, JR., LAWRENCE R. J/T

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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. Rows include ONE STORY FRAME, Frame Garage, Open Frame Porch, Wood Deck, Frame Shed, and 1,638 SFLA.

Acpt Land 256,900 Accepted Bldg 174,200 Total 431,100

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: Dwelling Description, Dwelling Units, Foundation, 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 1940, 1991, TYPICAL, TYPICAL, Average, Typical, 83,989. Also includes Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld).

Acpt Land 291,200 Accepted Bldg 54,600 Total 345,800

Name: EAMES, DAVID N

Page 1968

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 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 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 1939, 0 TYPICAL, Fair, Typical, 126,808.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 42%, 100%, 100%, 53,259.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. 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 150,300 Accepted Bldg 73,800 Total 224,100

WISCASSET
 Name: ROBY, NANCY S J/T
 ROBY, WALLACE R

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.61	Acres-HS Size Adj	13,750.00	8,388	100%		8,388
Total Acres 0.61						Land Total 145,888

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	832 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	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		4,473
Attic	None			Attic		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	145,584
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value 113,556

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	63	C 105	1,975	Avq+	78%	100%	100%	1,541
Frame Garage	1948	308	C 105	13,634	Avq+	78%	100%	100%	10,635
Wood Deck	2005	140	C 100	1,972	Avq.	91%	100%	100%	1,795
1,456 SFLA									Outbuilding Total 13,971

Acpt Land	145,900	Accepted Bldg	127,500	Total	273,400
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WISCASSET
 Name: KYLE, ELIZABETH A
 EGAN, ROBERT G

Valuation Report

09/27/2023

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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	137,500	137,500	100%		137,500
0.44	Acres-HS Size Adj	13,750.00	6,050	100%		6,050
Total Acres 0.44			Land Total			143,550

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base		149,931
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		4,473
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,701
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	161,105				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		78%	100%	100%	125,662			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1950	144	C 110	12,426	Avq+	75%	100%	100%	9,320	
Open Frame Porch	1950	72	C 110	2,320	Avq+	75%	100%	100%	1,740	
Frame Garage	1950	384	C 110	16,665	Avq+	75%	100%	100%	12,499	
Patio	1950	25	C 105	448	Avq+	78%	100%	100%	349	
Patio	1950	210	C 105	2,305	Avq+	78%	100%	100%	1,798	
1,691 SFLA									25,706	
Acpt Land		143,600		Accepted Bldg		151,400		Total		295,000

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	137,500	137,500	100%		137,500
0.70	Acres-HS Size Adj	13,750.00	9,625	100%		9,625
7.00	Acres-FARM MIXWOOD	387.00	2,709	100%		2,709
1.20	CRPLN-CROPLAND	500.00	600	100%		600
0.93	EDIBL-HORTICULTURAL-ED	562.50	523	100%		523
0.22	ORNMT-HORTICULTURAL-OR	687.50	151	100%		151
2.65	Acres-Wasteland	75.00	199	100%		199
Total Acres 12.70					Land Total	151,307

Dwelling Description				Replacement Cost New		
Modern/Contemp.	One & 1/2 Story	836 Sqft	Grade A 100	Base		189,437
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		-6,959
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-8,202
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
2010	0	TYPICAL	TYPICAL	Good	Typical	174,276
Functional Obsolescence						Value(Rcnld)
None						170,790

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	54	B 100	1,901	Avq.	92%	100%	100%	1,749
Frame Shed	2010	192	B 100	1,689	Avq.	92%	100%	100%	1,554
Open Frame Porch	2011	180	B 100	5,569	Avq.	92%	100%	100%	5,123
Patio	2011	180	B 100	2,195	Avq.	92%	100%	100%	2,019
Frame Shed	2011	192	B 100	1,689	Avq.	92%	100%	100%	1,554
1,254 SFLA									11,999
Outbuilding Total									11,999

Acpt Land	151,300	Accepted Bldg	182,800	Total	334,100
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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	68,750.00	68,750	100%		68,750
0.50	Acres-Secondary Site-size	6,875.00	3,438	100%		3,438
Total Acres 0.50						Land Total 72,188

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.25 ST BARN....	2012	1920	A 100	96,215	Avq+	97%	100%	100%	93,329
Open Frame Porch	2012	180	A 100	6,489	Avq+	97%	100%	100%	6,294
Patio	2012	740	A 100	9,734	Avq+	97%	100%	100%	9,442
1SFr Overhang	2012	120	A 100	12,615	Avq.	92%	100%	100%	11,606
1SFr Overhang	2012	120	A 100	12,615	Avq.	92%	100%	100%	11,606
ONE STORY FRAME	2012	440	A 100	46,254	Avq+	97%	100%	100%	44,866
Frame Shed	2012	8	A 100	82	Avq+	97%	100%	100%	80
1,934 SFLA									Outbuilding Total 177,223
Accpt Land		72,200		Accepted Bldg		177,200	Total		249,400

WISCASSET

Name: 28 SHERMAN LANE, LLC.

Valuation Report

09/27/2023

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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	151,300	182,800	334,100	151,300	182,800	334,100
2	72,200	177,200	249,400	72,200	177,200	249,400
TOTAL	223,500	360,000	583,500	223,500	360,000	583,500

Name: FIFE, STEPHEN A J/T

Page 1974

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.06	Acres-Rear Land 1-10	2,500.00	2,650	100%		2,650
Total Acres 2.06					Land Total	153,900

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 105	Base		158,750
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		4,473
Attic	None			Attic		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	163,223			
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	Value Rcnld
Frame Garage	1935	484	C 100	17,998	Fair	42%	100%	100%	7,559
1,638 SFLA						Outbuilding Total			7,559

Acpt Land	153,900	Accepted Bldg	130,000	Total	283,900
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Valuation Report

Map/Lot: U03-021

Account: 1423 Card: 1 of 1

Location: 141 FEDERAL STREET

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	137,500	137,500	10%	Restrictio	13,750
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23						Land Total 16,913

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
1 STORY GARAGE..	1878	3102	C 100	92,545	Fair	Phy 42% Func 50% Econ 100%	19,434
Outbuilding Total							19,434

Acpt Land	16,900	Accepted Bldg	19,400	Total	36,300
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Name: MCDERMOTT-CASTRO, MARY F J/T

Page 1976

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	137,500	137,500	100%		137,500
0.84	Acres-HS Size Adj	13,750.00	11,550	100%		11,550
Total Acres 0.84					Land Total	149,050

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	903 Sqft	Grade B 100	Base		162,834
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		4,899
Attic	None			Attic		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			167,733
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		65%	100%	100%		109,026	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1857	136	C 100	10,669	Avq.	65%	100%	100%	6,935
1.25 ST GARAGE..	1945	408	B 100	27,410	Avq.	65%	100%	100%	17,817
Patio	1962	420	C 100	4,204	Avq.	70%	100%	100%	2,943
Open Frame Porch	1857	7	B 100	534	Avq.	65%	100%	100%	347
1,490 SFLA									28,042
Acpt Land									149,100
Accepted Bldg									137,100
Total									286,200

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	137,500	137,500	100%		137,500
0.53	Acres-HS Size Adj	13,750.00	7,288	100%		7,287
Total Acres 0.53					Land Total	144,787

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,436 Sqft	Grade C 105	Base		179,893
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		4,473
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,701
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	191,067
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		72%	100% 100%	137,568

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1958	60	C 100	2,900	Avq.	68%	100%	100%	1,972
Frame Garage	1970	528	C 100	19,250	Avq.	74%	100%	100%	14,245
Wood Deck	2007	462	C 100	6,078	Avq.	92%	100%	100%	5,592
1,436 SFLA									
Outbuilding Total									21,809

Acpt Land	144,800	Accepted Bldg	159,400	Total	304,200
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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	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
4.47	Acres-Waterfront Rear	16,250.00	72,637	100%		72,637
Total Acres 5.47					Land Total	313,262

Dwelling Description

Replacement Cost New

Other	Two Story	2,808 Sqft	Grade B 105	Base	598,302
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	-45,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-45,138
Rooms	20	HEARTH			
Bedrooms	16	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-1,715
Attic	Floor & Stairs			Attic	7,222
FirePlaces	4			Fireplace	15,458
Insulation	Minimal			Insulation	-12,037
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1811	0	Obsolete	Obsolete	Average	Inadeq.	516,954			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		65%	71%	100%	238,574		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1811	416	B 105	39,406	Avq.	65%	71%	100%	18,186
Frame Shed	1984	80	B 105	740	Avq.	65%	71%	100%	342
6,032 SFLA									
Outbuilding Total									18,528
Acpt Land		313,300	Accepted Bldg		257,100	Total			570,400

Name: SHEEPSCOT VALLEY

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CHILDREN'S HOUSE, INC.

Map/Lot: U03-025

Account: 1427 Card: 1 of 1

Location: 127 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use SHORE RESIDENTIA
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 09/01/1995
Sale Price 250,000
Sale Type Land & Buildings
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

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: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Exterior (CLAPBOARD, Masonry Trim, Roof Cover), Foundation (Concrete Slab, Basement, Fin. Basement Area), Heating (Hot Water BB, Cooling), Rooms (7 HEARTH), Bedrooms (0 Add Fixtures), Baths (1 Half Baths), Attic (None), FirePlaces (0), Insulation (Full), and Unfin. Living Area (NONE).

Dwelling Condition

Summary table for Dwelling Condition with columns: Built (1980), Renovated (0), Kitchens (TYPICAL), Baths (TYPICAL), Condition (Average), Layout (Typical), Total (205,672), Functional Obsolescence (None), Economic Obsolescence (None), Phys. % (81%), Func. % (100%), Econ. % (100%), Value(Rcnld) (166,594).

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows list various structures like ONE STORY FRAME, Open Frame Porch, Frame Shed, Res. Greenhouse, and 3,950 SFLA.

Acpt Land

280,900

Accepted Bldg

291,300

Total

572,200

WISCASSET
 Name: NADEAU, DAVID A
 NADEAU, JOYCE

Valuation Report

09/27/2023

Page 1980

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	218,750	218,750	100%		218,750
0.41	Acres-Influence W Size Adj	21,875.00	8,969	100%		8,969
Total Acres 0.41			Land Total			227,719

Dwelling Description				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	193,184
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	11,431
Attic	Floor & Stairs			Attic	2,058
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-3,429
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1825	1993	TYPICAL	GOOD	Average	Typical	213,044			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	138,479		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	434	B 100	46,222	Avq.	65%	100%	100%	30,044
ONE STORY FRAME	1825	359	B 100	32,389	Avq.	65%	100%	100%	21,053
1S AD/GAR.....	1825	594	B 100	58,052	Avq.	65%	100%	100%	37,734
Wood Deck	1825	320	B 100	4,908	Avq.	65%	100%	100%	3,190
Frame Shed	1825	72	D 100	474	Avq.	65%	100%	100%	308
2,473 SFLA						Outbuilding Total		92,329	

Acpt Land 227,700 **Accepted Bldg** 230,800 **Total** 458,500

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	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.31	Acres-Waterfront Rear	16,250.00	21,288	100%		21,288
Total Acres 2.31					Land Total	261,913

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	147,581 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	8,165
Attic	None			Attic	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	155,746
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						65,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1928	90	B 100	8,119	Fair	42%	100%	100%	3,410
1 Story/BASEMENT	1928	672	B 100	71,570	Fair	42%	100%	100%	30,059
Encl Frame Porch	1928	252	C 100	10,735	Avq.	65%	100%	100%	6,978
Encl Frame Porch	1980	1288	C 100	53,018	Fair	57%	50%	100%	15,110
Frame Garage	1950	483	C 100	17,969	Fair	42%	100%	100%	7,547
1.50 ST BARN....	1950	1081	C 100	52,978	Avq.	65%	100%	100%	34,436
Frame Shed	1928	100	D 100	658	Avq-	57%	100%	100%	375
2,202 SFLA									97,915

Acpt Land	261,900	Accepted Bldg	163,300	Total	425,200
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WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, WATERVILLE & FARMINGTON

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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	218,750	218,750	10%	Access	21,875
0.50	Acres-Influence W Size Adj	21,875.00	10,938	100%		10,938
Total Acres 0.50					Land Total	32,813

Acpt Land	32,800	Accepted Bldg	0	Total	32,800
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Name: ANNE, SANKAR

Page 1983

ANNE, DOLORES M

Map/Lot:

U03-028

Account: 1431 Card: 1 of 1

Location:

111 FEDERAL STREET

Neighborhood	VILLAGE	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 10/03/2017
Topography	Level	Sale Price 175,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
0.33	Acres-Waterfront Rear	16,250.00	5,363	100%		5,363
Total Acres 1.33					Land Total	245,988

Dwelling Description				Replacement Cost New		
Conventional	Two Story	728 Sqft	Grade B 95	Base		144,595
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	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Floor & Stairs			Attic		1,694
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-282
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1916	0	OLD TYPE	TYPICAL	Average	Typical	146,007				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	94,905					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1916	234	B 95	23,676	Avq.	65%	100%	100%	15,389	
Open Frame Porch	1916	161	B 95	4,766	Avq.	65%	100%	100%	3,098	
Wood Deck	1916	72	B 95	1,208	Avq.	65%	100%	100%	785	
2.00 ST BARN....	1910	484	C 100	41,896	Avq.	65%	100%	100%	27,232	
1,690 SFLA									Outbuilding Total	46,504

Acpt Land	246,000	Accepted Bldg	141,400	Total	387,400
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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	45,000.00	45,000	180%	Neighborho	81,000	
0.69	Acres-HS Size Adj	4,500.00	3,105	100%		3,105	
Total Acres 0.69						Land Total	84,105

Dwelling Description

Replacement Cost New

Conventional	Two Story	638 Sqft	Grade C 100	Base	113,716
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	2,840
Attic	Floor & Stairs			Attic	1,359
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	117,915
Functional Obsolescence						Value(Rcnld)
None						106,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1890	362	C 100	28,399	Exc.	90%	100%	100%	25,559	
Frame Garage	1970	308	C 100	12,985	Avq-	65%	100%	100%	8,440	
Wood Deck	2005	144	C 100	2,024	Avq.	91%	100%	100%	1,842	
MEDICAL OFF...	2006	1056	C 100	179,210	Exc.	90%	100%	100%	161,289	
Wood Deck	2006	150	C 100	2,100	Exc.	90%	100%	100%	1,890	
1,638 SFLA									Outbuilding Total	199,020

Acpt Land	84,100	Accepted Bldg	305,100	Total	389,200
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.93	Acres-Rear Land 1-10	2,500.00	2,325	100%		2,325
Total Acres 1.93					Land Total	51,825

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	67,374 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	2,982
Attic	Full Finished			Attic	11,100
FirePlaces	1			Fireplace	6,701
Insulation	Minimal			Insulation	-1,074
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Above Average	Typical	87,083
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	65,312	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1870	532	C 105	43,821	Avq+	75%	100%	100%	32,866
Wood Deck	1870	210	C 105	3,009	Avq+	75%	100%	100%	2,257
Wood Deck	1870	200	C 105	2,875	Avq+	75%	100%	100%	2,156
1 ST BARN.....	1880	648	D 100	18,716	Avq-	57%	100%	100%	10,668
Frame Shed	1960	171	D 100	1,125	Avq-	61%	100%	100%	686
1,108 SFLA									48,633

Acpt Land	51,800	Accepted Bldg	113,900	Total	165,700
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10						Land Total 49,750

Dwelling Description

Replacement Cost New

Colonial	Two Story	646 Sqft	Grade B 100	Base	145,655
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	-2,308
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	1		
Baths	3	Half Baths	0	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Very Good	Typical	164,575
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnd
85%						
Func. %						Value
100%						
Econ. %						Rcnd
100%						
Percent Good						Value

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	1880	760	B 100	68,566	V.G.	85%	100%	100%	58,281
1.5 Story/BSMT	1880	322	B 100	41,844	V.G.	85%	100%	100%	35,567
ONE STORY FRAME	1880	440	B 100	39,695	V.G.	85%	100%	100%	33,741
Frame Garage	1973	960	B 100	36,284	Avq.	75%	100%	100%	27,213
Frame Shed	1920	384	C 100	2,938	Poor	25%	100%	100%	734
Frame Shed	1880	48	E 100	272	Poor	25%	100%	100%	68
Frame Shed	1980	48	D 100	316	Avq.	79%	100%	100%	250
1 Story/BASEMENT	2001	480	C 100	44,454	Avq.	89%	100%	100%	39,564
ONE STORY FRAME	2022	207	B 100	18,675	Avq.	92%	100%	100%	17,181
Patio	2022	440	D 100	3,780	Avq.	92%	100%	100%	3,478
3,662 SFLA									Outbuilding Total 216,077

Acpt Land

49,800

Accepted Bldg

356,000

Total

405,800

WISCASSET
 Name: EICHLER, WENDY ROSS

Valuation Report

09/27/2023

Page 1987

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	45,000.00	45,000	180%	Neighborho	81,000
0.97	Acres-HS Size Adj	4,500.00	4,365	100%		4,365
Total Acres 0.97					Land Total	85,365

Acpt Land	85,400	Accepted Bldg	0	Total	85,400
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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	45,000.00	45,000	180%	Neighborhood	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00						Land Total 131,750

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,152 Sqft	Grade B 105	Base	229,187
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	15,432
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,290
Insulation	Minimal			Insulation	-4,321
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	2005	TYPICAL	TYPICAL	Excellent	Typical	250,588
Functional Obsolescence						Value(Rcnld)
None						225,529

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2007	1362	B 105	210,326	Avq.	92%	100%	100%	193,500
Open Frame Porch	2007	48	B 105	1,812	Exc.	90%	100%	100%	1,631
Open Frame Porch	2007	192	B 105	6,215	Exc.	90%	100%	100%	5,594
Open Frame Porch	2007	192	B 105	6,215	Exc.	90%	100%	100%	5,594
1 Story/BASEMENT	2007	680	B 100	72,422	Avq.	92%	100%	100%	66,628
1 ST BARN.....	1810	1254	B 100	44,575	Avq.	65%	100%	100%	28,974
2.00 ST BARN.....	1810	3000	B 100	246,308	Avq.	65%	100%	100%	160,100
BSMT ENTRY.....	2005	30	B 105	555	Avq.	91%	100%	100%	505
Frame Shed	1900	384	B 100	3,378	Avq.	65%	100%	100%	2,196
Open Frame Porch	2007	30	B 105	1,264	Exc.	90%	100%	100%	1,138
5,080 SFLA									Outbuilding Total 465,860

Acpt Land

131,800

Accepted Bldg

691,400

Total

823,200

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	35,000.00	35,000	10%		3,500
0.20	Acres-HS Size Adj	3,500.00	700	100%		700
Total Acres 0.20					Land Total	4,200

Acpt Land	4,200	Accepted Bldg	0	Total	4,200
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Valuation Report

Map/Lot: U04-006

Account: 1438 Card: 1 of 1

Location: 104 GARDINER ROAD

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	35,000.00	35,000	100%		35,000
0.69	Acres-HS Size Adj	3,500.00	2,415	100%		2,415
Total Acres 0.69						37,415

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,820 Sqft	Grade D 100	Base	130,771
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	-20,837
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	6,106
Attic	None			Attic	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	116,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	105,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	2005	400	C 100	3,060	Avq-	81%	100%	100%	2,479
Wood Deck	2004	32	C 100	595	Avq-	81%	100%	100%	482
Frame Garage	2006	816	B 100	31,569	Avq.	92%	100%	100%	29,043
1,820 SFLA						Outbuilding Total			32,004

Acpt Land 37,400 **Accepted Bldg** 137,600 **Total** 175,000

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.21	Acres-Rear Land 1-10	2,500.00	525	100%		525
Total Acres 1.21					Land Total	50,025

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	567 Sqft	Grade B 95	Base	95,228
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	-3,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	66% Forced Warm	Cooling	0% None	Heat	-2,102
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,654
Attic	None			Attic	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	93,932			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	70,449		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1840	234	B 95	23,676	Avq+	75%	100%	100%	17,757
Encl Frame Porch	1840	18	B 95	1,295	Avq+	75%	100%	100%	971
Frame Garage	2012	672	C 100	23,350	Avq.	92%	100%	100%	21,482
ONE STORY FRAME	2013	192	C 100	15,062	Avq.	92%	100%	100%	13,857
Wood Deck	2013	165	C 100	2,291	Avq.	92%	100%	100%	2,108
1,276 SFLA				Outbuilding Total					56,175
Acpt Land		50,000		Accepted Bldg		126,600		Total	176,600

Name: BAILEY, JOSHUA R J/T

Page 1992

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 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Base Commercial, Acres-Commercial Size Adj, Acres-Commercial Prime, Acres-Commercial 1-20, 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 Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 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: 81,300 Accepted Bldg: 147,700 Total: 229,000

WISCASSET

Valuation Report

09/27/2023

Name: BAILEY, JOSHUA R J/T

Page 1993

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	66.526	Avg.	89%	100%	100%	59,208
1,107 SFLA						Outbuilding Total			59,208
Accpt Land		0	Accepted Bldg		59,200	Total			59,200

WISCASSET

Valuation Report

09/27/2023

Name: BAILEY, JOSHUA R J/T

Page 1994

BAILEY, DESIREE M

Map/Lot:

U04-008

Account: 1440

Location:

147 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	81,300	147,700	229,000	81,300	147,700	229,000
2	0	59,200	59,200	0	59,200	59,200
TOTAL	81,300	206,900	288,200	81,300	206,900	288,200

Name: CRONK, JR., OSCAR E.

Page 1995

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	50%		26,250
0.25	Acres-Commercial 1-20	4,750.00	1,188	100%		1,188
Total Acres 2.25					Land Total	79,876

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	686 Sqft	Grade C 100	Base	107,484
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 3/4 Bmt	Basement	-2,131
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	Minimal			Insulation	-2,130
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	103,223			
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	Rcnld
ONE STORY FRAME	1900	110	C 100	8,630	Avq-	57%	100%	100%	4,919
Encl Frame Porch	1970	384	D 100	13,865	Avq-	65%	100%	100%	9,012
1,310 SFLA						Outbuilding Total		13,931	
Acpt Land		79,900		Accepted Bldg		72,800		Total	
								152,700	

WISCASSET

Valuation Report

09/27/2023

Name: CRONK, JR., OSCAR E.

Page 1996

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, Percent Good (Func, Econ), Value Rcnld. Includes rows for STORE FRAME, Frame Garage, Frame Shed, and 1,310 SFLA. Summary row: Acpt Land 0 Accepted Bldg 55,400 Total 55,400

WISCASSET

Valuation Report

09/27/2023

Name: CRONK, JR., OSCAR E.

Page 1997

CRONK, EDITH A

Map/Lot:

U04-009

Account: 1441

Location:

133 GARDINER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	79,900	72,800	152,700	79,900	72,800	152,700
2	0	55,400	55,400	0	55,400	55,400
TOTAL	79,900	128,200	208,100	79,900	128,200	208,100

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/03/2022
 Sale Price 169,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.51	Acres-Commercial Size Adj	4,750.00	2,423	100%		2,423
Total Acres 0.51					Land Total	50,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1971	2400	D 100	207,166	Avq-	66%	50%	100%	68,365
BSMT UNFINISHED.	0	2400	D 100	24,788	Avq-	57%	50%	100%	7,064
Frame Shed	0	224	C 100	1,714	Avq-	57%	50%	100%	488
Outbuilding Total									75,917

Accpt Land 50,100 **Accepted Bldg** 75,900 **Total** 126,000

Valuation Report

Map/Lot: U04-011

Account: 1443 Card: 1 of 1

Location: 119 GARDINER ROAD

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	35,000.00	35,000	100%		35,000	
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500	
Total Acres 1.00						Land Total	38,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2001	80	C 100	612	Avq.	89%	100%	100%	545
Wood Deck	1994	36	C 100	646	Avq.	86%	100%	100%	556
Wood Deck	1994	80	C 100	1,208	Avq.	86%	100%	100%	1,039
14' Mobile Home	1994	14X66	C 100	107,910	Avq.	65%	50%	100%	35,199
924 SFLA									37,339
Outbuilding Total									37,339

Acpt Land 38,500 **Accepted Bldg** 37,300 **Total** 75,800

Name: DIVECE, PHILLIP

Page 2000

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 (35,000.00) and 0.53 Acres-HS Size Adj (3,500.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional (84,905), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (0), Heating (0), Rooms (8), Bedrooms (2), Baths (1), Attic (0), FirePlaces (0), Insulation (-147), Unfin. Living Area (0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1900 (84,758) and Functional Obsolescence (63,568).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME (15,569), ONE STORY FRAME (8,896), Open Frame Porch (1,023), Wood Deck (1,834), 1,185 SFLA (27,322).

Summary row: Acpt Land 36,900 Accepted Bldg 90,900 Total 127,800

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	35,000.00	35,000	100%		35,000
0.44	Acres-HS Size Adj	3,500.00	1,540	100%		1,540
Total Acres 0.44						Land Total 36,540

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	528 Sqft	Grade C 100	Base	94,110
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	94,110
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	61,172	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	308	D 100	11,168	Fair	42%	100%	100%	4,691
Frame Shed	1965	80	C 100	612	Avq.	71%	100%	100%	435
Frame Shed	1970	64	D 100	421	Poor	36%	100%	100%	152
Wood Deck	2010	474	C 100	6,231	Avq.	92%	100%	100%	5,733
Frame Shed	1940	96	C 100	735	Avq.	65%	100%	100%	478
ONE STORY FRAME	2010	160	C 100	12,552	Avq.	92%	100%	100%	11,548
1,216 SFLA									23,037

Outbuilding Total 23,037

Acpt Land 36,500 Accepted Bldg 84,200 Total 120,700

Name: GAUDETTE, JULIA E

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) 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 0.30 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 1947, 0 OLD TYPE, TYPICAL, Below Average, Typical, 126,828.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 60%, 100%, 100%, 76,097.

Outbuildings/Additions/Improvements

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

1,046 SFLA Acpt Land 36,100 Accepted Bldg 101,200 Total 137,300

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	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			Land Total			37,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 105	Base	121,344
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	4,680
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	6,701
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	132,725			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	72%	100%	100%	95,562				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1958	280	C 105	27,228	Avq.	72%	100%	100%	19,604
Frame Garage	1958	576	C 105	21,648	Avq.	72%	100%	100%	15,587
Wood Deck	1958	384	C 105	5,338	Avq.	72%	100%	100%	3,843
Swimming Pool	1991	1	C 100	7,224	Avq.	99%	100%	100%	7,152
Unfin Basement	1958	576	C 105	3,024	Avq.	72%	100%	100%	2,177
1,268 SFLA	Outbuilding Total								48,363

Acpt Land	37,800	Accepted Bldg	143,900	Total	181,700
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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	35,000.00	35,000	100%		35,000
0.67	Acres-HS Size Adj	3,500.00	2,345	100%		2,345
Total Acres 0.67						37,345

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,188 Sqft	Grade C 105	Base	191,764
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	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,661
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	197,898			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		86%	100%	100%	170,192		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1993	308	C 105	4,321	Avq.	86%	100%	100%	3,716
1,782 SFLA						Outbuilding Total			3,716

Acpt Land 37,300 **Accepted Bldg** 173,900 **Total** 211,200

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: Dwelling Description, Price/Unit, Condition, 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 Encl Frame Porch, Wood Deck, Open Frame Porch, Frame Garage, Swimming Pool, Frame Shed, Wood Deck, Frame Shed, Frame Shed, 1,144 SFLA, and Outbuilding Total.

Summary row: Acpt Land 45,300 Accepted Bldg 207,600 Total 252,900

WISCASSET

Valuation Report

09/27/2023

Name: BLAGDON, JOHN L

Page 2006

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

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for Frame Shed, 1,144 SFLA, and Totals for Accpt Land, Accepted Bldg, and Total.

WISCASSET

Valuation Report

09/27/2023

Name: BLAGDON, JOHN L

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BLAGDON, GERTRUDE H

Map/Lot:

U04-016

Account: 1449

Location:

48 LANGDON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	45,300	207,600	252,900	45,300	207,600	252,900
2	0	0	0	0	0	0
TOTAL	45,300	207,600	252,900	45,300	207,600	252,900

Name: CUNNINGHAM, WARD E T/C

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 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, 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 Open Frame Porch, 1 Story/BASEMENT, Encl Frame Porch, Frame Shed, 2.00 ST BARN..., and Unfin Basement.

Acpt Land 49,900 Accepted Bldg 105,200 Total 155,100

Valuation Report

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.96	Acres-Rear Land 1-10	2,500.00	2,400	100%		2,400
Total Acres 1.96					Land Total	40,900

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade D 100	Base	94,638
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	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	OLD TYPE	Old Type	Fair	Typical	93,173			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		61%	100%	100%	56,836		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1982	60	C 100	952	Avg.	80%	100%	100%	762
960 SFLA						Outbuilding Total			762

Acpt Land	40,900	Accepted Bldg	57,600	Total	98,500
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Name: CORWIN, MATTHEW J/T

CORWIN, MURIELLE M

Map/Lot: U04-018

Account: 1452 Card: 1 of 1

Location: 15 LANGDON ROAD

Neighborhood: RURAL NORTHWEST

Zoning/Use: RESIDENTIAL
Topography: Rolling
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 10/07/2005
Sale Price: 263,750
Sale Type: Land & Buildings
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

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

Summary table for Dwelling Condition with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values include 1957, 0, TYPICAL, TYPICAL, Average, Typical, 191,755.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Swimming Pool, ONE STORY FRAME, Frame Garage, 1 & 1/2 STORY FR, 1SGAR/BSMT....., and 2,867 SFLA.

Accept Land: 54,800 Accepted Bldg: 337,800 Total: 392,600

Name: MCKANE, JENNIFER H J/T

MCKANE, SUMNER A

Map/Lot:

U04-019

Account: 1453 Card: 1 of 1

Location:

9 LANGDON ROAD

Neighborhood RURAL NORTHWEST

Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/19/2008
 Sale Price 185,000
 Sale Type Land & Buildings
 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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.63	Acres-Rear Land 1-10	2,500.00	6,575	100%		6,575
Total Acres 3.63						Land Total 45,075

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	720 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof	127,058 0 0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,443
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	124,615			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	81,000			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	320	B 95	32,378	Avq.	65%	100%	100%	21,046
Finished Attic	1880	320	B 95	7,018	Avq.	65%	100%	100%	4,562
Open Frame Porch	1880	120	B 95	3,631	Avq.	65%	100%	100%	2,360
Frame Garage	1940	660	C 100	23,009	Avq.	65%	100%	100%	14,956
Frame Shed	1970	480	C 100	3,672	Avq.	74%	100%	100%	2,717
1,708 SFLA									
Outbuilding Total									45,641
Acpt Land		45,100		Accepted Bldg		126,600		Total	171,700

Name: SAWYER, DAVID L

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 37,200 Accepted Bldg 191,300 Total 228,500

WISCASSET

Valuation Report

09/27/2023

Name: SAWYER, DAVID L

Page 2013

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	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.82	Acres-Rear Land 1-10	2,500.00	2,050	100%		2,050
Total Acres 1.82					Land Total	40,550

Accpt Land	40,600	Accepted Bldg	0	Total	40,600
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Name: BAILEY, DESIREE M

Page 2014

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	137,500	137,500	75%	Neighborhood	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16					Land Total	117,275

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	2,050 Sqft	Grade B 100	Base		262,623
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		-31,384
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		3,266
Attic	None			Attic		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	234,505				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		92%	100%	100%	215,745			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	2006	504	B 100	21,351	Avq.	92%	100%	100%	19,643	
Wood Deck	2006	216	C 100	2,941	Avq.	92%	100%	100%	2,706	
Open Frame Porch	2006	1024	B 100	30,138	Avq.	92%	100%	100%	27,727	
2,050 SFLA						Outbuilding Total			50,076	
Acpt Land		117,300		Accepted Bldg		265,800		Total		383,100

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	47,687.50	47,688	180%	Neighborho	85,838	
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750	
1.05	Acres-Commercial Prime	52,500.00	55,125	100%		55,125	
Total Acres 2.05						Land Total	145,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
MEDICAL OFF...	1999	6598	B 100	1,287,678	Avq.	88%	100%	100%	1,133,157
PAVING.....	1999	18000	C 100	38,160	Avq.	88%	50%	100%	16,790
Outbuilding Total									1,149,947

Accpt Land	145,700	Accepted Bldg	1,149,900	Total	1,295,600
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WISCASSET
 Name: DUNBAR, SHARON

Valuation Report

09/27/2023
 Page 2016
 U04-021-B

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	137,500	137,500	75%	Neighborhood	103,125	
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750	
0.69	Acres-Rear Land 1-10	2,500.00	1,725	100%		1,725	
Total Acres 1.69					Land Total	118,600	
Acpt Land		118,600	Accepted Bldg		0	Total	118,600

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	238,750	238,750	110%	Corner/Loc	262,625
0.53	Acres-Franchise Size Adj	23,875.00	12,654	110%	Corner/Loc	13,919
Total Acres 0.53					Land Total	276,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY GD.....	2015	680	C 100	16,658	Avq.	92%	100%	100%	15,325
CONVENIENCE STORE	2004	4400	B 100	434,775	Avq.	91%	100%	100%	395,645
Open Frame Porch	2004	500	C 100	12,942	Avq.	91%	100%	100%	11,777
OFFICE MEZZ	2004	902	B 100	47,500	Avq.	91%	100%	100%	43,225
LOAD DOCK.....	2004	164	C 100	1,983	Avq.	91%	100%	100%	1,805
Wood Deck	2004	48	C 100	800	Avq.	91%	100%	100%	728
Wood Deck	2004	80	C 100	1,208	Avq.	91%	100%	100%	1,099
COOLER.....	2004	480	C 100	21,797	Avq.	91%	100%	100%	19,835
PAVING.....	2004	15000	C 100	31,800	Avq.	91%	50%	100%	14,469
MEZZANINE.....	2004	1298	B 100	22,389	Avq.	91%	100%	100%	20,374
Outbuilding Total									524,282

Acpt Land	276,500	Accepted Bldg	524,300	Total	800,800
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Neighborhood: RURAL WEST
 Zoning/Use: COMMERCIAL
 Topography: Level
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 01/25/2023
 Sale Price: 330,000
 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	47,687.50	47,688	100%		47,688
0.36	Acres-Commercial Size Adj	4,750.00	1,710	100%		1,710
Total Acres 0.36						49,398
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RESTAURANT	1972	1424	D 100	183,268	Avq-	66%	100%	100%	120,957
PAVING.....	1972	7000	D 100	12,762	Avq-	66%	50%	100%	4,212
RESTAURANT	2017	240	D 100	30,887	Avq.	92%	100%	100%	28,416
Patio	2017	480	D 100	4,109	Avq.	92%	100%	100%	3,780
Frame Shed	2017	48	D 100	316	Avq.	92%	100%	100%	291
Outbuilding Total									157,656

Acpt Land	49,400	Accepted Bldg	157,700	Total	207,100
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Name: RANKIN, THOMAS E

Page 2019

RANKIN, SUZANNE S

Map/Lot:

U04-024

Account: 2112 Card: 1 of 2

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.

Outbuildings/Additions/Improvements

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include Frame Garage, 14' Mobile Home, 784 SFLA, and a Total row for Accepted Land and Accepted Bldg.

Name: RANKIN, THOMAS E

Page 2020

RANKIN, SUZANNE S

Map/Lot:

U04-024

Account: 2112 Card: 2 of 2

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 0 0
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): 50 0 0 Land Schedule: 104

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, Layout, Total, 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, Accepted Bldg, Total.

WISCASSET

Valuation Report

09/27/2023

Name: RANKIN, THOMAS E
RANKIN, SUZANNE S

Page 2021

Account: 2112

Map/Lot:

U04-024

Location:

53 LANGDON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,000	41,100	85,100	44,000	41,100	85,100
2	0	57,800	57,800	0	57,800	57,800
TOTAL	44,000	98,900	142,900	44,000	98,900	142,900

WISCASSET
 Name: WISCASSET, TOWN OF
 MUNICIPAL BUILDING

Valuation Report

09/27/2023

Page 2022

Account: 1460 Card: 1 of 1

Map/Lot:
 Location:

U05-001
 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.96	Acres-Commercial Prime	158,750	152,400	100%		152,400
Total Acres 1.96					Land Total	310,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE MASONRY..	1972	7820	C 100	566,981	Avq+	83%	100%	100%	470,594
FIRE STATION ...	0	3128	C 100	188,264	C Gr	83%	100%	100%	156,259
FIRE STATION ...	0	832	C 100	50,075	C Gr	83%	100%	100%	41,562
Encl Frame Porch	0	60	C 100	2,900	C Gr	83%	100%	100%	2,407
Encl Frame Porch	0	72	C 100	3,389	C Gr	83%	100%	100%	2,813
						Outbuilding Total			673,635
Acpt Land		310,800	Accepted Bldg		673,600	Total		984,400	

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/16/2022
Topography	Above Street	Sale Price 205,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	45,000.00	45,000	180%	Neighborhood	81,000
0.55	Acres-HS Size Adj	4,500.00	2,475	100%		2,475
Total Acres 0.55					Land Total	83,475

Dwelling Description				Replacement Cost New	
Ranch	One Story	800 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 1/2 Bmt	Basement	-4,970
Fin. Basement Area	220 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,246
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	1,704
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	102,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		71%	100%	100%	72,814		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	220	C 100	9,430	Avq-	71%	100%	100%	6,695
Frame Shed	1960	120	C 100	918	Avq.	69%	100%	100%	633
800 SFLA						Outbuilding Total			7,328

Acpt Land	83,500	Accepted Bldg	80,100	Total	163,600
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Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 01/15/2021
Topography	Level	Sale Price 164,900
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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	45,000.00	45,000	180%	Neighborho	81,000
0.64	Acres-HS Size Adj	4,500.00	2,880	100%		2,880
Total Acres 0.64					Land Total	83,880

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	500 Sqft	Grade C 95	Base		73,022
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 1/4 Bmt	Basement		-4,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-2,371
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	66,225			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	43,046		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1932	228	C 95	16,992	Avq.	65%	100%	100%	11,045
Open Frame Porch	1932	126	C 95	3,302	Avq.	65%	100%	100%	2,146
Wood Deck	1932	36	C 95	614	Avq.	65%	100%	100%	399
978 SFLA									
Outbuilding Total									13,590

Acpt Land	83,900	Accepted Bldg	56,600	Total	140,500
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Valuation Report

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	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.55	Acres-Rear Land 11-20	1,250.00	8,188	100%		8,188
Total Acres 17.55					Land Total	118,688

Acpt Land 118,700 **Accepted Bldg** 0 **Total** 118,700

Valuation Report

Account: 1464 Card: 1 of 1

Map/Lot: U05-004-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-05-004/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	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
Total Acres 24.00					Land Total	124,875

Acpt Land	124,900	Accepted Bldg	0	Total	124,900
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Account: 1463 Card: 1 of 1

Location: 18 CHURCHILL STREET

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	45,000.00	45,000	180%	Neighborhood	81,000	
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500	
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125	
Total Acres 1.45						Land Total	86,625

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,188 Sqft	Grade B 100	Base	273,217
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	6,532
Attic	1/2 Finished			Attic	9,827
FirePlaces	2			Fireplace	9,800
Insulation	Capped Only			Insulation	-485
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1856	2013	OLD TYPE	Old Type	Above Average	Typical	298,891			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		75%	55%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1856	12	B 100	679	Avq-	57%	50%	100%	194
1.5 Story/BSMT	1856	540	B 100	70,172	V.G.	85%	50%	100%	29,823
Open Frame Porch	1856	252	B 100	7,665	Avq-	57%	40%	100%	1,748
Frame Garage	1950	572	C 100	20,502	Avq.	65%	100%	100%	13,326
1.50 ST BARN....	1800	832	C 100	42,065	Avq.	65%	100%	100%	27,342
3,186 SFLA						Outbuilding Total			72,433
Acpt Land		86,600		Accepted Bldg		195,700		Total	282,300

Name: KAPLAN, CHERYL ANN J/T

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, 0.29 Acres-HS Size Adj, and Total Acres 0.29.

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, 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 1.5 Story/BSMT, 1.75 Story/BSMT, ONE STORY FRAME, Frame Garage, Frame Shed, and 1,503 SFLA.

Acpt Land 82,300 Accepted Bldg 95,200 Total 177,500

Name: CUMMING, WILLIAM A

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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, Replacement Cost New, Dwelling Description, Replacement Cost New, 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 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 Totals.

Acpt Land

86,200

Accepted Bldg

192,900

Total

279,100

Name: CUMMINGS, GABRIEL A

Page 2030

CUMMINGS, MARIE H

Map/Lot:

U05-007

Account: 1467 Card: 1 of 1

Location: 38 CHURCHILL STREET

Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 03/16/2023
Sale Price: 295,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

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

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 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 TWO STORY FRAME, 1.50 ST BARN..., Frame Shed, Wood Deck, Frame Shed, 1,728 SFLA.

Acpt Land 83,100 Accepted Bldg 107,500 Total 190,600

Name: RINES, PETER L J/T

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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 6 columns: Description, Material/Type, Area/Value, Condition, 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 1950, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Below Average, Layout Typical, Total 117,676.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, Wood Deck, Frame Shed, 3/4S AD/GAR....., Res. Greenhouse, and 1,440 SFLA.

Acpt Land 83,100 Accepted Bldg 117,000 Total 200,100

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	45,000.00	45,000	180%	Neighborho	81,000
0.26	Acres-HS Size Adj	4,500.00	1,170	100%		1,170
Total Acres 0.26						82,170

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	612 Sqft	Grade C 95	Base	86,698
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	-3,612
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	4,047
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	Old Type	Fair	Typical	85,585
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						35,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1920	416	C 95	31,004	Fair	42%	100%	100%	13,022
Open Frame Porch	1920	240	C 95	6,044	Fair	42%	100%	100%	2,538
Frame Shed	1920	234	D 100	1,540	Poor	25%	100%	100%	385
1,334 SFLA						Outbuilding Total			15,945

Acpt Land	82,200	Accepted Bldg	51,900	Total	134,100
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Valuation Report

Map/Lot:

U05-009-A

Account: 1470 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-05-009/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	45,000.00	90,000	180%	Neighborho	162,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
6.00	R 20+-Rear 20+	625.00	3,750	100%		3,750
Total Acres 28.00					Land Total	212,250

Acpt Land	212,300	Accepted Bldg	0	Total	212,300
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Valuation Report

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	45,000.00	45,000	180%	Neighborhood	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 85,550

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,104 Sqft	Grade B 95	Base	185,418
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	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,047
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	224,194			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	192,807			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	160	B 95	16,188	Avq.	86%	100%	100%	13,922
Frame Garage	1993	576	C 100	20,616	Avq.	85%	100%	100%	17,524
Patio	1993	280	C 100	2,865	Avq.	85%	100%	100%	2,435
1,816 SFLA									
Outbuilding Total 33,881									
Acpt Land		85,600		Accepted Bldg		226,700		Total 312,300	

WISCASSET
 Name: CHURCHILL LAND DEVELOPMENT, LLC

Valuation Report

09/27/2023

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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	2,500.00	1,300	180%	Access	2,340
Total Acres 0.52				Land Total		2,340

Acpt Land	2,300	Accepted Bldg	0	Total	2,300
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WISCASSET
 Name: WISCASSET, TOWN OF
 POWDER HOUSE

Valuation Report

09/27/2023

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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	45,000.00	45,000	180%	Neighborho	81,000	
0.01	Acres-HS Size Adj	4,500.00	45	100%		45	
Total Acres 0.01					Land Total	81,045	
Acpt Land		81,000	Accepted Bldg		0	Total	81,000

WISCASSET
 Name: BLAGDEN, ROBERT L

Valuation Report

09/27/2023

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Map/Lot: U05-012

Account: 1474 Card: 1 of 1

Location: CHURCHILL STREET

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 11/14/2006
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 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	45,000.00	45,000	90%	Size/Shape	40,500	
0.74	Acres-HS Size Adj	4,500.00	3,330	100%		3,330	
Total Acres 0.74					Land Total	43,830	
Acpt Land		43,800	Accepted Bldg		0	Total	43,800

Account: 1475 Card: 1 of 1

Map/Lot: U05-013
Location: 82 CHURCHILL STREET

Neighborhood: RURAL WEST
Zoning/Use: RESIDENTIAL
Topography: Steep
Utilities:
Street: Paved

Sale Data
Sale Date: 11/14/2006
Sale Price: 0
Sale Type: Land & Buildings
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	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.52	Acres-Rear Land 1-10	2,500.00	6,300	100%		6,300
Total Acres 3.52						91,800

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One & 1/2 Story ASBESTOS/ASPHALT 1 OTHER Units-0	544 Sqft Masonry Trim Roof Cover	Grade B 95 None Asphalt Shingles	Base Trim Roof		88,624 0 0 0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement		-3,692
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		-1,551
Attic	None			Attic		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	83,381			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		42%	90%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	440	B 95	37,710	Fair	42%	90%	100%	14,254
Frame Shed	1890	120	B 95	1,002	Fair	42%	90%	100%	379
Frame Garage	1890	240	B 95	12,071	Fair	42%	90%	100%	4,563
1.75 ST GARAGE..	1952	864	C 100	75,438	Avq.	65%	100%	100%	49,035
1,256 SFLA							Outbuilding Total		68,231
Acpt Land		91,800		Accepted Bldg		99,700		Total	191,500

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

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.

Accept Land

49,700

Accepted Bldg

135,800 Total

185,500

Neighborhood: RURAL WEST
Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 01/17/2022
Sale Price: 171,500
Sale Type: Land & Buildings
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.53	Acres-Rear Land 1-10	2,500.00	1,325	100%		1,325
Total Acres 1.53					Land Total	50,825

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	725 Sqft	Grade C 105	Base	122,964
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	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	122,964
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		69%	100% 100%	84,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1951	60	C 105	3,045	Avq.	69%	100%	100%	2,101
Wood Deck	1978	54	C 105	920	Avq.	69%	100%	100%	635
BSMT ENTRY.....	1951	42	C 105	675	Avq.	69%	100%	100%	466
1,269 SFLA									3,202

Accpt Land 50,800 **Accepted Bldg** 88,000 **Total** 138,800

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.35	Acres-Rear Land 1-10	2,500.00	5,875	100%		5,875
Total Acres 3.35						Land Total 55,375

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	155,294 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	6,972
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	162,266
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						92,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1925	126	B 95	6,110	Avq-	57%	100%	100%	3,483
Frame Shed	1925	200	E 100	1,132	Poor	25%	100%	100%	283
Wood Deck	1975	96	D 100	1,214	Avq-	67%	100%	100%	813
Frame Garage	1985	576	C 100	20,616	Avq.	81%	100%	100%	16,699
1,450 SFLA	Outbuilding Total								21,278

Acpt Land 55,400 **Accepted Bldg** 113,800 **Total** 169,200

WISCASSET
Name: FOYE, LOIS E

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.41	Acres-Rear Land 1-10	2,500.00	1,025	100%		1,025
Total Acres 1.41					Land Total	50,525

Accpt Land	50,500	Accepted Bldg	0	Total	50,500
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WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, TOWN OF

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PUMP STATION #12

Map/Lot:

U05-017-A

Account: 1480 Card: 1 of 1

Location:

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	45,000.00	45,000	100%		45,000
0.08	Acres-HS Size Adj	4,500.00	360	100%		360
Total Acres 0.08					Land Total	45,360

Acpt Land	45,400	Accepted Bldg	0	Total	45,400
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Name: MCLEOD(TRUSTEE), KEITH L

Page 2044

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 7 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 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, 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 None, Outbuildings/Additions/Improvements, and 2,580 SFLA.

Acpt Land

52,300

Accepted Bldg

263,800

Total

316,100

WISCASSET
 Name: MCLEOD, KEITH

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U05-017-B ON
 52 WILLOW LANE

Account: 2784 Card: 1 of 1

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									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
SOLAR PANELS	2023								10,300
----- SOUND VALUE -----									
								Outbuilding Total	10,300
Acpt Land			0	Accepted Bldg			10,300	Total	10,300

Account: 1482 Card: 1 of 1

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60					Land Total	56,000

Dwelling Description

Replacement Cost New

Colonial	Two Story	760 Sqft	Grade B 95	Base	166,046
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	Damp 1/2 Bmt	Basement	-5,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-5,527
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	162,333
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		42%	80%	100%
						54,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	72	B 95	3,702	Fair	42%	80%	100%	1,244
Frame Garage	1950	384	B 95	16,551	Fair	42%	80%	100%	5,561
1,520 SFLA									6,805
						Outbuilding Total			6,805

Acpt Land 56,000 **Accepted Bldg** 61,300 **Total** 117,300

Name: MALABY, ELIZABETH H

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MALABY, RICHARD S

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: 08/22/2022
Sale Price: 525,000
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, 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 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, Open Frame Porch, Encl Frame Porch, 1/2S AD/GAR....., Wood Deck, Patio, 1.50 ST GARAGE.., Finished Attic, 2,352 SFLA.

Acpt Land: 54,100 Accepted Bldg: 339,900 Total: 394,000

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)	50 0 0	Land Schedule	103

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
0.64	Acres-HS Size Adj	4,500.00	2,880	100%		2,880
Total Acres 0.64					Land Total	47,880

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade C 105	Base		127,730
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1967	0	TYPICAL	TYPICAL	Average	Typical				127,730	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		76%	100%	100%			97,075	
Outbuildings/Additions/Improvements							Percent Good		Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1967	30	C 105	599	Avq.	76%	100%	100%	455	
Frame Shed	1972	192	C 105	1,542	Avq.	76%	100%	100%	1,172	
ONE STORY FRAME	2004	168	C 105	13,839	Avq.	76%	100%	100%	10,518	
Wood Deck	2004	126	C 100	1,794	Avq.	91%	100%	100%	1,633	
1,208 SFLA						Outbuilding Total			13,778	
Acpt Land		47,900	Accepted Bldg			110,900	Total		158,800	

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, TYPICAL, Average, Typical, and 136,652.

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

Acpt Land 84,600 Accepted Bldg 124,300 Total 208,900

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

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Map/Lot:

U05-019-A

Account: 1486 Card: 1 of 1

Location:

GARDINER ROAD

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	137,500	137,500	95%		130,625	
0.59	Acres-HS Size Adj	13,750.00	8,113	100%		8,112	
Total Acres 0.59					Land Total	138,737	
Acpt Land		138,700	Accepted Bldg		0	Total	138,700

WISCASSET

Valuation Report

09/27/2023

Name: CHADWICK, RYAN S

Page 2051

CHADWICK, JEFFREY M

Map/Lot:

U05-019-B

Account: 1487 Card: 1 of 1

Location:

57 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use COMMERCIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/30/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Commercial (47,688) and 0.54 Acres-Commercial Size Adj (2,565).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include GARAGE FRAME (21,861) and OFFICE MEZZ (7,144).

Accpt Land 50,300 Accepted Bldg 29,000 Total 79,300

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 09/18/2018
Topography	Rolling	Sale Price 125,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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	47,687.50	47,688	180%	Neighborhood	85,838
0.99	Acres-Commercial Size Adj	4,750.00	4,703	100%		4,703
Total Acres 0.99					Land Total	90,541

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,204 Sqft	Grade C 100	Base	143,647
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	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	152,869			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		73%	100%	100%	111,594		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1968	392	C 100	30,752	Avq.	73%	100%	100%	22,449
1 Story/BASEMENT	1960	160	C 100	14,818	Avq.	73%	100%	100%	10,817
Wood Deck	2017	160	C 100	2,228	Avq.	92%	100%	100%	2,050
Frame Shed	1988	80	C 100	612	Avq.	83%	100%	100%	508
Wood Deck	2015	48	C 100	800	Avq.	92%	100%	100%	736
1,756 SFLA						Outbuilding Total		36,560	
Acpt Land		90,500		Accepted Bldg		148,200		Total 238,700	

WISCASSET
Name: THE, N.A. FIRST

Valuation Report

09/27/2023

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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	47,687.50	47,688	100%		47,688
0.14	Acres-Commercial Size Adj	4,750.00	665	100%		665
Total Acres 0.14					Land Total	48,353

Acpt Land	48,400	Accepted Bldg	0	Total	48,400
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Name: FIRST NATIONAL BANK
OF DAMARISCOTTA

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	47,687.50	47,688	180%	Neighborho	85,838
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.03	Acres-Commercial Prime	52,500.00	54,075	100%		54,075
Total Acres 2.03					Land Total	144,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT BANK.....	1988	2376	B 110	155,609	Avq.	83%	150%	100%	193,732
BANK WD AV.....	0	2376	B 110	289,883	Avq.	65%	150%	100%	282,636
BANK WD AV.....	0	950	B 110	126,206	Avq.	65%	150%	100%	123,051
Open Frame Porch	0	28	B 110	1,259	Avq.	65%	150%	100%	1,227
Open Frame Porch	0	24	B 110	1,131	Avq.	65%	150%	100%	1,102
CANOPY GD.....	0	384	B 110	11,900	Avq.	65%	150%	100%	11,602
PAVING.....	0	15000	C 100	31,800	Avq.	65%	50%	100%	10,335
								Outbuilding Total	623,685

Acpt Land	144,700	Accepted Bldg	623,700	Total	768,400
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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	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.51	Acres-Rear Land 1-10	2,500.00	1,275	100%		1,275
Total Acres 1.51			Land Total			86,775

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 105	Base	169,605
Exterior	COMPOSITION	Masonry Trim	48Sqft	Trim	268
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	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	179,556				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	72%	100%	95%	122,816					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1958	8	C 105	514	Avq.	72%	100%	95%	351	
Open Frame Porch	1958	108	C 105	3,171	Avq.	72%	100%	95%	2,169	
1 Story/BASEMENT	1958	302	C 105	29,368	Avq.	72%	100%	95%	20,088	
Frame Garage	1958	576	C 105	21,648	Avq.	68%	100%	95%	13,985	
Wood Deck	2004	108	C 105	1,644	Avq.	72%	100%	95%	1,125	
2,052 SFLA									Outbuilding Total	37,718
Acpt Land		86,800		Accepted Bldg		160,500		Total		247,300

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 11/05/2012
Sale Price 0
Sale Type Land & Buildings
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	45,000.00	45,000	180%	Neighborhood	81,000
0.60	Acres-HS Size Adj	4,500.00	2,700	100%		2,700
Total Acres 0.60						83,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,561 Sqft	Grade C 105	Base	191,718
Exterior	ALUM/VINYL	Masonry Trim	177Sqft	Trim	990
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	7,468
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	204,649
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				89%	100%	95%
						173,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	420	C 105	16,984	Avq+	89%	100%	95%	14,360
Wood Deck	1983	649	C 105	8,885	Avq+	89%	100%	95%	7,513
Frame Shed	2005	120	C 100	918	Avq+	96%	100%	95%	837
Open Frame Porch	1983	84	C 105	2,532	Avq+	89%	100%	95%	2,140
1,561 SFLA									
Outbuilding Total									24,850

Acpt Land 83,700 **Accepted Bldg** 197,900 **Total** 281,600

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 98,592.

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

85,700

Accepted Bldg

98,400

Total

184,100

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/31/2016
Sale Price 197,500
Sale Type Land & Buildings
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	45,000.00	45,000	180%	Neighborhood	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.36	Acres-Rear Land 1-10	2,500.00	900	100%		900
Total Acres 1.36					Land Total	86,400

Dwelling Description

Replacement Cost New

Cape Cod Exterior	One & 3/4 Story	578 Sqft	Grade B 95	Base	102,000
Dwelling Units	ALUM/VINYL	Masonry Trim	None	Trim	0
	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 C	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	106,654			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		75%	100%	95%			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	877	B 95	75,165	Avq+	75%	100%	95%	53,555
Encl Frame Porch	1880	186	B 95	8,785	Avq+	75%	100%	95%	6,260
Wood Deck	1880	248	B 95	3,660	Avq+	75%	100%	95%	2,608
Frame Garage	1949	540	C 100	19,591	Avq.	65%	100%	95%	12,097
Frame Shed	1958	100	C 100	765	Avq.	68%	100%	95%	494
Open Frame Porch	2016	96	B 95	2,968	Avq.	92%	100%	95%	2,594
1,889 SFLA									77,608
Outbuilding Total									77,608
Acpt Land		86,400	Accepted Bldg		153,600	Total			240,000

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

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 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 86,500 Accepted Bldg 144,800 Total 231,300

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	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27			Land Total			86,175

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
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	-19,234
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	3,664
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	105,142	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	93,576

Accpt Land 86,200 **Accepted Bldg** 93,600 **Total** 179,800

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.28	Acres-Rear Land 1-10	2,500.00	3,200	100%		3,200
Total Acres 2.28					Land Total	88,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,034 Sqft	Grade C 105	Base	126,993
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	3			Fireplace	11,195
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1952	0	TYPICAL	TYPICAL	Average	Typical	144,152			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		70%	100% 100%	100,906			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	1360	C 105	112,028	Avq.	70%	100%	100%	78,420
ONE STORY FRAME	1952	1120	C 105	92,258	Avq.	70%	100%	100%	64,581
Open Frame Porch	1952	426	C 105	11,624	Avq.	70%	100%	100%	8,137
Frame Garage	1952	672	C 100	23,350	Avq.	65%	100%	100%	15,178
Frame Shed	1952	600	D 100	3,948	Avq.	65%	80%	100%	2,053
3,514 SFLA									
					Outbuilding Total				168,369
Acpt Land		88,700		Accepted Bldg		269,300		Total	358,000

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 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 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 1980, 2021, TYPICAL, Very Good, Typical, 62,166, None, 93%, 90%, 100%, 52,033.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include Unfinished Attic, ONE STORY FRAME, 1,092 SFLA.

Acpt Land

51,000

Accepted Bldg

64,800

Total

115,800

Name: DIPERRI JR., CHARLES P
DIPERRI, GEORGEANN R

Account: 1498 Card: 1 of 1

Map/Lot:
Location:

U05-026-B

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborhood	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02			Land Total			85,550

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade C 105	Base	172,436
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	1324 Sqft, Grade C	Basement Gar	None	Fin Bsmt	77,384
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	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	257,275			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		84%	100%	95%			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1988	84	C 105	2,532	Avq.	84%	100%	95%	2,021
Encl Frame Porch	1988	84	C 105	4,072	Avq.	84%	100%	95%	3,249
Frame Garage	1988	576	C 105	21,648	Avq.	84%	100%	95%	17,275
Wood Deck	1988	184	C 105	2,660	Avq.	84%	100%	95%	2,122
1,404 SFLA				Outbuilding Total				24,667	

Acpt Land

85,600

Accepted Bldg

230,000 Total

315,600

WISCASSET
 Name: GREENWOOD, KATHRYN
 GREENWOOD, PATRICIA

Valuation Report

09/27/2023

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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	45,000.00	45,000	180%	Neighborho	81,000
0.27	Acres-HS Size Adj	4,500.00	1,215	100%		1,215
Total Acres 0.27						82,215

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	656 Sqft	Grade C 105	Base	105,890
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	-9,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,668
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	97,525			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
						75,094			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1947	72	C 105	5,931	Avq+	77%	100%	100%	4,567
ONE STORY FRAME	1947	192	C 105	15,815	Avq+	77%	100%	100%	12,178
1.50 ST GARAGE..	1962	572	B 100	49,381	Avq+	79%	100%	100%	39,011
Frame Shed	2007	112	C 100	856	Avq.	92%	100%	100%	788
Wood Deck	1970	48	C 100	800	Avq.	74%	100%	100%	592
1,248 SFLA							Outbuilding Total		57,136

Acpt Land 82,200 **Accepted Bldg** 132,200 **Total** 214,400

WISCASSET

Valuation Report

09/27/2023

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

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 Frame Shed and Outbuilding Total.

Acpt Land 40,800 Accepted Bldg 800 Total 41,600

WISCASSET
 Name: PARK, JONATHAN ALBERT
 PARK, HANNAH MARIE

Valuation Report

09/27/2023

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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	45,000.00	45,000	180%	Neighborho	81,000
0.55	Acres-HS Size Adj	4,500.00	2,475	100%		2,475
Total Acres 0.55						83,475

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	711 Sqft	Grade B 100	Base	128,212
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% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	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	133,111
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		42%	100% 100%	55,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1850	126	B 100	13,419	Fair	42%	100%	100%	5,636
Frame Bay Window	2012	12	B 100	1,082	Avq.	92%	100%	100%	995
Open Frame Porch	1818	96	B 100	3,124	Fair	42%	100%	100%	1,312
1 Story/BASEMENT	1818	336	B 100	35,785	Fair	42%	100%	100%	15,030
2 STORY GARAGE	1818	352	B 100	23,054	Fair	42%	100%	100%	9,683
Wood Deck	1990	60	B 100	1,095	Fair	42%	100%	100%	460
Wood Deck	2012	300	B 100	4,615	Avq.	92%	100%	100%	4,246
1,540 SFLA									37,362

Acpt Land 83,500 **Accepted Bldg** 93,300 **Total** 176,800

WISCASSET
 Name: RAFTER, JR., JOHN G.
 RAFTER, PID S

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
64.65	R 20+-Rear 20+	625.00	40,406	100%		40,406
Total Acres 85.65						Land Total: 127,406

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,312 Sqft	Grade B 110	Base	301,735
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	8,982
Attic	None			Attic	0
FirePlaces	3			Fireplace	13,487
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	324,204
Functional Obsolescence						Value(Rcnld)
None						210,733

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1994	1167	B 90	171,544	Avq.	86%	100%	100%	147,528
Open Frame Porch	1994	24	B 100	1,028	Avq.	86%	100%	100%	884
2.00 ST BARN.....	1850	952	B 100	85,034	Avq.	65%	100%	100%	55,272
Shed.....	1960	828	D 100	5,448	Avq-	61%	100%	100%	3,323
Outbuilding Total									207,007

Acpt Land 127,400 **Accepted Bldg** 417,700 **Total** 545,100

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20					Land Total	52,500

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	25,343 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	-1,089
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	6,001
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.	30,255			
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	4,102	Avq.	65%	86%	100%	2,293
1 & 1/2 STORY FR	1890	180	D 95	14,535	Avq.	65%	86%	100%	8,125
Wood Deck	2017	72	D 100	950	Avq.	92%	100%	100%	874
SOLAR PANELS	2021								11,200
----- S O U N D V A L U E -----									
607 SFLA						Outbuilding Total			22,492

Acpt Land 52,500 **Accepted Bldg** 39,400 **Total** 91,900

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: Dwelling Condition, Layout, Total. Rows include Built, Renovated, Kitchens, Baths, Condition, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/Additions/Improvements.

WISCASSET

Valuation Report

09/27/2023

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	52,500	39,400	91,900	52,500	39,400	91,900
2	0	151,800	151,800	0	151,800	151,800
TOTAL	52,500	191,200	243,700	52,500	191,200	243,700

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000	
0.54	Acres-HS Size Adj	4,500.00	2,430	100%		2,430	
Total Acres 0.54						Land Total	47,430

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade D 100	Base	88,844
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	-3,590
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	-1,539
Unfin. Living Area	15%			Unfinished	-5,078

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	TYPICAL	TYPICAL	Below Average	Typical	78,637	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		57%	80%	100%	35,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1880	288	D 100	19,430	Avq-	57%	80%	100%	8,860
AB.GR. POOL.....	1880	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Frame Shed	2005	120	E 100	679	Avq.	91%	100%	100%	618
1,145 SFLA						Outbuilding Total			10,716

Acpt Land	47,400	Accepted Bldg	46,600	Total	94,000
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Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 12/21/2020
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 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						
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	4,500.00	4,500	100%		4,500
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16			Land Total			49,900

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	144,106
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	-15,308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% 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				
2005	0	TYPICAL	TYPICAL	Average	Typical	128,798				
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)			
None	None		91%		100%	100%	117,206			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2005	70	C 100	1,080	Avq.	91%	100%	100%	983	
Wood Deck	2005	142	C 100	1,998	Avq.	91%	100%	100%	1,818	
Frame Garage	1982	336	C 100	13,782	Avq.	80%	100%	100%	11,026	
Frame Shed	1950	108	C 100	826	Avq.	65%	100%	100%	537	
1,232 SFLA									Outbuilding Total	14,364

Acpt Land	49,900	Accepted Bldg	131,600	Total	181,500
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Neighborhood: RURAL WEST

Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: Public Sewer/Drilled 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	45,000.00	45,000	100%		45,000
0.80	Acres-HS Size Adj	4,500.00	3,600	100%		3,600
					Land Total	48,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	121,648
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	121,648			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		75%	100% 95%	86,674			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1993	64	C 100	490	Avq.	85%	100%	95%	395
Wood Deck	1999	128	C 100	1,820	Avq.	88%	100%	95%	1,522
1,040 SFLA									
						Outbuilding Total			1,917

Acpt Land 48,600 **Accepted Bldg** 88,600 **Total** 137,200

Name: HARTFORD-HARDY, NICHOLA

DACUS, DENNIS

Map/Lot:

U06-004-B

Account: 1507 Card: 1 of 1

Location:

68 BRADFORD ROAD

Neighborhood RURAL WEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 10/08/2021
Sale Price 222,000
Sale Type Land & Buildings
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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.55 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. %, and Outbuildings/Improvements.

Acpt Land

47,500

Accepted Bldg

115,500

Total

163,000

Account: 1508 Card: 1 of 1

Map/Lot: U06-005
 Location: 80 BRADFORD ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/28/2016
Topography	Rolling	Sale Price 165,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92					Land Total	51,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	121,648
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	4,458
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	126,106
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	94,580

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	564	C 100	7,379	Avg.	75%	100%	100%	5,534
Frame Garage	2007	624	C 100	21,984	Avg.	92%	100%	100%	20,225
1,040 SFLA									
Outbuilding Total									25,759

Acpt Land	51,800	Accepted Bldg	120,300	Total	172,100
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.15	Acres-Rear Land 1-10	2,500.00	5,375	100%		5,375
Total Acres 3.15					Land Total	54,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	142,693
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	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	151,411
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	113,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	180	C 100	2,482	Avq.	75%	100%	100%	1,862
Frame Garage	2009	576	C 100	20,616	Avq.	92%	100%	100%	18,967
ONE STORY FRAME	2022	240	C 100	18,828	Avq.	92%	100%	100%	17,322
1,436 SFLA									
Outbuilding Total									38,151

Acpt Land	54,900	Accepted Bldg	151,700	Total	206,600
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WISCASSET
 Name: LOUGHERY, BRANDON
 PEDLOWE, JOHN

Valuation Report

09/27/2023

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Account: 1510 Card: 1 of 1

Map/Lot: U06-007
 Location: 91 BRADFORD ROAD

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/09/2022
Topography	Above StreetRolling	Sale Price 320,000
Utilities	Dugwell/LakePublic Sewer	Sale Type Land & Buildings
Street	Paved	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						
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	4,500.00	4,500	100%		4,500
2.11	Acres-Rear Land 1-10	2,500.00	5,275	100%		5,275
Total Acres 3.11						Land Total 54,775

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	714 Sqft	Grade B 95	Base		122,315
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	79% Hot Water C	Cooling	0% None	Heat		-1,636
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			
1800	0	OLD TYPE	Obsolete	Good	Typical	120,679			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		80%	59%	100%	56,960		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1800	12	B 95	645	Good	80%	59%	100%	304
Frame Shed	2013	80	C 100	612	Fair	72%	100%	100%	441
Frame Shed	2018	238	C 100	1,821	Avq.	92%	100%	100%	1,675
1,071 SFLA									
						Outbuilding Total		2,420	
Acpt Land		54,800		Accepted Bldg		59,400		Total 114,200	

Valuation Report

Map/Lot: U06-008

Account: 1511 Card: 1 of 1

Location: 83 BRADFORD ROAD

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	45,000.00	45,000	100%		45,000
0.29	Acres-HS Size Adj	4,500.00	1,305	100%		1,305
Total Acres 0.29					Land Total	46,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1991	70	C 100	1,080	Avq.	84%	100%	100%	907
14' Mobile Home	1991	14X76	C 100	120,960	Avq.	60%	50%	100%	36,000
1,064 SFLA						Outbuilding Total			36,907

Acpt Land 46,300 **Bldg Override** 37,100 **Total** 83,400

Name: PARMENTER, RICHARD J/T

Page 2080

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

Page 2081

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 SewerDrilled 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.40	Acres-HS Size Adj	4,500.00	1,800	100%		1,800
Total Acres 0.40						Land Total 46,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	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			
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	
1966	0	TYPICAL	TYPICAL	Average	Typical	137,555	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	103,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1966	42	C 100	722	Avq.	75%	100%	100%	542
Wood Deck	1966	40	C 100	698	Avq.	75%	100%	100%	524
Frame Garage	1988	320	C 100	13,328	Avq.	83%	100%	100%	11,062
Frame Shed	2014	48	C 100	368	Avq.	92%	100%	100%	339
1,176 SFLA									Outbuilding Total 12,467

Acpt Land 46,800 **Accepted Bldg** 115,600 **Total** 162,400

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) 50 0 0 Land Schedule 103

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	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10			Land Total			49,750

Dwelling Description				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 100	Base	84,218
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	84,218
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		61%	100%	100%
						51,373

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	108	C 100	826	Avq-	65%	100%	100%	537
Frame Shed	1930	406	D 100	2,671	Poor	25%	70%	100%	468
720 SFLA									
Outbuilding Total									1,005

Acpt Land	49,800	Accepted Bldg	52,400	Total	102,200
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Dwelling Description

Replacement Cost New

Cape Cod	One Story	768 Sqft	Grade C 100	Base	85,554
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	-10,224
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	75,330			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		61%	90%	100%			
Value(Rcnld)						41,356			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1982	100	D 100	658	Avq-	71%	100%	100%	467
768 SFLA						Outbuilding Total			467

Acpt Land 49,800 **Accepted Bldg** 41,800 **Total** 91,600

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Land Total						49,500

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1983	800	C 100	26,995	Avq.	80%	100%	100%	21,596	
Frame Shed	1983	120	C 100	918	Avq.	80%	100%	100%	734	
Frame Shed	1983	144	C 100	1,101	Avq.	80%	100%	100%	881	
Frame Shed	1983	120	C 100	918	Avq.	80%	100%	100%	734	
14' Mobile Home	2010	14X56	C 100	94,860	Avq.	90%	50%	100%	42,687	
SLAB.....	2020	784	C 100	2,450	Avq.	92%	100%	100%	2,254	
Outbuilding Total									68,886	
Accpt Land		49,500		Accepted Bldg		68,900		Total		118,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00						Land Total 49,500

Dwelling Description				Replacement Cost New		
Conventional	One Story	384 Sqft	Grade D 100	Base		36,788
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		-3,077
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,612
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		-59
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Below Average	Inadeq.	32,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
LAYOUT.....		None		57%	89%	100%
						Value Rcnld 16,254

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	322	D 100	21,725	Avq-	57%	89%	100%	11,021
ONE STORY FRAME	1940	176	D 100	11,875	Avq-	57%	89%	100%	6,024
ONE STORY FRAME	1940	165	D 100	11,131	Avq-	57%	89%	100%	5,647
Frame Garage	1960	576	C 100	20,616	Avq-	61%	100%	100%	12,576
Frame Shed	1960	24	C 100	184	Avq-	61%	100%	100%	112
Wood Deck	2000	80	C 100	1,208	Avq-	79%	100%	100%	954
ONE STORY FRAME	2021	368	D 100	24,829	Avq.	92%	100%	100%	22,843
1,415 SFLA									59,177

Acpt Land	49,500	Accepted Bldg	75,400	Total	124,900
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Valuation Report

Map/Lot: U06-014

Account: 1518 Card: 1 of 1

Location: 33 BRADFORD ROAD

Neighborhood: RURAL WEST
 Zoning/Use: RESIDENTIAL
 Topography: Rolling
 Utilities: Public Sewer/Drilled Well
 Street: Paved

Sale Data
 Sale Date: 05/19/2017
 Sale Price: 0
 Sale Type: Land & Buildings
 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	45,000.00	45,000	100%		45,000
0.50	Acres-HS Size Adj	4,500.00	2,250	100%		2,250
Total Acres 0.50						47,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	985 Sqft	Grade C 105	Base	158,996
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	-12,851
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	-2,755
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Fair	Typical	143,396
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	100%
						60,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1800	24	C 105	939	Fair	42%	100%	100%	394
Open Frame Porch	1800	24	C 105	939	Fair	42%	100%	100%	394
Frame Shed	1800	352	C 105	2,828	Fair	42%	100%	100%	1,188
1,478 SFLA									
						Outbuilding Total			1,976

Acpt Land 47,300 **Accepted Bldg** 62,200 **Total** 109,500

WISCASSET

Valuation Report

09/27/2023

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.56	Acres-Rear Land 11-20	1,250.00	3,200	100%		3,200
Total Acres 13.56					Land Total	77,700

Acpt Land	77,700	Accepted Bldg	0	Total	77,700
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WISCASSET
 Name: KING, GARY F
 KING, JUNE M

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000	
0.33	Acres-HS Size Adj	4,500.00	1,485	100%		1,485	
Total Acres 0.33						Land Total	46,485

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,224 Sqft	Grade C 105	Base	197,575
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-3,992
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	4,473
Attic	None			Attic	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	198,056		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		82%	90%	100%		
						Value		
Outbuildings/Additions/Improvements				Percent Good		Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1996	36	C 105	679	Avq+	82%	90%	100%
1,836 SFLA							Outbuilding Total	501

Acpt Land 46,500 **Accepted Bldg** 146,700 **Total** 193,200

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.86	Acres-Rear Land 1-10	2,500.00	4,650	100%		4,650
Total Acres 2.86						Land Total 54,150

Dwelling Description

Replacement Cost New

Colonial	Two Story	612 Sqft	Grade B 100	Base	140,748
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	-4,372
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Hot Water C	Cooling	0% None	Heat	-9,369
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	12,599
FirePlaces	1			Fireplace	7,339
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	155,110			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Deferred Maintenance		None		42%	75%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	392	B 100	57,641	Fair	42%	75%	100%	18,157
ONE STORY FRAME	1880	310	B 100	27,968	Fair	42%	75%	100%	8,810
ONE STORY FRAME	1880	160	B 100	14,435	Fair	42%	75%	100%	4,547
ONE STORY FRAME	1880	710	C 100	55,700	Fair	42%	50%	100%	11,697
Open Frame Porch	1880	32	B 100	1,261	Fair	42%	75%	100%	398
Wood Deck	2022	529	C 100	6,932	Avq.	92%	100%	100%	6,377
3,188 SFLA							Outbuilding Total		49,986
Acpt Land		54,200		Accepted Bldg		98,800		Total	153,000

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	226,625	226,625	100%		226,625
1.00	Acres-Commercial Size Adj	11,875.00	11,875	100%		11,875
0.46	Acres-Commercial 1-20	4,750.00	2,185	100%		2,185
Total Acres 1.46					Land Total	240,685

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	1,121 Sqft	Grade A 95	Base		258,628
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		5,700
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	15	HEARTH				
Bedrooms	14	Add Fixtures	0			
Baths	9	Half Baths	3	Plumbing		54,230
Attic	Floor & Stairs			Attic		3,040
FirePlaces	4			Fireplace		16,297
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	337,895
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	270,316	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1850	1008	A 95	164,102	Good	80%	100%	100%	131,282
ONE STORY FRAME	1850	684	A 95	68,310	Good	80%	100%	100%	54,648
Open Frame Porch	1850	153	A 95	5,296	Good	80%	100%	100%	4,237
Open Frame Porch	1850	336	A 95	11,191	Good	80%	100%	100%	8,953
Open Frame Porch	1850	210	A 95	7,132	Good	80%	100%	100%	5,706
Open Frame Porch	1998	150	A 95	5,199	Good	80%	100%	100%	4,159
3/4S AD/GAR.....	2009	420	B 100	35,639	Good	98%	100%	100%	34,926
1 & 3/4 STORY FR	2009	812	B 100	106,196	Avq.	92%	100%	100%	97,700
5,831 SFLA									
Outbuilding Total									341,611

Acpt Land	240,700	Accepted Bldg	611,900	Total	852,600
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WISCASSET

Valuation Report

09/27/2023

Name: HOLBROOK, DOROTHY M

Page 2091

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	37,500.00	37,500	50%	Access	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.79	Acres-Rear Land 1-10	2,500.00	6,975	100%		6,975
Total Acres 3.79					Land Total	29,475

Accpt Land	29,500	Accepted Bldg	0	Total	29,500
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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	137,500	137,500	50%	Topoqrphry	0
1.00	Acres-Base Homesite Value	3,750.00	3,750	50%	Restrictio	34,375
0.73	Acres-HS Size Adj	13,750.00	10,038	100%		10,038
Total Acres 0.73			Land Total			44,413

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,248 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	3,664
Attic	None			Attic	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	79,048
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						70,353

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SLAB.....	2013	1248	C 100	3,900	Avq.	92%	100%	100%	3,588
Frame Shed	2014								1,200
1,248 SFLA									4,788

Acpt Land	44,400	Accepted Bldg	75,100	Total	119,500
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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	137,500	137,500	95%		130,625
0.94	Acres-HS Size Adj	13,750.00	12,925	100%		12,925
Total Acres 0.94					Land Total	143,550

Dwelling Description				Replacement Cost New		
Conventional	Two Story	778 Sqft	Grade B 95	Base		154,526
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		4,870
Heating	100% Hot Water C	Cooling	0% None	Heat		0
Rooms	7	HEARTH		HEARTH		0
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	171,022			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	100%	111,164		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	308	B 95	31,164	Avq.	65%	100%	100%	20,257
Wood Deck	2007	195	C 100	2,674	Avq.	92%	100%	100%	2,460
1,864 SFLA						Outbuilding Total			22,717

Acpt Land	143,600	Accepted Bldg	133,900	Total	277,500
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WISCASSET
 Name: FINLAY, RONALD F J/T
 FINLAY, SUSAN

Valuation Report

09/27/2023

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Account: 1525 Card: 1 of 1

Map/Lot: U06-021
 Location: 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	137,500	137,500	95%		130,625
0.88	Acres-HS Size Adj	13,750.00	12,100	100%		12,100
Total Acres 0.88						Land Total 142,725

Dwelling Description				Replacement Cost New		
Colonial	Two Story	448 Sqft	Grade B 95	Base		95,961
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		3,103
Attic	Floor & Stairs			Attic		1,043
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					100,107
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		Location		42%	100%	90%	37,840			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
UA/Fr/B	1890	384	B 95	41,476	Fair	42%	100%	90%	15,678	
Open Frame Porch	1890	182	B 95	5,346	Fair	42%	100%	90%	2,021	
Open Frame Porch	1890	48	B 95	1,640	Fair	42%	100%	90%	620	
Frame Garage	1950	462	C 100	17,370	Fair	42%	100%	90%	6,566	
Frame Shed	1950	336	C 100	2,570	Avq-	57%	100%	90%	1,319	
Frame Shed	1950	231	D 100	1,520	Fair	42%	100%	90%	574	
BSMT ENTRY.....	1890	30	B 95	501	Fair	42%	100%	90%	189	
2 Story/BASEMENT	48	0	B 95	0	Fair	42%	100%	90%	0	
896 SFLA						Outbuilding Total			26,967	

Acpt Land	142,700	Accepted Bldg	64,800	Total	207,500
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Valuation Report

Map/Lot: U06-022

Account: 1526 Card: 1 of 1

Location: 99 BATH ROAD

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	137,500	137,500	95%	Topoqrphy	130,625
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23					Land Total	133,788

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	660 Sqft	Grade B 95	Base		113,064
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		-2,240
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		3,103
Attic	None			Attic		0
FirePlaces	2			Fireplace		9,310
Insulation	Minimal			Insulation		-1,920
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	OLD TYPE	Old Type	Average	Typical	121,317			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		65%	100%	100%	78,856		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	300	B 95	25,711	Avq.	65%	100%	100%	16,712
Encl Frame Porch	1800	18	B 95	1,295	Avq.	65%	100%	100%	842
Frame Garage	1920	216	D 100	8,915	Avq-	57%	100%	100%	5,082
1,290 SFLA	Outbuilding Total								22,636
Acpt Land		133,800	Accepted Bldg		101,500	Total		235,300	

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	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.71	Acres-Rear Land 1-10	2,500.00	1,775	100%		1,775
Total Acres 1.71					Land Total	153,025

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		341,063 0 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		5,973
Heating	70% Hot Water BB	Cooling	100% None	Heat		-7,492
Rooms	15	HEARTH				
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	2	Plumbing		17,125
Attic	Floor & Stairs			Attic		3,996
FirePlaces	4			Fireplace		17,154
Insulation	Minimal			Insulation		-6,660
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1820	0	TYPICAL	Old Type	Above Average	Typical	371,159				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	100%	100%	278,369					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2 Story/BASEMENT	1820	920	A 100	175,088	Avq+	75%	100%	100%	131,316	
Open Frame Porch	1820	280	A 100	9,881	Avq+	75%	100%	100%	7,411	
Encl Frame Porch	1820	56	A 100	3,666	Avq+	75%	100%	100%	2,750	
Open Frame Porch	1820	56	A 100	2,282	Avq+	75%	100%	100%	1,712	
Wood Deck	1820	40	A 100	935	Avq+	75%	100%	100%	701	
Patio	1820	120	D 100	1,148	Avq-	57%	50%	100%	327	
4,640 SFLA					Outbuilding Total					144,217
Acpt Land		153,000		Accepted Bldg		422,600		Total		575,600

Neighborhood	VILLAGE	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/08/2022
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

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	137,500	137,500	95%		130,625
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50			Land Total			137,500

Dwelling Description				Replacement Cost New		
Multi Family	One & 3/4 Story	868 Sqft	Grade B 100	Base		164,463
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		8,165
Attic	None			Attic		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	172,628
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	112,208

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1890	180	B 100	5,569	Avq.	65%	100%	100%	3,620
Open Frame Porch	1890	30	B 100	1,204	Avq.	65%	100%	100%	783
Frame Bay Window	1890	15	B 100	1,352	Avq.	65%	100%	100%	879
Frame Shed	1890	72	B 100	634	Avq.	65%	100%	100%	412
2.00 ST BARN....	1890	480	C 100	41,622	Avq.	65%	100%	100%	27,054
1,534 SFLA						Outbuilding Total			32,748

Acpt Land	137,500	Accepted Bldg	145,000	Total	282,500
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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	45,000.00	45,000	150%		67,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.61	Acres-Rear Land 1-10	2,500.00	6,525	100%		6,525
Total Acres 3.61			Land Total			78,525

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 105	Base		189,958
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		4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	3	Plumbing		4,473
Attic	None			Attic		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					199,111
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		69%	97%	100%				133,265
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Value Rcnld
Encl Frame Porch	1950	40	C 105	2,186	Avq.	69%	97%	100%		1,463
Wood Deck	1950	126	C 105	1,884	Avq.	69%	97%	100%		1,261
Frame Garage	1950	2190	D 100	57,255	Avq.	65%	100%	100%		37,216
Frame Garage	1987	630	C 100	22,155	Avq.	82%	100%	100%		18,167
2S Frame Garage	1987	1440	C 100	67,846	Avq.	82%	100%	100%		55,634
Outbuilding Total										113,741
Acpt Land		78,500		Accepted Bldg		247,000		Total		325,500

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	52,646
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	4,012
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	5,744
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1950	0	TYPICAL	TYPICAL	Average	Typical			62,402	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	69%	100%	100%	43,057				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1950	176	C 90	6,870	Avq.	69%	100%	100%	4,740
1 Story/BASEMENT	1950	320	C 90	26,672	Avq.	69%	100%	100%	18,404
892 SFLA						Outbuilding Total			23,144
Acpt Land		0	Accepted Bldg		66,200	Total		66,200	

WISCASSET
Name: PRINCES POINT PROPERTIES, LLC.

Valuation Report

09/27/2023

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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	78,500	247,000	325,500	78,500	247,000	325,500
2	0	66,200	66,200	0	66,200	66,200
TOTAL	78,500	313,200	391,700	78,500	313,200	391,700

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: 54,900 Accepted Bldg: 151,000 Total: 205,900

WISCASSET
 Name: HUBER, SALLY A

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.03	Acres-Rear Land 1-10	2,500.00	2,575	100%		2,575
Total Acres 2.03					Land Total	52,075

Accpt Land	52,100	Accepted Bldg	0	Total	52,100
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WISCASSET
 Name: HUBER, MATHEW

Valuation Report

09/27/2023

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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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12' Mobile Home	2000	14X70	C 100	113,130	Avg-	69%	50%	100%	39,171	
Frame Shed	2000					----- SOUND VALUE -----			300	
980 SFLA									39,471	
Acpt Land				0	Accepted Bldg			39,500	Total	39,500

Name: TAYLOR, ARIEL H

Page 2104

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.39	Acres-Rear Land 1-10	2,500.00	975	100%		975
Total Acres 1.39					Land Total	50,475

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 105	Base	161,464
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	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	172,638
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	129,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	412	C 105	5,712	Avg.	75%	100%	100%	4,284
1.50 ST GARAGE..	1985	768	C 100	56,209	Avg.	81%	100%	100%	45,529
Frame Shed	1970	60	D 100	395	Fair	52%	100%	100%	205
1.666 SFLA									50,018

Acpt Land 50,500 **Accepted Bldg** 179,500 **Total** 230,000

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.

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. Sub-sections include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Outbuildings/Improvements.

Acpt Land 49,700 Accepted Bldg 170,800 Total 220,500

Neighborhood	RURAL WEST	Sale Data
Zoning/Use	RURAL	Sale Date
Topography	Level	Sale Price
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29					Land Total	50,225

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14' Mobile Home	2004	14X56	D 100	71,019	Avq-	78%	50%	100%	27,786	
Wood Deck	2012	48	C 100	800	Avq.	92%	100%	100%	736	
Wood Deck	2012	48	C 100	800	Avq.	92%	100%	100%	736	
Frame Shed	2018	192	C 100	1,469	Avq.	92%	100%	100%	1,351	
784 SFLA						Outbuilding Total			30,609	
Acpt Land		50,200		Accepted Bldg		30,600		Total		80,800

Neighborhood: RURAL WEST
Zoning/Use: RURAL
Topography:
Utilities: Drilled WellSeptic System
Street: No Street

Sale Data
Sale Date: 11/03/2010
Sale Price: 155,000
Sale Type: Land & Buildings
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	45,000.00	45,000	100%		45,000	
0.98	Acres-HS Size Adj	4,500.00	4,410	100%		4,410	
Total Acres 0.98						Land Total	49,410

Dwelling Description

Replacement Cost New

Cape Cod	One Story	768 Sqft	Grade C 100	Base	87,266
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	-9,542
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	12,617
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	90,341			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	74,080			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998	240	C 100	1,836	Avq.	88%	100%	100%	1,616
Frame Shed	1982	144	D 100	948	Avq.	80%	100%	100%	758
768 SFLA						Outbuilding Total			2,374

Acpt Land 49,400 **Accepted Bldg** 76,500 **Total** 125,900

WISCASSET

Valuation Report

09/27/2023

Name: LARAMEE, MARK J J/T

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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 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, Func, Econ, Value Rcnld. Rows include 14' Mobile Home, Wood Deck, Frame Shed, 980 SFLA, and summary rows for Acpt Land and Accepted Bldg.

Valuation Report

Map/Lot: U07-010

Account: 1539 Card: 1 of 1

Location: 204 BRADFORD ROAD

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

Sale Data
Sale Date: 10/28/2021
Sale Price: 100,537
Sale Type: Land & Buildings
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	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34						46,530

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
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	2	Half Baths	0	Plumbing	4,260
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	174,567	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		91%	100%	100%	158,856

Acpt Land 46,500 **Accepted Bldg** 158,900 **Total** 205,400

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
14.62	R 20+-Rear 20+	625.00	9,138	100%		9,138
Total Acres 38.62					Land Total	99,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfin Basement	2016	864	C 100	4,320	Avq.	92%	100%	100%	3,974
ONE STORY FRAME	2016	280	C 100	21,966	Avq.	92%	40%	100%	8,084
2S Frame Garage	2016	1368	C 100	64,770	Avq.	92%	65%	100%	38,732
2S Frame Garage	2016	440	C 100	25,121	Avq.	92%	65%	100%	15,022
Canopy	2018	240	E 100	2,304	Avq.	92%	75%	100%	1,590
280 SFLA						Outbuilding Total			67,402

Acpt Land	99,900	Accepted Bldg	67,400	Total	167,300
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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	45,000.00	45,000	100%		45,000
0.74	Acres-HS Size Adj	4,500.00	3,330	100%		3,330
Total Acres 0.74						48,330

Dwelling Description

Replacement Cost New

Ranch	One Story	1,260 Sqft	Grade C 100	Base	147,381
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	6,382
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	153,763
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	123,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1976	168	C 100	1,285	Avq.	80%	100%	100%	1,028
Frame Shed	1976	120	C 100	918	Avq.	80%	100%	100%	734
Wood Deck	1976	290	C 100	3,885	Avq.	80%	100%	100%	3,108
1,260 SFLA						Outbuilding Total			4,870

Acpt Land 48,300 **Accepted Bldg** 127,900 **Total** 176,200

Name: GAGNON, DAVID A

Page 2112

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 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(Rcnld).

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, Frame Garage, ONE STORY FRAME, Open Frame Porch, Frame Garage, Frame Shed, 1,255 SFLA.

Acpt Land

54,200

Accepted Bldg

181,200

Total

235,400

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	45,000.00	45,000	100%		45,000
0.71	Acres-HS Size Adj	4,500.00	3,195	100%		3,195
Total Acres 0.71						48,195

Dwelling Description

Replacement Cost New

Ranch	One Story	828 Sqft	Grade C 100	Base	94,913
Exterior	T-111	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			
1970	0	TYPICAL	TYPICAL	Average	Typical	94,913			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	73,083			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1970	156	C 100	2,176	Avq.	77%	100%	100%	1,676
1SFr Overhang	1970	36	C 100	2,824	Avq.	77%	100%	100%	2,174
864 SFLA						Outbuilding Total			3,850

Acpt Land 48,200 **Accepted Bldg** 76,900 **Total** 125,100

WISCASSET
 Name: MORRIS, JILL V

Valuation Report

09/27/2023

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Map/Lot:

U07-011-D

Account: 1544 Card: 1 of 1

Location:

185 BRADFORD ROAD

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	45,000.00	45,000	100%		45,000
0.71	Acres-HS Size Adj	4,500.00	3,195	100%		3,195
					Land Total	48,195

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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	4,458
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	116,748	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		79%	100%	100%	92,231

Acpt Land 48,200 **Accepted Bldg** 92,200 **Total** 140,400

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	45,000.00	45,000	100%		45,000
0.72	Acres-HS Size Adj	4,500.00	3,240	100%		3,240
Total Acres 0.72						48,240

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 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
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	13,784
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	142,770
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	122,782	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	144	C 100	3,931	Avq.	88%	100%	100%	3,459
3/4S AD/GAR.....	1999	896	C 100	61,335	Avq.	88%	100%	100%	53,975
Wood Deck	1999	200	C 100	2,738	Avq.	88%	100%	100%	2,409
Wood Deck	1999	72	C 100	1,105	Avq.	88%	100%	100%	972
Frame Shed	2009	60	D 100	395	Avq.	92%	100%	100%	363
Wood Deck	1999	32	C 100	595	Avq.	88%	100%	100%	524
1,152 SFLA									61,702

Acpt Land	48,200	Accepted Bldg	184,500	Total	232,700
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WISCASSET
 Name: HARVEY, MICHAEL S J/T
 HARVEY, SARA N

Valuation Report

09/27/2023

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Account: 2613 Card: 1 of 1

Map/Lot: U07-011-F
 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

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	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
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	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,144	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	TYPICAL	TYPICAL	Average	Typical	136,652	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		92%	100%	100%	125,720

Acpt Land 49,800 **Accepted Bldg** 125,700 **Total** 175,500

Valuation Report

Account: 967 Card: 1 of 1

Location: 12 MICMAC DRIVE

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

Sale Data
 Sale Date: 02/28/2014
 Sale Price: 15,000
 Sale Type: Land Only
 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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	49,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
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	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
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	174,567	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	160,602

Acpt Land 49,700 **Accepted Bldg** 160,600 **Total** 210,300

WISCASSET

Valuation Report

09/27/2023

Name: MATTSON, HEIDI F

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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	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92					Land Total	49,140

Acpt Land	49,100	Accepted Bldg	0	Total	49,100
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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 Sewer/Drilled 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

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	4,500.00	3,105	100%		3,105	
Total Acres 0.69						Land Total	48,105

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 105	Base	146,539
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	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,444
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
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	186,877
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	149,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1977	252	C 105	20,759	Avq.	80%	100%	100%	16,607
3/4S AD/GAR.....	1977	576	C 105	42,981	Avq.	80%	100%	100%	34,385
Wood Deck	1977	216	C 105	3,089	Avq.	80%	100%	100%	2,471
1,764 SFLA						Outbuilding Total			53,463

Acpt Land	48,100	Accepted Bldg	203,000	Total	251,100
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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31						50,275

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base		127,440
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		31,840
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	5	HEARTH				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				
1968	2008	TYPICAL	TYPICAL	Average	Typical	159,280				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	76%	100%	100%	121,053					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	1968	38	C 100	2,981	Avq.	76%	100%	100%	2,266	
1.75 ST GARAGE..	1968	936	C 100	81,725	Avq.	76%	100%	100%	62,111	
Encl Frame Porch	2009	192	C 100	8,286	Avq.	92%	50%	100%	3,812	
Frame Shed	2009	120	D 100	789	Avq.	92%	70%	100%	508	
1,182 SFLA						Outbuilding Total			68,697	
Acpt Land		50,300		Accepted Bldg		189,800		Total		240,100

WISCASSET
 Name: YOCK, LAIRD G
 YOCK, BETTY J

Valuation Report

09/27/2023

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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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.83	Acres-Rear Land 1-10	2,500.00	2,075	100%		2,075
Total Acres 1.83						Land Total 51,575

Dwelling Description

Replacement Cost New

Ranch	One Story	1,450 Sqft	Grade B 95	Base	185,293
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	943 Sqft, Grade B	Basement Gar	None	Fin Bsmt	57,347
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	6,972
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	249,612			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	197,193			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	100	B 95	3,078	Avq.	79%	100%	100%	2,432
Frame Garage	1975	880	B 95	31,981	Avq.	79%	100%	100%	25,265
Wood Deck	1975	768	C 100	9,980	Avq.	79%	100%	100%	7,884
Wood Deck	1975	208	B 95	3,102	Avq.	79%	100%	100%	2,451
Frame Shed	1975	1	C 100	8	Avq.	76%	100%	100%	6
Frame Shed	1975	64	B 95	535	Avq.	79%	100%	100%	423
1,450 SFLA									
Acpt Land		51,600	Accepted Bldg		235,700	Total		287,300	

WISCASSET
 Name: YOCK, LAIRD G
 YOCK, BETTY J

Valuation Report

09/27/2023
 Page 2122
 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	77,682
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	-9,473
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	6,411
Attic	Full Finished			Attic	11,585
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	86,205			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	56,033				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1	144	D 105	10,201	Ava.	65%	100%	100%	6,631
932 SFLA						Outbuilding Total			6,631
Acpt Land		0	Accepted Bldg		62,700	Total		62,700	

WISCASSET

Valuation Report

09/27/2023

Name: YOCK, LAIRD G

Page 2123

YOCK, BETTY J

Map/Lot:

U07-015

Account: 1549

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	51,600	235,700	287,300	51,600	235,700	287,300
2	0	62,700	62,700	0	62,700	62,700
TOTAL	51,600	298,400	350,000	51,600	298,400	350,000

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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.55	Acres-Rear Land 1-10	2,500.00	3,875	100%		3,875
Total Acres 2.55					Land Total	53,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 95	Base	168,479
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	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	183,208
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	142,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	110	B 95	9,429	Avq.	78%	100%	100%	7,355
Finished Attic	1972	110	B 95	2,412	Avq.	78%	100%	100%	1,881
ONE STORY FRAME	1992	184	B 95	15,770	Avq.	78%	100%	100%	12,301
1/2S AD/GAR.....	1972	576	B 95	35,352	Avq.	78%	100%	100%	27,575
Frame Shed	1972	368	D 100	2,421	Avq-	66%	100%	100%	1,598
Frame Shed	1972	184	D 100	1,210	Avq-	66%	100%	100%	799
Wood Deck	1992	54	B 95	958	Avq.	78%	100%	100%	747
ONE STORY FRAME	2008	384	B 100	34,644	Avq.	92%	100%	100%	31,872
Wood Deck	2011	77	B 95	1,278	Avq.	92%	100%	100%	1,176
2,360 SFLA						Outbuilding Total			85,304

Acpt Land	53,400	Accepted Bldg	228,200	Total	281,600
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Name: PROVOST, GORDON W

Page 2125

PROVOST, LAURA L

Map/Lot:

U07-016-A

Account: 1551 Card: 1 of 1

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

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 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).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include ONE STORY FRAME, 1 & 1/2 STORY FR, Frame Shed, ONE STORY FRAME, 3,000 SFLA.

Acpt Land 52,100 Accepted Bldg 228,100 Total 280,200

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

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 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes rows for Overall Totals and Outbuildings/Improvements.

Acpt Land 52,000 Accepted Bldg 246,100 Total 298,100

Name: LAMB, WENDY SUE

Page 2127

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 None, Outbuildings/Additions/Improvements, ONE STORY FRAME, Open Frame Porch, Wood Deck, 1.50 ST GARAGE.., 1,976 SFLA.

Acpt Land 53,000 Accepted Bldg 273,000 Total 326,000

Name: BLATZ, THOMAS J J/T

Page 2128

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 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value (45,000.00) and 0.79 Acres-HS Size Adj (4,500.00).

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch (One Story, 1,936 Sqft, Grade C 105, Base 237,774), Exterior (WOOD SHINGLE, 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 (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 2,982), Attic (None, Attic 0), FirePlaces (1, Fireplace 6,701), Insulation (Full, Insulation 0), Unfin. Living Area (NONE, Unfinished 0).

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 with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land

48,600

Accepted Bldg

208,400

Total

257,000

Name: ERIKSEN, HEIDE E

Page 2129

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

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(Rcld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land

50,900

Accepted Bldg

192,500

Total

243,400

Valuation Report

Account: 1556 Card: 1 of 1

Location: 99 ROCKY RIDGE DRIVE

Neighborhood: RURAL WEST
Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 02/09/2021
Sale Price: 0
Sale Type: Land Only
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	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12					Land Total	49,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade C 100	Base	150,656
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	-8,573
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	146,343
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	134,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	368	C 100	9,601	Avg.	92%	100%	100%	8,833
Wood Deck	2021	32	C 100	595	Avg.	92%	100%	100%	547
1,288 SFLA						Outbuilding Total			9,380

Acpt Land 49,800 **Accepted Bldg** 144,000 **Total** 193,800

Name: MOTT, JOHN H. & LINDA E. J/T

Page 2131

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 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. Rows include 14' Mobile Home, SLAB, and 728 SFLA.

Acpt Land 38,400 Accepted Bldg 22,600 Total 61,000

Valuation Report

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	312,500	312,500	10%	Restrictio	31,250
0.67	Acres-Shallow WF Size Adj	31,250.00	20,938	10%	Restrictio	2,094
					Land Total	33,344
Acpt Land		33,300	Accepted Bldg		0	Total
						33,300

Name: HAYWOOD, RICHARD G

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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	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	242,125

Dwelling Description				Replacement Cost New	
Colonial	Two Story	646 Sqft	Grade B 110	Base	176,242
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	3,593
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
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	187,908			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
LAYOUT.....	Location	75%	90%	90%	114,154				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1810	532	B 110	86,065	Avq+	75%	90%	90%	52,285
Open Frame Porch	1810	135	B 110	4,685	Avq+	75%	90%	90%	2,847
1 & 3/4 STORY FR	1810	304	B 110	43,735	Avq+	75%	90%	90%	26,569
Encl Frame Porch	1810	12	B 110	1,190	Avq+	75%	90%	90%	723
1.75 ST GARAGE..	1810	540	B 110	59,644	Avq+	75%	90%	90%	36,234
Frame Shed	1810	135	E 100	764	Avq+	75%	100%	90%	516
Open Frame Porch	1810	102	B 110	3,629	Avq+	75%	90%	90%	2,205
Encl Frame Porch	2003	270	B 100	13,190	Avq.	90%	100%	90%	10,684
Wood Deck	2003	270	B 100	4,175	Avq.	90%	100%	90%	3,382
2,755 SFLA									
Outbuilding Total								135,445	

Acpt Land	242,100	Accepted Bldg	249,600	Total	491,700
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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	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.57	Acres-Waterfront Rear	16,250.00	25,513	100%		25,513
Total Acres 2.57			Land Total			320,826

Dwelling Description				Replacement Cost New		
Colonial	Two Story	989 Sqft	Grade AA100	Base		306,565
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	15	HEARTH				
Bedrooms	5	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing		19,809
Attic	Floor & Stairs			Attic		3,265
FirePlaces	2			Fireplace		13,209
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	342,848			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	274,278				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1889	552	AA100	121,516	Good	80%	100%	100%	97,213
Open Frame Porch	1889	160	AA100	6,721	Good	80%	100%	100%	5,377
ONE STORY FRAME	1889	650	AA100	79,039	Good	80%	100%	100%	63,231
1.75 ST BARN....	1889	1200	AA100	112,738	Good	80%	100%	100%	90,190
Wood Deck	1889	64	AA100	1,556	Good	80%	100%	100%	1,245
Unfinished Attic	1889	552	AA100	4,664	Good	80%	100%	100%	3,731
3,732 SFLA					Outbuilding Total				260,987
Acpt Land		320,800	Accepted Bldg		535,300	Total		856,100	

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	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
7.30	Acres-Waterfront Rear	16,250.00	118,625	100%		118,625
Total Acres 8.30			Land Total			413,938

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,288 Sqft	Grade AA100	Base		430,561
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		22,010
Attic	None			Attic		0
FirePlaces	3			Fireplace		16,526
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	469,097	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	304,913

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1935	572	AA100	125,920	Avq.	65%	100%	100%	81,848
1.75 Story/BSMT	1935	352	AA100	69,775	Avq.	65%	100%	100%	45,354
Open Frame Porch	1935	325	AA100	13,195	Avq.	65%	100%	100%	8,577
Open Frame Porch	1935	96	AA100	4,210	Avq.	65%	100%	100%	2,737
Unfin Basement	1935	132	AA100	1,022	Avq.	65%	100%	100%	664
Frame Shed	1935	100	C 100	765	Avq.	65%	100%	100%	497
Frame Garage	1935	440	C 100	16,744	Avq.	65%	100%	100%	10,884
Frame Shed	1935	64	C 100	490	Avq.	65%	100%	100%	318
4,336 SFLA Outbuilding Total									150,879

Acpt Land	413,900	Accepted Bldg	455,800	Total	869,700
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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	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 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

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,152 Sqft	Grade D 100	Base	112,573
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	1152 Sqft, Grade D	Basement Gar	None	Fin Bsmt	55,147
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,885
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			172,603	
1960	0	TYPICAL	TYPICAL	Average					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		73%	85%	100%	107,101		
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1960	396	D 100	26,718	Avq.	73%	85%	100%	16,578
Wood Deck	1960	176	D 100	2,091	Avq.	73%	85%	100%	1,297
Frame Shed	1960	80	C 100	612	Avq-	61%	100%	100%	373
Frame Garage	1960	462	C 100	17,370	Avq.	69%	100%	100%	11,985
1,548 SFLA									
					Outbuilding Total			30,233	
Acpt Land			0	Accepted Bldg		137,300	Total		137,300

WISCASSET

Valuation Report

09/27/2023

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	413,900	455,800	869,700	413,900	455,800	869,700
2	0	137,300	137,300	0	137,300	137,300
TOTAL	413,900	593,100	1,007,000	413,900	593,100	1,007,000

WISCASSET
 Name: BONN, ALEKSANDRA

Valuation Report

09/27/2023

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Map/Lot: U08-005

Account: 1568 Card: 1 of 1

Location: FLOOD AVE/POTTLE COVE ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	SHORE RESIDENTIA	Sale Date 08/20/2012
Topography	Level	Sale Price 133,000
Utilities	NoWater/NoSewer	Sale Type Land Only
Street	Paved	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	218,750	218,750	200%		0
0.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		0
0.00	Acres-Rear Land 1-10	16,250.00	118,625	100%		0
Total Acres 0.00					Land Total	0

Accpt Land	0	Accepted Bldg	0	Total	0
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.15	Acres-Rear Land 1-10	2,500.00	10,375	100%		10,375
					Land Total	55,750

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	129,600 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	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	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	132,703
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						75,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1900	480	B 95	51,831	Avq-	57%	100%	100%	29,544
Frame Shed	1900	350	D 100	2,302	Fair	42%	100%	100%	967
Frame Shed	1960	150	D 100	986	Avq-	61%	100%	100%	601
Frame Shed	1940	312	D 100	2,052	Fair	42%	100%	100%	862
Wood Deck	2006	48	B 100	920	Avq.	92%	100%	100%	846
Frame Shed	1970	480	C 100	3,672	Avq.	74%	100%	100%	2,717
STORE FRAME.....	1970	480	C 100	48,178	Avq.	74%	100%	100%	35,652
Frame Garage	1980	480	C 100	17,884	Avq-	70%	100%	100%	12,519
1,980 SFLA									83,708

Acpt Land	55,800	Accepted Bldg	159,300	Total	215,100
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WISCASSET
 Name: WAITE, JOSHUA

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U09-001-002
 52 FLOOD AVENUE

Account: 1564 Card: 1 of 1

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	61.119	Fair	30%	50%	100%	9,168
672 SFLA						Outbuilding Total			9,168
Accpt Land			0	Accepted Bldg		9,200	Total		9,200

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	142,500	142,500	50%	Topoqrphry	71,250
0.14	Acres-Commercial Size Adj	15,875.00	2,223	100%		2,223
Total Acres 0.14					Land Total	73,473

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1970	853	C 100	85,617	Avq-	65%	75%	100%	41,738	
BSMT UNFINISHED.	0	853	C 100	10,244	Avq-	57%	75%	100%	4,379	
Wood Deck	0	252	C 100	3,400	Avq-	57%	100%	100%	1,938	
						Outbuilding Total			48,055	
Accpt Land		73,500		Accepted Bldg		48,100		Total		121,600

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	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
2.00	CRPLN-CROPLAND	500.00	1,000	100%		1,000
4.00	EDIBL-HORTICULTURAL-ED	562.50	2,250	100%		2,250
6.00	PAST -PASTURE 1	406.25	2,438	100%		2,438
2.00	EDIBL-HORTICULTURAL-ED	562.50	1,125	100%		1,125
1.00	Acres-FARM SOFTWOOD	311.00	311	100%		311
Total Acres 16.00					Land Total	302,437

Dwelling Description				Replacement Cost New		
Colonial	Two & 1/2 Story	1,152 Sqft	Grade AA100	Base		379,409
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		24,211
Attic	None			Attic		0
FirePlaces	7			Fireplace		29,794
Insulation	Heavy			Insulation		3,962
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			437,376
1850	2001	GOOD	GOOD	Excellent						
Functional Obsolescence				Economic Obsolescence	Phys. %	Func. %	Econ. %			Value(Rcnd)
None				None	90%	100%	100%			393,638

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1850	288	AA100	11,744	Exc.	90%	100%	100%	10,570
2 Story/BASEMENT	1850	450	AA100	99,062	Exc.	90%	100%	100%	89,156
ONE STORY FRAME	1850	360	AA100	43,776	Exc.	90%	100%	100%	39,398
ONE STORY FRAME	1850	120	AA100	14,591	Exc.	90%	100%	100%	13,132
Frame Bay Window	1850	40	AA100	4,862	Exc.	90%	100%	100%	4,376
2 Story/BASEMENT	2001	720	AA100	158,499	Avq.	89%	100%	100%	141,064
ONE STORY FRAME	2001	1190	AA100	144,700	Avq.	89%	100%	100%	128,783
Barn 1S	1850	936	B 100	34,318	Avq.	65%	100%	100%	22,307
Frame Shed	1850	72	B 100	634	Exc.	90%	100%	100%	571
Frame Shed	1850	100	B 100	880	Avq.	65%	100%	100%	572
6,930 SFLA									449,929

Acpt Land	302,400	Accepted Bldg	843,600	Total	1,146,000
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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	251.00	6,777	100%		6,777
Total Acres 27.00				Land Total		6,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1850	104	C 100	1,514	Avq.	65%	100%	100%	984
Wood Deck	1850	170	C 100	2,355	Fair	42%	100%	100%	989
CAMP OR CABIN...	1850	238	C 100	6,778	Avq-	57%	100%	100%	3,863
Swimming Pool	1850	0	C 100	7,209	Poor	25%	25%	100%	450
ONE STORY FRAME	1850	1190	C 100	93,355	C Gr	25%	100%	100%	23,339
8,120 SFLA									
						Outbuilding Total			29,625
Acpt Land		6,800	Accepted Bldg		29,600	Total		36,400	

WISCASSET

Valuation Report

09/27/2023

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	302,400	843,600	1,146,000	302,400	843,600	1,146,000
2	6,800	29,600	36,400	6,800	29,600	36,400
TOTAL	309,200	873,200	1,182,400	309,200	873,200	1,182,400

Name: FAIRSERVICE, MARK W

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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

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, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Two Story, OTHER, 1 OTHER Units-0, Concrete, None, 100% Forced Warm, 5, 3, 2, None, 0, Full, NONE.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1999, 0, TYPICAL, TYPICAL, Average, Typical, 225,861, Incomplete, None, 89%, 90%, 100%, 180,915, Outbuildings/Additions/Improvements, Percent Good, Value Rcnld.

Acpt Land

319,400

Accepted Bldg

230,800 Total

550,200

Name: LEIGHTON, SAMUEL J

Page 2146

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40						Land Total 63,500

Dwelling Description

Replacement Cost New

Ranch	One Story	798 Sqft	Grade C 95	Base	88,674
Exterior	OTHER	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	-7,065
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
1947	0	TYPICAL	TYPICAL	Average	Typical	81,609
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	55,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1947	160	C 95	2,116	Avq.	68%	100%	100%	1,439
Open Frame Porch	1947	24	C 95	849	Avq.	68%	100%	100%	577
Frame Shed	1947	288	D 100	1,895	Avq-	57%	100%	100%	1,080
798 SFLA									Outbuilding Total 3,096

Acpt Land 63,500 **Accepted Bldg** 58,600 **Total** 122,100

WISCASSET
Name: MELNUK, BERTHA M

Valuation Report

09/27/2023
Page 2147
U09-006
BATH ROAD

Map/Lot:
Location:

Account: 1571 Card: 1 of 1

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	2,500.00	15,300	100%		15,300
Total Acres 6.12				Land Total		15,300
Acpt Land		15,300	Accepted Bldg	0	Total	15,300

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10			Land Total			62,750

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One Story CLAPBOARD 1 OTHER Units-0	416 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof		44,905 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	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	44,905				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	29,188					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	40	C 95	1,234	Avq.	65%	100%	100%	802	
ONE STORY FRAME	1930	260	C 95	19,378	Avq.	65%	100%	100%	12,596	
ONE STORY FRAME	2005	90	C 95	6,708	Avq.	65%	100%	100%	4,360	
2S Frame Garage	2005	288	C 95	17,696	Avq.	65%	100%	100%	11,502	
766 SFLA					Outbuilding Total				29,260	
Acpt Land		62,800		Accepted Bldg		58,400		Total		121,200

Valuation Report

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		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.69	Acres-HS Size Adj	6,250.00	4,313	100%		4,313
Total Acres 0.69					Land Total	60,563

Dwelling Description				Replacement Cost New		
Multi Family	One & 3/4 Story	960 Sqft	Grade C 105	Base		162,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-6,262
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		4,473
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,701
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			167,733
1945	2003	TYPICAL	TYPICAL	Average	Func. %	Econ. %	Value(Rcnld)	
None		None		67%	100%	100%	112,381	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1945	96	C 105	7,908	Avq.	67%	100%	100%	5,298
Open Frame Porch	1945	192	C 105	5,404	Avq.	67%	100%	100%	3,621
ONE STORY FRAME	1945	624	C 105	51,400	Avq.	67%	100%	100%	34,438
Wood Deck	1980	112	C 100	1,615	Avq-	70%	100%	100%	1,130
Frame Bay Window	1960	16	C 105	1,318	Avq.	67%	100%	100%	883
Frame Garage	1985	576	C 100	20,616	Avq.	81%	100%	100%	16,699
Frame Shed	2003	480	B 100	4,224	Avq.	90%	100%	100%	3,802
Finished Attic	1945	192	C 105	4,048	Avq.	67%	100%	100%	2,712
2,493 SFLA						Outbuilding Total			68,583

Acpt Land	60,600	Accepted Bldg	181,000	Total	241,600
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WISCASSET
 Name: CROCKER, KIMBERLY A

Valuation Report

09/27/2023

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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	142,500	142,500	100%		142,500
0.70	Acres-Commercial Size Adj	15,875.00	11,113	100%		11,113
Land Total						153,613

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1984	2736	C 100	274,616	Avq-	72%	50%	100%	98,862	
WAREHOUSE WD....	1984	972	C 100	45,251	Avq-	72%	50%	100%	16,290	
GARAGE FRAME ..	1984	1296	C 100	53,030	Avq-	72%	50%	100%	19,091	
OFFICE MEZZ	1984	432	C 100	19,782	Avq-	72%	50%	100%	7,122	
Outbuilding Total									141,365	
Acpt Land		153,600		Accepted Bldg		141,400		Total		295,000

WISCASSET
 Name: BROWNSTEIN, ALISHA S
 LUCAS, JONATHAN G

Valuation Report

09/27/2023

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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) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40			Land Total			63,500

Dwelling Description				Replacement Cost New		
Colonial	Two Story	836 Sqft	Grade B 95	Base		179,070
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		4,654
Attic	None			Attic		0
FirePlaces	2			Fireplace		9,310
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1937	2004	TYPICAL	TYPICAL	Above Average	Typical					193,034
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		75%	100%	100%				144,776
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Value Rcnld
Encl Frame Porch	1937	18	B 95	1,295	Avg.	65%	100%	100%		842
1S AD/GAR.....	1937	432	B 95	41,365	Avg.	65%	100%	100%		26,887
1,672 SFLA										
Outbuilding Total										27,729
Acpt Land		63,500		Accepted Bldg		172,500		Total		236,000

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.93	Acres-Rear Land 1-10	2,500.00	2,325	100%		2,325
Total Acres 1.93					Land Total	43,575

Dwelling Description

Replacement Cost New

Colonial	Two Story	904 Sqft	Grade B 95	Base	193,635
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	3,103
Attic	None			Attic	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	196,738
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	163,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	228	B 95	23,070	Avq.	83%	100%	100%	19,148
1SFr Overhang	1985	662	B 95	56,738	Avq.	83%	100%	100%	47,093
Frame Garage	1985	484	B 95	19,662	Avq.	83%	100%	100%	16,319
Wood Deck	1985	573	C 100	7,494	Avq.	81%	100%	100%	6,070
Open Frame Porch	1985	8	B 95	535	Avq.	83%	100%	100%	444
Wood Deck	1985	164	B 95	2,489	Avq.	83%	100%	100%	2,066
2,698 SFLA									
Outbuilding Total									91,140

Acpt Land	43,600	Accepted Bldg	254,400	Total	298,000
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WISCASSET
 Name: HAGGETT, JODY L

Valuation Report

09/27/2023
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 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	37,500.00	37,500	100%		37,500	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
0.83	Acres-Rear Land 1-10	2,500.00	2,075	100%		2,075	
Total Acres 1.83					Land Total	43,325	
Acpt Land		43,300	Accepted Bldg		0	Total	43,300

WISCASSET

Valuation Report

09/27/2023

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. Row includes 1.50 ST GARAGE..

Acpt Land 43,500 Accepted Bldg 63,000 Total 106,500

Name: BLACKMAN, KRYSTAL E
NAVARETTE, ENRIQUE JR

Map/Lot:

U09-008-004

Account: 1578 Card: 1 of 1

Location:

28 OLD BATH ROAD

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities Public Sewer
Street Paved

Sale Data
Sale Date 10/20/2020
Sale Price 315,000
Sale Type Land & Buildings
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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48					Land Total	42,450

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
Exterior	ALUM/VINYL	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	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	3,103
Attic	None			Attic	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	155,573
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	129,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	384	B 95	32,911	Avq.	87%	100%	100%	28,633
Wood Deck	1985	292	C 100	3,910	Avq-	72%	100%	100%	2,815
Frame Garage	1985	768	C 100	26,084	Avq.	81%	100%	100%	21,128
Frame Garage	1985	308	C 100	12,985	Avq.	81%	100%	100%	10,518
Frame Shed	1985	120	C 100	918	Avq.	81%	100%	100%	744
Frame Shed	1985	308	C 100	2,356	Avq.	81%	100%	100%	1,908
Open Frame Porch	1985	168	B 95	4,959	Avq.	83%	100%	100%	4,116
1.896 SFLA									69,862

Acpt Land 42,500 **Accepted Bldg** 199,000 **Total** 241,500

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90			Land Total			163,125

Dwelling Description				Replacement Cost New	
Ranch	One Story	891 Sqft	Grade D 100	Base	89,629
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	-10,201
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	2,442
Attic	None			Attic	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	81,870			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
Deferred Maintenance		None		77%	50%	100%	31,520		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2S Frame Garage	1990	800	C 100	40,502	Avq-	74%	100%	100%	29,971
Frame Shed	1990	96	C 100	735	Avq.	84%	100%	100%	617
OFFICE WOOD.....	2004	1132	C 100	75,307	Avq.	91%	100%	100%	68,529
PAVING.....	2004	13200	C 100	27,984	Avq.	91%	50%	100%	12,732
891 SFLA	Outbuilding Total								111,849

Acpt Land	163,100	Accepted Bldg	143,400	Total	306,500
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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-section for Outbuildings/Additions/Improvements.

Acpt Land

65,200

Accepted Bldg

172,600

Total

237,800

Name: HAGGETT, CODY A

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 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, 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 2013, 0 TYPICAL, TYPICAL, Average, Typical, 113,700.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.5 Story/BSMT, Wood Deck, Wood Deck, Jacuzzi, Frame Shed, and 1,624 SFLA.

Summary row: Acpt Land 39,200 Accepted Bldg 152,000 Total 191,200

WISCASSET
Name: HAGGETT, BELINDA

Valuation Report

09/27/2023

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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

09/27/2023

Name: HAGGETT, CODY A

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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 row for Masonry Shed.

Acpt Land 19,700 Accepted Bldg 2,600 Total 22,300

Valuation Report

Map/Lot: U09-012

Account: 1583 Card: 1 of 1

Location: 54 OLD BATH ROAD

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	37,500.00	37,500	100%		37,500
0.50	Acres-HS Size Adj	3,750.00	1,875	100%		1,875
Total Acres 0.50						39,375

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,056 Sqft	Grade D 100	Base	75,876
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	-12,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,224
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,612
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Below Average	Typical	62,614			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		74%	100%	100%			
						46,334			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2020	112	C 100	1,615	Avq.	92%	100%	100%	1,486
Frame Garage	2021	576	D 100	17,730	Avq.	92%	100%	100%	16,312
1,056 SFLA							Outbuilding Total	17,798	

Acpt Land 39,400 **Accepted Bldg** 64,100 **Total** 103,500

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.30	Acres-HS Size Adj	3,750.00	1,125	100%		1,125
Total Acres 0.30						38,625

Dwelling Description

Replacement Cost New

Split Level	One Story	546 Sqft	Grade C 105	Base	63,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	546 Sqft, Grade C	Basement Gar	None	Fin Bsmt	31,912
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	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	Below Average	Typical	100,250
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						76,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1991	456	C 105	44,342	Avq-	76%	100%	100%	33,700
Wood Deck	1991	24	C 105	519	Avq-	76%	100%	100%	394
Wood Deck	2021	192	C 100	2,635	Avq.	92%	100%	100%	2,424
1,002 SFLA									36,518
Outbuilding Total									36,518

Acpt Land 38,600 **Accepted Bldg** 112,700 **Total** 151,300

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	37,500.00	37,500	100%		37,500
0.45	Acres-HS Size Adj	3,750.00	1,688	100%		1,688
Total Acres 0.45					Land Total	39,188

Dwelling Description

Replacement Cost New

Ranch	One Story	576 Sqft	Grade C 95	Base	70,406
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	-2,671
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	67,735
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	49,447
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1976	204	C 95	2,649	Avq.	1,934
576 SFLA						
Outbuilding Total						1,934

Acpt Land	39,200	Accepted Bldg	51,400	Total	90,600
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00			Land Total			43,750

Dwelling Description				Replacement Cost New	
Conventional	Two Story	775 Sqft	Grade C 100	Base	138,135
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	4,260
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	142,395	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		75%	90%	100%	96,117
Acpt Land		43,800	Accepted Bldg		96,100	Total	139,900

WISCASSET

Valuation Report

09/27/2023

Name: SOULE, MARGUERITE R

Page 2165

SOULE, BLAINE M

Map/Lot:

U09-014-A

Account: 2527 Card: 1 of 1

Location:

35 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RURAL
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 09/05/2022
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

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 83,800 Accepted Bldg 0 Total 83,800

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.25	Acres-Rear Land 1-10	2,500.00	5,625	100%		5,625
Total Acres 3.25					Land Total	46,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	227,368
Exterior	CLAPBOARD	Masonry Trim	258Sqft	Trim	1,580
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	34,467
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
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	283,013
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	183,958	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1939	143	B 100	7,229	Avq.	65%	100%	100%	4,699
UA/Fr/B	1998	720	B 100	81,859	Avq.	65%	100%	100%	53,208
1 Story/BASEMENT	1939	228	B 100	24,284	Avq.	65%	100%	100%	15,785
Encl Frame Porch	1939	60	C 100	2,900	Avq.	65%	100%	100%	1,885
FA/1FR	1998	516	C 100	49,981	Avq.	88%	100%	100%	43,983
Wood Deck	1998	586	C 100	7,659	Avq.	88%	100%	100%	6,740
1.25 ST GARAGE..	1939	576	C 100	31,914	Avq.	65%	100%	100%	20,744
Wood Deck	1939	144	B 100	2,328	Avq.	65%	100%	100%	1,513
3,050 SFLA									
Outbuilding Total									148,557

Acpt Land	46,900	Accepted Bldg	332,500	Total	379,400
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WISCASSET

Valuation Report

09/27/2023

Name: HOLBROOK, DOROTHY M(LIFE EST)

Page 2167

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	37,500.00	37,500	100%		37,500
0.82	Acres-HS Size Adj	3,750.00	3,075	100%		3,075
Total Acres 0.82					Land Total	40,575

Acpt Land	40,600	Accepted Bldg	0	Total	40,600
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WISCASSET

Valuation Report

09/27/2023

Name: CORWIN, MATTHEW J/T

Page 2168

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	142,500	142,500	30%	Topoqrphy	42,750
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.67	Acres-Commercial 1-20	15,875.00	10,636	100%		10,636
Total Acres 1.67						Land Total 69,261

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1998	72	C 100	1,105	Avq.	88%	75%	100%	729	
ONE STORY FRAME	1998	196	C 100	15,376	Avq.	88%	75%	100%	10,148	
196 SFLA						Outbuilding Total			10,877	
Accpt Land		69,300	Accepted Bldg			10,900	Total		80,200	

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET, INHABITANTS OF MUNICIPALITY

Page 2169

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	41,250.00	41,250	10%		4,125
0.01	Acres-HS Size Adj	4,125.00	41	100%		41
Total Acres 0.01					Land Total	4,166

Acpt Land	4,200	Accepted Bldg	0	Total	4,200
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WISCASSET
 Name: MOON, JERRIANNE M J/T
 WHITNEY, PHILIP E

Valuation Report

09/27/2023

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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	56,250.00	56,250	100%		56,250
0.33	Acres-HS Size Adj	6,250.00	2,063	100%		2,063
Total Acres 0.33						58,313

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 100	Base	103,401
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	103,401
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	79,619
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1970	306	C 100	4,089	Avq-	2,658
Frame Shed	1970	80	D 100	526	Avq-	342
884 SFLA						
Outbuilding Total						3,000

Acpt Land 58,300 **Accepted Bldg** 82,600 **Total** 140,900

Account: 1593 Card: 1 of 1

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49					Land Total	63,725

Dwelling Description

Replacement Cost New

Colonial	Two Story	756 Sqft	Grade B 95	Base	161,934
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	-5,131
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	7,757
Attic	Floor & Stairs			Attic	1,759
FirePlaces	1			Fireplace	6,972
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	173,291
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						98,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1900	240	C 100	3,248	Avq.	65%	100%	100%	2,111	
ONE STORY FRAME	1900	160	B 95	13,714	Avq-	57%	100%	100%	7,817	
2 Story/BASEMENT	1900	480	B 95	74,479	Avq-	57%	100%	100%	42,453	
Open Frame Porch	1900	80	D 100	1,988	Avq-	57%	100%	100%	1,133	
Frame Garage	1900	288	C 100	12,416	Avq.	65%	100%	100%	8,070	
Wood Deck	2000	350	C 100	4,650	Avq.	89%	100%	100%	4,138	
1S AD/GAR.....	2000	896	C 100	74,002	Avq.	89%	100%	100%	65,862	
Open Frame Porch	2000	384	C 100	10,006	Avq.	89%	100%	100%	8,905	
Frame Garage	2001	384	C 100	15,150	Avq.	89%	100%	100%	13,484	
2,632 SFLA									Outbuilding Total	153,973

Acpt Land 63,700 **Accepted Bldg** 252,700 **Total** 316,400

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	56,250.00	56,250	100%		56,250
0.87	Acres-HS Size Adj	6,250.00	5,438	100%		5,438
Land Total						61,688

Dwelling Description				Replacement Cost New		
Ranch	One Story	948 Sqft	Grade C 95	Base		105,342
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		-11,989
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	93,353			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		67%	100%	100%	62,547		
Outbuildings/Additions/Improvements						Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1945	300	C 100	4,012	Avq.	65%	100%	100%	2,608
Open Frame Porch	1945	40	C 100	1,299	Avq.	65%	100%	100%	844
Frame Shed	1945	48	C 100	368	Avq.	65%	100%	100%	239
Frame Garage	1945	576	C 100	20,616	Avq.	65%	100%	100%	13,400
948 SFLA						Outbuilding Total		17,091	

Acpt Land	61,700	Accepted Bldg	79,600	Total	141,300
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Name: CROMWELL, JULIE A J/T

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 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.32 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 1965, 0 TYPICAL, Average, Typical, 99,928.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, Traffic, 75%, 100%, 95%, 71,199.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, OFFICE WOOD, Frame Garage, Wood Deck, ONE STORY FRAME.

Accpt Land 58,300 Accepted Bldg 137,000 Total 195,300

Account: 1596 Card: 1 of 1

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	56,250.00	56,250	100%		56,250
0.33	Acres-HS Size Adj	6,250.00	2,063	100%		2,063
Total Acres 0.33						58,313

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	416 Sqft	Grade C 95	Base	63,836
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	-3,376
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,063
Insulation	Minimal			Insulation	-1,228
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	65,295
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	42,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1900	128	C 100	5,675	Avq.	65%	100%	100%	3,689
ONE STORY FRAME	1900	312	C 95	23,252	Avq.	65%	100%	100%	15,114
1 Story/BASEMENT	1900	238	C 95	20,939	Avq.	65%	100%	100%	13,610
Frame Shed	1900	120	C 100	918	Avq-	57%	100%	100%	523
Frame Garage	1950	499	C 100	18,424	Fair	42%	100%	100%	7,738
ONE STORY FRAME	2003	90	C 100	7,060	Avq.	90%	100%	100%	6,354
1 Story/BASEMENT	2007	260	C 100	24,079	Avq.	92%	100%	100%	22,153
Canopy	2008	14	C 100	275	Avq.	92%	100%	100%	253
Canopy	2007	63	C 100	890	Avq.	92%	100%	100%	819
1,628 SFLA									70,253

Acpt Land	58,300	Accepted Bldg	112,700	Total	171,000
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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 Built 1947, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 164,269.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 68%, Func. % 100%, Econ. % 100%, Value(Rcnld) 111,703.

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 62,900 Accepted Bldg 130,400 Total 193,300

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	Sale Data
Zoning/Use	RURAL	Sale Date 11/15/2006
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 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	56,250.00	56,250	100%		56,250	
0.38	Acres-HS Size Adj	6,250.00	2,375	100%		2,375	
Total Acres 0.38					Land Total	58,625	

		Dwelling Description			Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290	
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				Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1957	0	TYPICAL	TYPICAL	Average	Typical			112,290		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		72%	100%	100%	80,849			
		Outbuildings/Additions/Improvements		Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1957	176	C 100	2,431	Avq.	67%	100%	100%	1,629	
960 SFLA						Outbuilding Total			1,629	
Acpt Land		58,600		Accepted Bldg		82,500		Total		141,100

Name: MANROEL, IRVING J J/T

Page 2177

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	56,250.00	56,250	90%	Size/Shape	50,625
0.39	Acres-HS Size Adj	6,250.00	2,438	90%	Size/Shape	2,194
Total Acres 0.39					Land Total	52,819

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base		143,892
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		2,840
Attic	None			Attic		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	146,732			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	134,993		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2020	160	C 100	2,228	Avq.	92%	100%	100%	2,050
Frame Shed	2020	96	D 100	632	Avq.	92%	100%	100%	581
1,404 SFLA	Outbuilding Total 2,631								

Acpt Land	52,800	Accepted Bldg	137,600	Total	190,400
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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	142,500	142,500	100%		142,500	
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875	
6.70	Acres-Rear Land 1-10	2,500.00	16,750	100%		16,750	
Total Acres 7.70						Land Total	175,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SELF STOR WAREHO	2007	6000	D 100	253,169	Avq.	100%	95%	100%	240,511
SELF STOR WAREHO	2007	4800	D 100	202,718	Avq.	100%	50%	100%	101,359
OFFICE WOOD.....	2007	1200	C 100	79,831	Avq.	100%	50%	100%	39,916
Outbuilding Total									381,786

Acpt Land 175,100 **Accepted Bldg** 381,800 **Total** 556,900

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26					Land Total	41,900

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,188 Sqft	Grade D 105	Base	89,629
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	-14,281
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	3,847
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	79,195	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	72,859

Acpt Land 41,900 **Accepted Bldg** 72,900 **Total** 114,800

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
3.30	Acres-Rear Land 1-10	2,500.00	8,250	100%		8,250
Total Acres 4.30						Land Total 70,750

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 95	Base	200,209
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% 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	2,346
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	20%			Unfinished	-17,201

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	TYPICAL	TYPICAL	Below Average	Typical	185,354			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		57%	75%	100%	79,239		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1820	224	B 95	6,508	Avq-	57%	75%	100%	2,782
Frame Garage	1970	320	D 100	11,461	Fair	52%	100%	100%	5,960
1,613 SFLA							Outbuilding Total		8,742

Acpt Land 70,800 **Accepted Bldg** 88,000 **Total** 158,800

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 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 Raised 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 1973, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 156,335.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 1SFr Overhang, Frame Garage, 1SFr Overhang, Canopy, 948 SFLA.

Accept Land 46,200 Accepted Bldg 146,200 Total 192,400

WISCASSET
 Name: MERRY, TIMOTHY A (J/T)
 MERRY, LORIE A

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28					Land Total	46,075

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
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	32,730
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	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	180,145
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	160,329
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	2003	568	C 100	7,430 Avq.	90% 100% 100%	6,687
1,176 SFLA	Outbuilding Total					6,687

Acpt Land 46,100 **Accepted Bldg** 167,000 **Total** 213,100

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	60,375

Dwelling Description

Replacement Cost New

Multi Family	Two Story	903 Sqft	Grade B 95	Base	175,837
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	15,514
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	198,323
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	87%	100%	146,660	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1940	975	B 95	136,224	V.G.	85%	87%	100%	100,737
ONE STORY FRAME	1940	100	B 95	8,570	V.G.	85%	87%	100%	6,337
Encl Frame Porch	1940	32	B 95	1,919	V.G.	85%	100%	100%	1,631
Wood Deck	1970	236	C 100	3,196	Avq.	74%	100%	100%	2,365
Frame Garaqe	1970	240	D 100	9,502	Avq-	65%	100%	100%	6,176
3,612 SFLA									117,246

Outbuilding Total 117,246

Acpt Land 60,400 Accepted Bldg 263,900 Total 324,300

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	105,000	100%		105,000	
Total Acres 42.00				Land Total		105,000	
Land		89,000	Accepted Bldg	0	Total	89,000	

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 03/17/2023
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 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	41,250.00	41,250	100%		41,250
0.27	Acres-HS Size Adj	4,125.00	1,114	100%		1,114
Total Acres 0.27						Land Total 42,364

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	630 Sqft	Grade C 105	Base		73,690
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		-4,110
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		8,778
FirePlaces	1			Fireplace		6,701
Insulation	Minimal			Insulation		-1,174
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1860	0	OLD TYPE	Old Type	Fair	Typical				83,885	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		42%	100%	100%	35,232			
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1860	238	C 105	19,605	Fair	42%	100%	100%	8,234	
Frame Shed	1860	289	C 105	2,321	Fair	42%	100%	100%	975	
Wood Deck	1860	124	C 105	1,858	Fair	42%	100%	100%	780	
1.75 ST GARAGE..	2006	576	C 100	50,292	Avq.	92%	100%	100%	46,269	
868 SFLA										
Outbuilding Total							56,258			

Acpt Land 42,400 **Accepted Bldg** 91,500 **Total** 133,900

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	960 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	Basement	Damp 3/4 Bmt	Basement	-3,131
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	2,982
Attic	None			Attic	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	Good	Typical	162,672				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		80%	100%	100%				
Value(Rcnld)						130,138				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1850	182	C 105	5,139	Good	80%	100%	100%	4,111	
ONE STORY FRAME	1850	137	C 105	11,285	Good	80%	100%	100%	9,028	
1 ST BARN.....	1850	644	D 100	18,619	Fair	42%	100%	100%	7,820	
Outbuilding Total									20,959	
Acpt Land		47,900		Accepted Bldg		151,100		Total		199,000

WISCASSET
 Name: GREEN, HARRY E
 GREEN, ANITA L

Valuation Report

09/27/2023

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Map/Lot: U10-007-A

Account: 1607 Card: 1 of 1

Location: 96 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/18/2017
 Sale Price 96,000
 Sale Type Land & Buildings
 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	41,250.00	41,250	100%		41,250
0.48	Acres-HS Size Adj	4,125.00	1,980	100%		1,980
Total Acres 0.48						43,230

Dwelling Description

Replacement Cost New

Ranch	One Story	768 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	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	94,324	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	72,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	120	C 105	5,615	Avq.	77%	100%	100%	4,324
Frame Garage	1970	352	C 105	14,951	Avq.	77%	100%	100%	11,512
Open Frame Porch	2018	256	C 100	6,766	Avq.	92%	100%	100%	6,225
768 SFLA						Outbuilding Total			22,061

Acpt Land 43,200 **Accepted Bldg** 94,700 **Total** 137,900

Name: RYAN, ANDREW J

Page 2188

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 and 0.43 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 43,000 Accepted Bldg 188,800 Total 231,800

Name: CLINTON, MICHAEL J

Page 2189

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(Rcnld). Rows include Outbuildings/Additions/Improvements and 1,809 SFLA.

Acpt Land 45,600 Accepted Bldg 203,900 Total 249,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04			Land Total			45,475

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,980 Sqft	Grade B 95	Base	278,324
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	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	293,053			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		77%	100%	100%	225,651		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1971	196	B 95	5,734	Avg.	77%	100%	100%	4,415
Frame Garage	1971	841	B 95	30,768	Avg.	77%	100%	100%	23,691
1,980 SFLA									
Outbuilding Total									28,106
Acpt Land		45,500	Accepted Bldg		253,800	Total		299,300	

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	41,250.00	288,750	100%		288,750
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 38.00						Land Total 341,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,008 Sqft	Grade B 105	Base	135,590
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	-16,203
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	3,429
Attic	Full Finished			Attic	18,321
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	141,137	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	95%	100%	115,309

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1991	1080	B 105	93,378	Avq.	86%	100%	100%	80,305
ONE STORY FRAME	1991	160	B 105	15,156	Avq.	86%	100%	100%	13,034
Encl Frame Porch	1991	64	B 105	3,699	Avq.	86%	100%	100%	3,181
Frame Shed	1960	800	B 100	7,038	Avq.	69%	100%	100%	4,856
Frame Shed	2002	144	B 100	1,266	Avq.	90%	100%	100%	1,139
1.50 ST GARAGE..	2012	1008	B 100	83,325	Avq.	92%	100%	100%	76,659
1.50 ST GARAGE..	2020	784	B 100	65,886	Avq.	92%	100%	100%	60,615
1,168 SFLA									
Outbuilding Total									239,789

Acpt Land

341,000

Accepted Bldg

355,100

Total

696,100

WISCASSET
Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

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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	2,500.00	12,000	100%		12,000	
Total Acres 4.80				Land Total		12,000	
Land		10,200	Accepted Bldg	0	Total	10,200	

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	41,250.00	41,250	100%		41,250
0.82	Acres-HS Size Adj	4,125.00	3,383	100%		3,383
Total Acres 0.82					Land Total	44,633

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	154,108
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	2,982
Attic	None			Attic	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	157,090
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	102,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfinished Attic	1935	216	C 105	1,236	Avq.	65%	100%	100%	803
ONE STORY FRAME	1935	216	C 105	17,792	Avq.	65%	100%	100%	11,565
Frame Garage	1935	400	C 105	16,385	Avq.	65%	100%	100%	10,650
1,620 SFLA						Outbuilding Total			23,018

Acpt Land	44,600	Accepted Bldg	125,100	Total	169,700
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Name: TARDIFF, JOSHUA A

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 7 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 6 columns: Dwelling Description, Price/Unit, Total, Fctr, Influence, Value. 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 Built 1940, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 77,105.

Table with 10 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

43,400

Accepted Bldg

88,000 Total

131,400

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	41,250.00	41,250	100%		41,250
0.35	Acres-HS Size Adj	4,125.00	1,444	100%		1,444
Total Acres 0.35						42,694

Dwelling Description

Replacement Cost New

Cape Cod	One Story	750 Sqft	Grade C 100	Base	83,549
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	6,213
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	89,762			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		72%	100%	100%			
						64,629			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1980	210	C 100	2,865	Avq.	79%	100%	100%	2,263
Frame Shed	2019	120	D 100	789	Avq.	92%	100%	100%	726
750 SFLA									
Outbuilding Total						2,989			

Acpt Land 42,700 **Accepted Bldg** 67,600 **Total** 110,300

WISCASSET
 Name: SOULE, DENNIS E
 SOULE, JANE E

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.34	Acres-Rear Land 1-10	2,500.00	850	100%		850
Total Acres 1.34					Land Total	46,225

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	588 Sqft	Grade B 95	Base	114,141
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	1	Plumbing	3,103
Attic	None			Attic	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	117,244
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	96,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1982	400	B 95	17,049	Avq.	82%	100%	100%	13,980
1 Story/BASEMENT	1982	322	B 95	32,580	Avq.	82%	100%	100%	26,716
Wood Deck	1982	288	B 95	4,216	Avq.	82%	100%	100%	3,457
Finished Attic	1982	322	B 95	7,062	Avq.	82%	100%	100%	5,791
Frame Shed	2004	336	D 100	2,210	Avq.	91%	100%	100%	2,011
Frame Shed	2003	352	D 100	2,315	Avq.	90%	100%	100%	2,084
Outbuilding Total									54,039

Acpt Land 46,200 **Accepted Bldg** 150,200 **Total** 196,400

WISCASSET
 Name: MEYER, DEANNA L.
 MEYER, MARK A

Valuation Report

09/27/2023

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Account: 1616 Card: 1 of 1

Map/Lot: U10-020
 Location: 11 JOHNSON STREET

Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	RURAL	Sale Date	06/21/2022
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 B1419P0288
 Reference 2 U-10-020/00 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	41,250.00	41,250	100%		41,250
0.24	Acres-HS Size Adj	4,125.00	990	100%		990
Total Acres 0.24			Land Total			42,240

Dwelling Description				Replacement Cost New	
Conventional	One Story	770 Sqft	Grade D 100	Base	71,555
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	-4,114
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	-1,175
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	66,266			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
LAYOUT.....		None		65%	100%	100%			
						43,073			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1900	336	C 100	13,782	Avq.	65%	100%	100%	8,958
770 SFLA							Outbuilding Total		8,958
Acpt Land		42,200		Accepted Bldg		52,000		Total	94,200

Name: URQUHART, CARL G

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/Value, 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, 137,555.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 62%, 100%, 100%, 85,284.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Frame Shed, Encl Frame Porch, and 1,120 SFLA.

Acpt Land 43,400 Accepted Bldg 106,900 Total 150,300

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	41,250.00	41,250	100%		41,250
0.70	Acres-HS Size Adj	4,125.00	2,888	100%		2,888
Total Acres 0.70						Land Total 44,138

Dwelling Description				Replacement Cost New		
Colonial	One & 3/4 Story	986 Sqft	Grade C 105	Base		183,954
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		-3,217
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	180,737
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	117,479

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1910	217	C 105	17,875	Avq.	65%	100%	100%	11,619
ONE STORY FRAME	1910	21	C 105	1,730	Avq.	65%	100%	100%	1,125
ONE STORY FRAME	1910	56	C 105	4,614	Avq.	65%	100%	100%	2,999
Encl Frame Porch	1910	154	C 105	7,072	Avq.	65%	100%	100%	4,597
Frame Shed	1910	160	D 100	1,052	Avq-	57%	100%	100%	600
Frame Garaqe	1970	360	C 100	14,466	Avq-	65%	100%	100%	9,403
2,020 SFLA									Outbuilding Total 30,343

Acpt Land	44,100	Accepted Bldg	147,800	Total	191,900
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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	142,500	142,500	100%		142,500
0.83	Acres-Commercial Size Adj	15,875.00	13,176	100%		13,176
Land Total						155,676

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
OFFICE WOOD.....	1941	864	C 100	57,478	Avg.	65%	100%	100%		37,361
OFFICE WOOD.....	0	315	C 100	20,955	Avg.	65%	75%	100%		10,216
Frame Shed	0			----- S O U N D V A L U E -----						600
Frame Shed	2021	160	D 100	1,052	Avg.	92%	100%	100%		968
Frame Shed	0			----- S O U N D V A L U E -----						1,500
Outbuilding Total										50,645
Acpt Land		155,700	Accepted Bldg		50,600	Total				206,300

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	56,250.00	56,250	95%	Topoqrph	53,438
0.85	Acres-HS Size Adj	6,250.00	5,313	100%		5,313
Total Acres 0.85						58,751

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	125,444
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	125,444
Functional Obsolescence						Value(Rcnld)
None						76,521

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1950	170	C 100	4,590	Avq-	61%	100%	100%
Encl Frame Porch	1950	48	C 100	2,410	Avq-	61%	100%	100%
Wood Deck	1980	96	C 100	1,411	Avq.	79%	100%	100%
1,224 SFLA						Outbuilding Total		
						5,385		

Acpt Land	58,800	Accepted Bldg	81,900	Total	140,700
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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

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, 1.25 ST GARAGE., Swimming Pool, Frame Shed, Encl Frame Porch, Wood Deck, 1,248 SFLA.

Acpt Land 45,400 Accepted Bldg 188,800 Total 234,200

Name: EDWARDS, ANGELA D J/T

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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 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 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), and Outbuildings/Additions/Improvements.

Acpt Land 45,200 Accepted Bldg 107,200 Total 152,400

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00					Land Total	82,500

Dwelling Description

Replacement Cost New

Cape Cod	One Story	720 Sqft	Grade C 105	Base	85,902
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	1,610
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	87,512
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						Value
						56,883

Outbuildings/Additions/Improvements				Condition		Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1938	384	C 105	37,342	Avq.	65%	100%	100%	24,272
Encl Frame Porch	1938	168	C 105	7,672	Avq.	65%	100%	100%	4,987
Encl Frame Porch	1938	104	C 105	4,930	Avq.	65%	100%	100%	3,205
Frame Shed	1960	240	D 100	1,579	Poor	30%	100%	100%	474
12' Mobile Home	1985	12X55	D 100	60,278	Fair	30%	50%	100%	9,042
1,764 SFLA						Outbuilding Total			41,980

Acpt Land 82,500 **Accepted Bldg** 98,900 **Total** 181,400

WISCASSET
 Name: GROVER, DANIEL L

Valuation Report

09/27/2023

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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	84.690	Ava.	52%	50%	100%	21,979
SLAB.....	2004	980	C 100	3.062	Ava.	91%	100%	100%	2,786
Wood Deck	2005	84	C 100	1.259	Ava.	91%	100%	100%	1,146
2,744 SFLA									
						Outbuilding Total			25,911
Accpt Land			0	Accepted Bldg		25,900	Total		25,900

WISCASSET
Name: GROVER, DANIEL L

Valuation Report

09/27/2023

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Map/Lot:

U10-025

Account: 1623

Location:

11 GROVER LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	82,500	98,900	181,400	82,500	98,900	181,400
2	0	25,900	25,900	0	25,900	25,900
TOTAL	82,500	124,800	207,300	82,500	124,800	207,300

WISCASSET
 Name: GROVER, DANIEL

Valuation Report

09/27/2023
 Page 2207
 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	67,113	Avg-	40%	50%	100%	13,423
728 SFLA						Outbuilding Total			13,423
Accpt Land			0	Accepted Bldg		13,400	Total		13,400

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 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
Total Acres 1.00					Land Total	158,375

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1996	1140	C 100	114,424	Avq.	87%	80%	100%	79,639	
GARAGE FRAME ..	0	960	C 100	40,208	Avq.	65%	80%	100%	20,908	
GARAGE FRAME ..	0	900	C 100	37,918	Avq.	65%	80%	100%	19,718	
GARAGE FRAME ..	2006	504	C 100	22,807	Avq.	92%	80%	100%	16,786	
Outbuilding Total									137,051	
Acpt Land		158,400	Accepted Bldg		137,100	Total		295,500		

Valuation Report

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 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	142,500	142,500	100%		142,500	
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875	
20.00	Acres-Commercial 1-20	15,875.00	317,500	100%		317,500	
11.81	Acres-Commercial 20+	2,125.00	25,096	100%		25,096	
Total Acres 32.81					Land Total	500,971	

Acpt Land	501,000	Accepted Bldg	0	Total	501,000
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Name: HANJITSUWAN, CHANINT J/T

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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	56,250.00	56,250	100%		56,250
0.46	Acres-HS Size Adj	6,250.00	2,875	100%		2,875
Total Acres 0.46						Land Total 59,125

Dwelling Description				Replacement Cost New		
Ranch	One Story	988 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	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt		13,359
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH				
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,260
Attic	None			Attic		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					133,184
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		76%	100%	100%	101,220			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1993	140	C 100	10,982	Avq.	85%	100%	100%	9,335	
Wood Deck	1989	120	C 100	1,718	Avq.	83%	100%	100%	1,426	
Wood Deck	1989	40	C 100	698	Avq.	83%	100%	100%	579	
Frame Garage	1987	576	C 100	20,616	Avq.	82%	100%	100%	16,905	
Frame Shed	1992	120	C 100	918	Avq.	85%	100%	100%	780	
1,128 SFLA									Outbuilding Total 29,025	

Acpt Land	59,100	Accepted Bldg	130,200	Total	189,300
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Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL C	Sale Date 09/26/2016
Topography	Above Street	Sale Price 85,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

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		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.91	Acres-HS Size Adj	6,250.00	5,688	100%		5,688
Total Acres 0.91					Land Total	61,938

Dwelling Description				Replacement Cost New		
Conventional	Two Story	621 Sqft	Grade B 105	Base		133,653
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		5,144
Attic	Floor & Stairs			Attic		1,597
FirePlaces	1			Fireplace		7,706
Insulation	Capped Only			Insulation		-266
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1890	0	TYPICAL	TYPICAL	Average	Typical		147,834
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None		65%	100%	100%	96,092	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2009	324	C 100	8,488	Avq.	92%	100%	100%	7,809
Frame Garage	1965	800	C 100	26,995	Avq-	63%	100%	100%	17,007
Frame Bay Window	1890	24	B 105	2,274	Avq.	65%	100%	100%	1,478
2 Story/BASEMENT	1890	420	B 105	72,028	Avq.	65%	100%	100%	46,818
Wood Deck	2016	228	C 100	3,095	Avq.	92%	100%	100%	2,847
2,106 SFLA									75,959
Outbuilding Total									75,959

Acpt Land	61,900	Accepted Bldg	172,100	Total	234,000
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WISCASSET
 Name: PITCHER, HEATHER

Valuation Report

09/27/2023

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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	56,250.00	56,250	95%		53,438
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						Land Total 62,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X52	D 100	67,113	Avq-	40%	50%	100%	13,423
Wood Deck	2003	40	D 100	600	Fair	70%	100%	100%	420
Frame Shed	1985	160	D 100	1,052	Fair	60%	100%	100%	631
728 SFLA						Outbuilding Total			14,474

Acpt Land 62,200 **Accepted Bldg** 14,500 **Total** 76,700

WISCASSET
 Name: LEMAR, KEVIN
 BECKETT, PAULA L

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.36	Acres-Rear Land 1-10	2,500.00	5,900	100%		5,900
Total Acres 3.36						Land Total 47,150

Dwelling Description

Replacement Cost New

Cape Cod	One Story	648 Sqft	Grade C 105	Base	75,796
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	2,976
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	78,772			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		42%	100%	100%			
Value(Rcld)						33,084			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
ONE STORY FRAME	1800	81	C 105	6,672	Fair	42%	100%	100%	2,802
Encl Frame Porch	1800	36	C 105	2,016	Fair	42%	100%	100%	847
1 Story/BASEMENT	1800	117	C 105	11,378	Fair	42%	100%	100%	4,779
Frame Shed	1800	304	D 100	2,000	Avq-	57%	100%	100%	1,140
846 SFLA	Outbuilding Total								9,568

Acpt Land 47,200 **Accepted Bldg** 42,700 **Total** 89,900

Name: E&S CAR WASH AND AUTO DETAILING, LLC.

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
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	142,500	142,500	100%		142,500	
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875	
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875	
Total Acres 2.00						Land Total	174,250

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAR WASH	1996	2176	C 100	214,555	Avq.	87%	50%	100%	93,332
Frame Garage	0	864	C 100	28,818	Avq.	65%	100%	100%	18,732
PAVING.....	1996	15000	C 100	31,800	Avq.	87%	50%	100%	13,833
Outbuilding Total									125,897
Acpt Land		174,300	Accepted Bldg		125,900	Total		300,200	

WISCASSET
 Name: COHEN, ALLEN S

Valuation Report

09/27/2023

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Map/Lot:

U11-001-D

Location:

298 BATH ROAD

Account: 1633 Card: 1 of 2

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
Total Acres 2.00					Land Total	317,125

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1994	9720	D 100	839,025	Avq.	86%	75%	100%	541,172	
CANOPY AV.....	0	810	D 100	13,645	Avq.	65%	100%	100%	8,869	
WAREHOUSE ST....	2002	4800	D 100	192,180	Avq.	90%	75%	100%	129,722	
PAVING.....	1994	16800	C 100	35,616	Avq.	86%	50%	100%	15,315	
						Outbuilding Total			695,078	
Acpt Land		317,100	Accepted Bldg		695,100	Total		1,012,200		

WISCASSET
 Name: COHEN, ALLEN S

Valuation Report

09/27/2023

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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	145.016	Avg.	92%	90%	100%	120,074
Outbuilding Total									120,074
Accpt Land			0	Accepted Bldg		120,100	Total		120,100

WISCASSET
Name: COHEN, ALLEN S

Valuation Report

09/27/2023
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U11-001-D
300 BATH ROAD

Account: 1633

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	317,100	695,100	1,012,200	317,100	695,100	1,012,200
2	0	120,100	120,100	0	120,100	120,100
TOTAL	317,100	815,200	1,132,300	317,100	815,200	1,132,300

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.07	Acres-Commercial Prime	158,750	169,863	100%		169,863
Total Acres 2.07					Land Total	328,238

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1995	3280	C 100	490,854	Avq.	86%	55%	100%	232,174	
RESTAURANT	2001	532	C 100	79,614	Avq.	89%	55%	100%	38,971	
COOLER.....	1995	100	C 100	4,541	Avq.	86%	55%	100%	2,148	
Open Frame Porch	1995	70	C 100	2,059	Avq.	86%	55%	100%	974	
MOTEL.....	1999	5280	C 100	362,673	Avq.	88%	50%	100%	159,576	
Open Frame Porch	1999	534	C 100	13,804	Avq.	88%	50%	100%	6,074	
Open Frame Porch	1999	700	C 100	18,005	Avq.	88%	50%	100%	7,922	
OFFICE WOOD.....	1999	336	C 100	22,352	Avq.	88%	50%	100%	9,835	
MOTEL.....	1999	5280	C 100	362,673	Avq.	88%	50%	100%	159,576	
BSMT FINISHED...	2001	2180	C 100	116,464	Avq.	89%	55%	100%	57,009	
Outbuilding Total									674,259	
Acpt Land		328,200	Accepted Bldg		674,300	Total		1,002,500		

WISCASSET
 Name: JUNTURA, CECILIO

Valuation Report

09/27/2023

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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	26.181	Ava.	86%	55%	100%	12,384
Open Frame Porch	2000	481	C 100	12.462	Ava.	89%	55%	100%	6,100
Wood Deck	2000	192	C 100	2.635	Ava.	89%	55%	100%	1,290
Open Frame Porch	2000	32	C 100	1.096	Ava.	89%	55%	100%	536
PAVING.....	1995	30000	C 100	63.600	Ava.	86%	50%	100%	27,348
Open Frame Porch	2012	160	C 100	4.336	Ava.	92%	55%	100%	2,194
ONE STORY FRAME	2018	180	C 100	14.121	Ava.	92%	100%	100%	12,991
Wood Deck	2020	304	C 100	4.064	Ava.	92%	100%	100%	3,739
180 SFLA									
						Outbuilding Total			66,582
Acpt Land		0		Accepted Bldg		66,600		Total	66,600

WISCASSET
Name: JUNTURA, CECILIO

Valuation Report

09/27/2023
Page 2220
U11-001-E
306 BATH ROAD

Account: 1634

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	328,200	674,300	1,002,500	328,200	674,300	1,002,500
2	0	66,600	66,600	0	66,600	66,600
TOTAL	328,200	740,900	1,069,100	328,200	740,900	1,069,100

Name: BAILEY, MELISSA A

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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

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, 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, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2016, 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, Unfin Basement, Frame Shed, and Outbuilding Total.

Acpt Land 71,100 Accepted Bldg 231,700 Total 302,800

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
Total Acres 3.20			Land Total			46,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
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	4,260
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	161,466	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	148,549

Acpt Land 46,800 **Accepted Bldg** 148,500 **Total** 195,300

WISCASSET
 Name: LEMAR, RAYMOND G

Valuation Report

09/27/2023

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Map/Lot: U11-001-I

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) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adi	3,750.00	3,750	100%		3,750
1.11	Acres-Rear Land 1-10	2,500.00	2,775	100%		2,775
Total Acres 2.11			Land Total			44,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Commodore	M/H	2020	14X76	C 100	120,960	Avg.	90%	50%	100%	54,432
SLAB.....		2020	1064	C 100	3,325	Avg.	92%	100%	100%	3,059
1,064 SFLA						Outbuilding Total			57,491	
Acpt Land		44,000		Accepted Bldg		57,500		Total		101,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.89	Acres-Rear Land 1-10	2,500.00	14,725	100%		14,725
Total Acres 6.89					Land Total	60,100

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	690 Sqft	Grade B 95	Base		83,975
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		-4,683
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		7,757
Attic	Full Finished			Attic		12,876
FirePlaces	1			Fireplace		6,972
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	106,897				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	80,173			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 & 3/4 STORY FR	1800	192	B 95	23,855	Avq+	75%	100%	100%	17,891	
1 & 3/4 STORY FR	1800	352	B 95	43,735	Avq+	75%	100%	100%	32,801	
Frame Shed	1800	416	D 100	2,738	Fair	42%	100%	100%	1,150	
1.75 ST BARN....	1800	600	C 100	39,869	Fair	42%	65%	100%	10,884	
Frame Shed	1800	300	D 100	1,974	Fair	42%	100%	100%	829	
1,642 SFLA									Outbuilding Total	63,555
Acpt Land		60,100		Accepted Bldg		143,700		Total	203,800	

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 09/24/2021
Topography	Rolling	Sale Price 0
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
3.00	Acres-Commercial 1-20	15,875.00	47,625	100%		47,625
Total Acres 4.00						Land Total 206,000

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	504 Sqft	Grade C 95	Base		73,606
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		-1,275
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	GOOD	TYPICAL	Average	Typical	72,331				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		65%	100%	100%	47,015			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1890	325	C 95	24,221	Avq.	65%	75%	100%	11,808	
ONE STORY FRAME	1890	221	C 95	16,470	Avq.	65%	75%	100%	8,030	
Encl Frame Porch	1890	85	C 95	3,724	Avq.	65%	75%	100%	1,816	
Wood Deck	1980	336	C 95	4,248	Avq.	65%	75%	100%	2,071	
ONE STORY FRAME	2006	128	C 95	9,539	Avq.	65%	50%	100%	3,100	
1,430 SFLA						Outbuilding Total			26,825	
Acpt Land		206,000		Accepted Bldg		73,800		Total		279,800

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 09/24/2021
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	50,331	Ava.	65%	75%	100%	24,536	
Frame Shed	1890	1080	D 100	7,106	Ava.	65%	75%	100%	3,464	
GARAGE FRAME ..	1999	1260	D 100	44,425	Ava.	88%	90%	100%	35,185	
OFFICE WOOD.....	1999	420	D 100	24,029	Ava.	88%	90%	100%	19,031	
Frame Shed	1990	80	C 95	581	Ava.	74%	100%	100%	430	
Frame Shed	2009	120	D 95	750	Ava.	92%	100%	100%	690	
1,430 SFLA										
Acpt Land						0			Accepted Bldg	
						83,300			Total	
									83,300	

WISCASSET
Name: BOU BARN, LLC

Valuation Report

09/27/2023
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U11-003
320 BATH ROAD

Account: 1636

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	206,000	73,800	279,800	206,000	73,800	279,800
2	0	83,300	83,300	0	83,300	83,300
TOTAL	206,000	157,100	363,100	206,000	157,100	363,100

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
Total Acres 2.00			Land Total			174,250

Dwelling Description				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	89,832
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	89,832
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						Value(Rcnld)
						66,476

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	144	C 100	11,296	Avq-	72%	100%	100%	8,133
Wood Deck	1985	144	C 100	2,024	Avq.	81%	100%	100%	1,639
Frame Shed	1985	80	D 100	526	Avq.	81%	100%	100%	426
Frame Shed	1985	80	D 100	526	Avq.	81%	100%	100%	426
1.75 ST SHED....	1985	100	C 100	938	Avq.	81%	100%	100%	760
Frame Shed	1985	144	C 100	1,101	Avq-	74%	100%	100%	815
Frame Shed	2016	1152	E 100	6,521	Avq.	92%	75%	100%	4,499
Canopy	2020	288	E 100	2,751	Avq.	92%	100%	100%	2,531
912 SFLA									
Outbuilding Total									19,229

Acpt Land	174,300	Accepted Bldg	85,700	Total	260,000
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WISCASSET

Valuation Report

09/27/2023

Name: DELANO, TIMOTHY D (J/T)

Page 2229

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 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 1SFr Overhang, Frame Garage, 878 SFLA, and Outbuilding Total.

Acpt Land 63,200 Accepted Bldg 68,800 Total 132,000

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
3.92	Acres-Rear Land 1-10	2,500.00	9,800	100%		9,800
Total Acres 5.92						Land Total 184,050

Outbuildings/ Additions/ Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1990	1840	C 100	73,789	Avq.	84%	75%	100%	46,487
Frame Shed	2000	80	C 100	612	Avq.	89%	50%	100%	272
Wood Deck	1990	160	C 100	2,228	Avq.	84%	50%	100%	936
OFFICE MEZZ	1990	360	C 100	16,485	Avq.	84%	50%	100%	6,924
GARAGE FRAME ..	1960	800	D 100	29,328	Avq.	69%	50%	100%	10,118
Frame Shed	1960	63	D 100	415	Avq.	61%	50%	100%	126
WAREHOUSE WD.....	1990	1380	C 100	64,247	Avq.	84%	50%	100%	26,984
PAVING.....	1990	5000	C 100	10,600	Avq.	84%	50%	100%	4,452
1.25 ST GARAGE..	2013	2000	C 100	100,390	Avq.	92%	75%	100%	69,269
Outbuilding Total									165,568
Acpt Land		184,100	Accepted Bldg		165,600	Total		349,700	

Account: 2309 Card: 1 of 1

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	46,836
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	923
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-769
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1940	0	OLD TYPE	Old Type	Below Average	57%	99%	100%			46,990
Functional Obsolescence		Economic Obsolescence								26,516
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12' Mobile Home	1970	12X64	D 100	67,851	Fair	30%	50%	100%	10,178	
Frame Shed	2003	96	C 100	735	Avq.	90%	100%	100%	662	
1,272 SFLA								Outbuilding Total		10,840
Acpt Land			0	Accepted Bldg			37,400	Total		37,400

WISCASSET
 Name: GROVER, DANIEL L

Valuation Report

09/27/2023
 Page 2232
 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	142,500	142,500	95%		0
0.00	Acres-HS Size Adj	15,875.00	15,875	100%		0
0.00	Acres-Rear Land 1-10	15,875.00	15,875	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	84,420	Avq.	58%	50%	100%	24,321
672 SFLA									24,321
Acpt Land						0	Accepted Bldg		24,300
						24,300	Total		24,300

WISCASSET
 Name: GROVER, HEIDI A

Valuation Report

09/27/2023

Page 2233

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	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	90%		3,375
1.12	Acres-Rear Land 1-10	2,500.00	2,800	100%		2,800
Total Acres 2.12					Land Total	41,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1973	14X60	C 100	100,080	Avq.	50%	50%	100%	25,020
14' Mobile Home	1986	14X56	C 100	94,860	Avq.	50%	50%	100%	23,715
1,624 SFLA						Outbuilding Total			48,735
Accpt Land		41,800		Accepted Bldg		48,700		Total	90,500

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	142,500	142,500	100%		142,500
0.35	Acres-Commercial Size Adj	15,875.00	5,556	100%		5,556
Total Acres 0.35					Land Total	148,056

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	840 Sqft	Grade C 100	Base		149,720
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		7,100
Attic	None			Attic		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	156,820
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	101,933	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1900	420	C 100	10,918	Avq.	65%	100%	100%	7,097
1 Story/BASEMENT	1900	60	C 100	5,556	Avq.	65%	100%	100%	3,611
Frame Garage	1900	480	D 100	15,380	Avq-	57%	100%	100%	8,767
Encl Frame Porch	1900	25	C 100	1,471	Avq.	65%	100%	100%	956
1,740 SFLA						Outbuilding Total			20,431

Acpt Land	148,100	Accepted Bldg	122,400	Total	270,500
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Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 08/29/2022
Topography	Rolling	Sale Price 297,000
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	56,250.00	56,250	100%		56,250	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500	
Total Acres 1.60			Land Total		64,000		

		Dwelling Description			Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	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	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	2,982	
Attic	None			Attic	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	126,950	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	72,361

		Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Percent Good		Value
Wood Deck	1833	264	C 105	3,731	Avq-	57%	100%	2,127
Frame Garage	1980	576	C 100	20,616	Avq.	79%	100%	16,287
1,152 SFLA						Outbuilding Total		18,414

Acpt Land	64,000	Accepted Bldg	90,800	Total	154,800
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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 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.87	Acres-Commercial 1-20	15,875.00	13,811	100%		13,811
Total Acres 1.87						Land Total
						172,186

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	1945	1600	D 100	55,582	Fair	42%	100%	100%	23,344	
Finished Attic	1945	800	D 100	13,811	Fair	42%	100%	100%	5,801	
Unfinished Attic	1945	800	D 100	3,750	Fair	42%	100%	100%	1,575	
Outbuilding Total									30,720	
Acpt Land		172,200	Accepted Bldg		30,700	Total		202,900		

Valuation Report

Account: 1648 Card: 2 of 2

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/09/2020
 Sale Price 900,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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	163.846	Avg.	87%	100%	100%	142,546
GARAGE FRAME ..	1960	1496	C 100	60.662	Avg.	69%	100%	100%	41,857
GARAGE FRAME ..	2001	1800	C 100	72.262	Avg.	89%	100%	100%	64,313
OFFICE WOOD.....	1960	936	C 100	62.268	Avg+	78%	100%	100%	48,569
Frame Shed	1960	312	C 100	2.386	Avg+	78%	100%	100%	1,861
320 SFLA									
						Outbuilding Total			299,146
Acpt Land			0	Accepted Bldg		299,100	Total		299,100

WISCASSET
Name: FAIR WINDS HOLDINGS, LLC

Valuation Report

09/27/2023
Page 2238
U11-007
323 BATH ROAD

Account: 1648

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	172,200	30,700	202,900	172,200	30,700	202,900
2	0	299,100	299,100	0	299,100	299,100
TOTAL	172,200	329,800	502,000	172,200	329,800	502,000

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	37,500.00	1,500,000	100%		1,500,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
Total Acres 3.20						Land Total 1,509,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	2003	1344	C 105	93,881	Avq+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avq+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avq+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avq+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avq+	95%	70%	100%	62,431
Frame Garage	2003	2624	C 105	82,880	Avq+	95%	70%	100%	55,115
APT	2005	1344	C 105	93,881	Avq+	96%	70%	100%	63,088
APT	2005	1344	C 105	93,881	Avq+	96%	70%	100%	63,088
APT	2005	1344	C 105	93,881	Avq+	96%	70%	100%	63,088
APT	2005	1344	C 105	93,881	Avq+	96%	70%	100%	63,088
Outbuilding Total									619,622

Land 1,279,800 **Accepted Bldg** 619,600 **Total** 1,899,400

WISCASSET
 Name: MURRAY HILL PROPERTIES, INC.

Valuation Report

09/27/2023

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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	93.881	Avg+	96%	70%	100%	63,088
Outbuilding Total									63,088
Accpt Land			0	Accepted Bldg		63,100	Total		63,100

WISCASSET
Name: MURRAY HILL PROPERTIES, INC.

Valuation Report

09/27/2023

Page 2241

Map/Lot:

U11-007-A

Account: 2277

Location:

3 HERITAGE LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,509,300	619,600	2,128,900	1,279,800	619,600	1,899,400
2	0	63,100	63,100	0	63,100	63,100
TOTAL	1,509,300	682,700	2,192,000	1,279,800	682,700	1,962,500

WISCASSET
 Name: BENNER, BRUCE M

Valuation Report

09/27/2023
 Page 2242
 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	37,500.00	37,500	90%		33,750
1.00	Acres-HS Size Adj	3,750.00	3,750	90%		3,375
0.87	Acres-Rear Land 1-10	2,500.00	2,175	90%		1,958
Total Acres 1.87					Land Total	39,083
Acpt Land		39,100	Accepted Bldg		0	Total
						39,100

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05						Land Total 41,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 105	Base	146,890
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	4,473
Attic	None			Attic	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	151,363
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	118,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	32	C 105	625	Avg.	78%	100%	100%	488
Frame Garage	1973	672	C 100	23,350	Avg.	75%	100%	100%	17,512
1,196 SFLA						Outbuilding Total			18,000

Acpt Land 41,400 **Accepted Bldg** 136,100 **Total** 177,500

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	41,325

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
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	144,433
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	114,102	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1996	432	C 100	16,516	Avq.	87%	100%	100%	14,369
Frame Garage	1990	780	C 100	26,426	Avq.	84%	100%	100%	22,198
Frame Shed	1990	64	C 100	490	Avq.	84%	100%	100%	412
Swimming Pool	1975	1	C 100	7,224	Avq.	99%	100%	100%	7,152
1,176 SFLA									44,131
Outbuilding Total									44,131

Acpt Land	41,300	Accepted Bldg	158,200	Total	199,500
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WISCASSET
 Name: BELL, KATHRYN H
 BELL, CHELSIE

Valuation Report

09/27/2023

Page 2245

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03						Land Total 41,325

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
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	-4,384
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	146,750			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	115,933			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	350	C 105	4,882	Avq.	79%	100%	100%	3,857
Wood Deck	1999	560	C 100	7,328	Avq.	88%	100%	100%	6,449
AB.GR. POOL.....	1999	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Frame Shed	2001	80	C 100	612	Avq.	89%	100%	100%	545
1,176 SFLA									
Outbuilding Total									12,089

Acpt Land 41,300 **Accepted Bldg** 128,000 **Total** 169,300

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	41,325

Dwelling Description

Replacement Cost New

Ranch	One Story	1,238 Sqft	Grade C 105	Base	152,048
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	8,416
Heating	100% Electric	Cooling	0% None	Heat	-4,615
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	155,849
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						134,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	112	C 105	1,696	Avq+	86%	100%	100%	1,459
Frame Garage	2005	576	C 100	20,616	Avq.	91%	100%	100%	18,761
1,238 SFLA									20,220
Outbuilding Total								20,220	

Acpt Land 41,300 **Accepted Bldg** 154,300 **Total** 195,600

WISCASSET
 Name: GOUD, EDWARD C
 GOUD, DUANE E

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 41,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 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	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	123,800			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		78%	100% 100%	96,564			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	372	C 100	4,930	Avq.	75%	100%	100%	3,698
Frame Garage	1972	672	C 100	23,350	Avq.	75%	100%	100%	17,512
Frame Shed	1972	96	C 100	735	Avq.	75%	100%	100%	551
1,008 SFLA									
						Outbuilding Total			21,761
Acpt Land		41,300		Accepted Bldg		118,300		Total	159,600

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	37,500.00	37,500	100%		37,500
0.57	Acres-HS Size Adj	3,750.00	2,138	100%		2,138
Total Acres 0.57						39,638

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,040 Sqft	Grade C 105	Base	121,648
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	18,236
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	151,058
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	119,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	40	C 105	3,295	Avq.	79%	100%	100%	2,603
1SFr Overhang	1975	32	C 105	2,635	Avq.	79%	100%	100%	2,082
Frame Garage	1975	576	C 100	20,616	Avq.	76%	100%	100%	15,668
Frame Shed	1975	80	C 100	612	Avq.	76%	100%	100%	465
Frame Shed	1975	60	C 100	459	Avq.	76%	100%	100%	349
Encl Frame Porch	2003	96	C 100	4,369	Avq.	90%	100%	100%	3,932
1,112 SFLA									25,099

Outbuilding Total 25,099

Acpt Land 39,600 Accepted Bldg 144,400 Total 184,000

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	37,500.00	37,500	100%		37,500
0.57	Acres-HS Size Adj	3,750.00	2,138	100%		2,138
					Land Total	39,638

Dwelling Description

Replacement Cost New

Ranch	One Story	960 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	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	117,905	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	91,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1990	280	C 105	23,065	Avq.	78%	100%	100%	17,991
Wood Deck	1990	120	C 105	1,804	Avq.	78%	100%	100%	1,407
Wood Deck	1990	288	C 105	4,052	Avq.	78%	100%	100%	3,161
Frame Garage	1980	672	C 100	23,350	Avq.	79%	100%	100%	18,446
1,240 SFLA						Outbuilding Total			41,005

Acpt Land	39,600	Accepted Bldg	133,000	Total	172,600
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Name: HEALD, STEPHEN L J/T

HEALD, SUKITTA

Map/Lot:

U11-015

Account: 1656 Card: 1 of 1

Location:

23 PAGE AVENUE

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

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.

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, 144,433.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 114,102.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Frame Garage, BSMT ENTRY....., 1,176 SFLA.

Acpt Land 39,500 Accepted Bldg 135,300 Total 174,800

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	37,500.00	37,500	10%	Access	3,750
0.13	Acres-HS Size Adj	3,750.00	488	10%	Access	49
Total Acres 0.13						Land Total 3,799

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2005	520	C 100	19,022	Avq.	91%	100%	100%	17,310	
Frame Shed	2010	32	C 100	245	Avq.	92%	100%	100%	225	
Outbuilding Total									17,535	
Acpt Land		3,800		Accepted Bldg		17,500		Total		21,300

Valuation Report

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 06/26/2018
Topography	Level	Sale Price 165,000
Utilities	Drilled WellPublic Sewer	Sale Type Land & Buildings
Street	Paved	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	37,500.00	37,500	100%		37,500
0.70	Acres-HS Size Adj	3,750.00	2,625	100%		2,625
Total Acres 0.70					Land Total	40,125

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,100 Sqft	Grade C 105	Base	135,099
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	-5,638
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	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	136,916
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	121,855	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	108	C 105	5,101	Good	89%	100%	100%	4,540
Frame Garage	1975	576	C 105	21,648	Good	89%	100%	100%	19,267
ONE STORY FRAME	2002	504	C 100	39,539	Avg.	90%	100%	100%	35,585
Wood Deck	1975	48	C 105	840	Good	89%	100%	100%	748
1,604 SFLA									60,140

Acpt Land	40,100	Accepted Bldg	182,000	Total	222,100
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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	37,500.00	37,500	100%		37,500
0.93	Acres-HS Size Adj	3,750.00	3,488	100%		3,488
Total Acres 0.93						Land Total 40,988

Dwelling Description				Replacement Cost New	
Ranch	One Story	966 Sqft	Grade C 105	Base	118,642
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	11,222
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	129,864			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		79%		100%	100%	102,593		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	120	C 105	1,804	Avq.	79%	100%	100%	1,425
1SFr Overhang	1975	42	C 105	3,460	Avq.	79%	100%	100%	2,733
Frame Shed	2001	160	C 105	1,285	Avq.	79%	100%	100%	1,015
ONE STORY FRAME	2002	192	C 100	15,062	Avq.	90%	100%	100%	13,556
1.50 ST GARAGE..	2011	728	C 100	53,501	Avq.	92%	100%	100%	49,221
Encl Frame Porch	2013	128	C 100	5,675	Avq.	92%	100%	100%	5,221
1,200 SFLA	Outbuilding Total 73,171								
Acpt Land		41,000	Accepted Bldg		175,800	Total		216,800	

Name: GRIFFIN, MICHAEL J JR

Page 2254

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

Land Description

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.

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, Above Average, Typical, 123,800.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 86%, 100%, 100%, 106,468.

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, 1,008 SFLA.

Acpt Land 39,500 Accepted Bldg 136,500 Total 176,000

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	37,500.00	37,500	100%		37,500
0.70	Acres-HS Size Adj	3,750.00	2,625	100%		2,625
Total Acres 0.70						Land Total 40,125

Dwelling Description				Replacement Cost New	
Colonial	Two Story	988 Sqft	Grade C 105	Base	203,395
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	54,996
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	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	265,846				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	80%	100%	100%	212,677					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1978	192	C 105	2,766	Avq.	80%	100%	100%	2,213	
Frame Garage	1978	352	C 105	14,951	Avq.	80%	100%	100%	11,961	
Frame Shed	2011	96	C 105	771	Avq.	80%	100%	100%	617	
1,976 SFLA							Outbuilding Total			14,791

Acpt Land	40,100	Accepted Bldg	227,500	Total	267,600
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WISCASSET
 Name: DDAP II, LLC

Valuation Report

09/27/2023

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Map/Lot:

U11-016-013

Account: 1662 Card: 1 of 1

Location:

307 BATH ROAD

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 08/30/2011
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land Only
Street	Paved	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	37,500.00	37,500	100%		0
0.00	Acres-Commercial Size Adj	3,750.00	2,625	100%		0
Total Acres 0.00				Land Total		0
Acpt Land		0	Accepted Bldg		0	Total
						0

WISCASSET
 Name: WISCASSET, TOWN OF

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U11-016-A
 PAGE AVENUE

Account: 2179 Card: 1 of 1

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	37,500.00	37,500	10%		3,750
0.04	Acres-HS Size Adj	3,750.00	150	100%		150
Total Acres 0.04					Land Total	3,900

Acpt Land 3,900 **Accepted Bldg** 0 **Total** 3,900

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 11/17/2016
Topography	Level	Sale Price 470,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.06	Acres-Commercial 1-20	15,875.00	953	100%		953
Total Acres 1.06			Land Total			159,328

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1970	3580	D 100	460,745	Avq.	74%	75%	100%	255,713	
Wood Deck	0	60	C 100	952	Avq.	65%	100%	100%	619	
Wood Deck	0	36	C 100	646	Avq.	65%	100%	100%	420	
COOLER.....	0	48	C 100	2,179	Avq.	65%	100%	100%	1,416	
RESTAURANT	1998	210	D 100	27,027	Avq.	88%	75%	100%	17,838	
Wood Deck	0	36	C 100	646	Avq.	65%	100%	100%	420	
COOLER.....	0	60	C 100	2,724	Avq.	65%	100%	100%	1,771	
PAVING.....	0	3000	C 100	6,360	Avq.	65%	50%	100%	2,067	
PAVING.....	2000	5000	C 100	10,600	Avq.	89%	50%	100%	4,717	
Wood Deck	2017	480	B 100	7,254	Avq.	92%	100%	100%	6,674	
Outbuilding Total									291,655	
Acpt Land		159,300	Accepted Bldg		291,700	Total		451,000		

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 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	142,500	142,500	100%		142,500
0.62	Acres-Commercial Size Adj	15,875.00	9,843	100%		9,843
Land Total						152,343

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT UNFINISHED.	1962	1120	C 100	13,451	Avq.	70%	100%	100%	9,416
STORE FRAME.....	0	3137	C 100	314,866	Avq.	65%	100%	100%	204,663
Wood Deck	0	240	D 100	2,792	Avq.	65%	100%	100%	1,815
FIN. BASEMENT	1962	1120	D 100	51,458	Avq.	70%	100%	100%	36,021
Wood Deck	0	48	D 100	688	Avq.	65%	100%	100%	447
Outbuilding Total									252,362
Acpt Land		152,300	Accepted Bldg		252,400	Total		404,700	

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	142,500	142,500	100%		142,500
0.71	Acres-Commercial Size Adj	15,875.00	11,271	100%		11,271
Land Total						153,771

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
OFFICE WOOD.....	1999	518	C 100	34,461	Avq.	88%	100%	100%	30,326
BSMT UNFINISHED.	1920	960	C 100	11,530	Avq.	65%	50%	100%	3,747
OFFICE WOOD.....	1920	966	C 100	64,264	Avq.	65%	100%	100%	41,772
BSMT ENTRY.....	1999	24	C 100	368	Avq.	88%	100%	100%	324
Wood Deck	1999	216	C 100	2,941	Avq.	88%	100%	100%	2,588
Wood Deck	1999	36	C 100	646	Avq.	88%	100%	100%	568
Outbuilding Total									79,325
Acpt Land		153,800	Accepted Bldg		79,300	Total		233,100	

Name: MORSE, LESTER R

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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, 151,311.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 119,536.

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.

Summary row: Acpt Land 78,300 Accepted Bldg 150,400 Total 228,700

Valuation Report

Map/Lot:

U11-021-A

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adi	15,875.00	15,875	100%		15,875
0.31	Acres-Commercial 1-20	15,875.00	4,921	100%		4,921
Total Acres 1.31						Land Total 163,296

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
LC D DISCOUNT	2019	9100	C 100	561,976	Avg.	92%	100%	100%	517,018	
PAVING.....	2019	11200	C 100	23,744	Avg.	92%	100%	100%	21,844	
Outbuilding Total									538,862	
Acpt Land		163,300		Accepted Bldg		538,900		Total		702,200

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
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	142,500	142,500	100%		142,500
0.93	Acres-Commercial Size Adj	15,875.00	14,764	100%		14,764
Land Total						157,264

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1960	1096	D 100	141,054	Avq-	61%	75%	100%	64,532	
Frame Shed	2001	144	C 100	1,101	Avq+	95%	75%	100%	784	
Frame Shed	1960	144	C 100	1,101	Avq.	69%	75%	100%	570	
Encl Frame Porch	1960	60	C 100	2,900	Avq.	69%	75%	100%	1,501	
Encl Frame Porch	1960	45	C 100	2,288	Avq.	69%	75%	100%	1,184	
PAVING.....	1960	3400	C 100	7,208	Avq.	69%	50%	100%	2,487	
Wood Deck	2020	576	D 100	6,478	Avq.	92%	100%	100%	5,960	
Outbuilding Total									77,018	
Accpt Land		157,300		Accepted Bldg			77,000		Total	234,300

WISCASSET
 Name: ROY, MICHAEL
 ROY, CHRISTIE L

Valuation Report

09/27/2023

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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	37,500.00	112,500	100%		112,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00						Land Total 116,250

Dwelling Description

Replacement Cost New

Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	256,663
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	19,880
Attic	None			Attic	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	276,543			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		77%	91%	50%			
						96,887			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	80	C 100	1,208	Avq-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avq-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avq-	77%	100%	50%	465
Open Frame Porch	2003	18	C 100	742	Avq.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avq.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avq.	90%	100%	50%	334
2,880 SFLA						Outbuilding Total			2,397

Acpt Land 116,300 **Accepted Bldg** 99,300 **Total** 215,600

WISCASSET
 Name: ROY, MICHAEL
 ROY, CHRISTIE L

Valuation Report

09/27/2023

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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	37,500.00	112,500	100%		112,500
0.93	Acres-HS Size Adj	3,750.00	3,488	100%		3,488
Total Acres 0.93						Land Total 115,988

Dwelling Description

Replacement Cost New

Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	256,663
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	19,880
Attic	None			Attic	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	276,543
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				77%	91%	50%
						96,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1993	80	C 100	1,208	Avq-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avq-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avq-	77%	100%	50%	465
Open Frame Porch	2003	18	C 100	742	Avq.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avq.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avq.	90%	100%	50%	334
2,880 SFLA									Outbuilding Total 2,397

Acpt Land 116,000 Accepted Bldg 99,300 Total 215,300

WISCASSET
 Name: PAN AM RAILWAYS, INC.
 REAL ESTATE DEPT.

Valuation Report

09/27/2023

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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	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
8.50	Acres-Rear Land 1-10	2,500.00	21,250	100%		21,250
Total Acres 9.50					Land Total	68,925
Acpt Land		68,900	Accepted Bldg		0	Total
						68,900

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.86	Acres-Rear Land 11-20	1,250.00	4,825	100%		4,825
Total Acres 14.86			Land Total			92,325

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 105	Base	168,505
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	4,473
Attic	None			Attic	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	172,978				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	85%	100%	100%	147,031					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld
Frame Garage	1989	528	C 105	20,212	Avq.	83%	100%	100%	16,776	
Wood Deck	1989	224	C 105	3,196	Avq.	83%	100%	100%	2,653	
Frame Shed	1989	528	C 105	4,241	Avq.	83%	100%	100%	3,520	
1.50 ST SHED....	1980	896	B 100	9,016	Avq.	79%	100%	100%	7,123	
Unfin Basement	1980	896	C 100	12,690	Avq.	79%	100%	100%	10,025	
Wood Deck	2015	100	C 100	1,462	Avq.	92%	100%	100%	1,345	
1,400 SFLA										
Outbuilding Total									41,442	

Acpt Land	92,300	Accepted Bldg	188,500	Total	280,800
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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 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	142,500	142,500	100%		142,500
0.86	Acres-Commercial Size Adj	15,875.00	13,653	100%		13,653
Land Total						156,153

Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
GARAGE FRAME ..	1980	576	C 100	25,554	Avq.	79%	100%	100%	20,188		
GARAGE FRAME ..	1999	576	B 100	29,387	Avq.	88%	100%	100%	25,861		
Frame Shed	1999	480	C 100	3,672	Avq.	88%	100%	100%	3,231		
Outbuilding Total									49,280		
Accpt Land		156,200		Accepted Bldg			49,300		Total		205,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.00	Acres-Rear Land 11-20	1,250.00	7,500	100%		7,500
Total Acres 17.00						77,875

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,312 Sqft	Grade B 100	Base	274,305
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	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	284,910
Functional Obsolescence						Value(Rcnld)
None						227,928

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	91	B 100	8,210	Good	80%	100%	100%	6,568
Encl Frame Porch	1920	56	B 100	3,146	Good	80%	100%	100%	2,517
Encl Frame Porch	1920	147	B 100	7,418	Good	80%	100%	100%	5,934
Open Frame Porch	1920	240	B 100	7,315	Good	80%	100%	100%	5,852
Frame Bay Window	1920	20	B 100	1,804	Good	80%	100%	100%	1,443
Frame Garage	2000	1008	C 100	32,918	Avq.	89%	100%	100%	29,297
Open Frame Porch	2000	144	C 100	3,931	Avq.	89%	100%	100%	3,499
2,735 SFLA									55,110

Acpt Land	77,900	Accepted Bldg	283,000	Total	360,900
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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 04/12/2021
Topography	Level	Sale Price 2,900,000
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-12-004/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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.93	Acres-Commercial Prime	158,750	306,388	100%		306,388
Land Total						464,763

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
AUTO CENTER.....	1985	9100	C 100	530,530	Avq.	81%	80%	100%	343,783	
AUTO CENTER.....	0	11700	C 100	682,110	C Gr	81%	80%	100%	442,007	
AUTO CENTER.....	0	2600	C 100	151,580	C Gr	81%	80%	100%	98,224	
OFFICE MEZZ	0	1920	C 100	87,921	C Gr	81%	80%	100%	56,973	
PAVING.....	1985	30000	C 100	63,600	Avq.	81%	50%	100%	25,758	
Outbuilding Total									966,745	
Acpt Land		464,800	Accepted Bldg		966,700	Total		1,431,500		

Valuation Report

Account: 1677 Card: 1 of 1

Map/Lot: U12-005
 Location: 92 BEECHNUT HILL ROAD

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

Sale Data
 Sale Date 06/06/2018
 Sale Price 185,000
 Sale Type Land & Buildings
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00						Land Total 65,375

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story CLAPBOARD 1 OTHER Units-0	1,060 Sqft Masonry Trim Roof Cover	Grade B 95 1,019Sqft Asphalt Shingles	Base Trim Roof	131,586 5,928 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	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-206
Insulation	Capped Only			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Above Average	Typical	137,308
Functional Obsolescence						Value(Rcnld)
None						102,981

Description	Year	Units	Grade	Condition			Layout			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Canopy	1935	84	C 100	1,154	Avq.	65%	100%	100%	750	
Encl Frame Porch	1935	40	B 95	2,275	Avq+	75%	100%	100%	1,706	
Patio	1960	234	D 100	2,085	Avq.	69%	100%	100%	1,439	
Frame Shed	1935	228	D 100	1,500	Fair	42%	100%	100%	630	
1.75 ST BARN....	1920	1711	C 100	100,724	Fair	42%	100%	100%	42,304	
Encl Frame Porch	1935	77	B 95	3,926	Avq-	57%	100%	100%	2,238	
Frame Garage	2011	324	B 95	14,684	Avq.	92%	100%	100%	13,509	
1,060 SFLA									Outbuilding Total 62,576	

Acpt Land 65,400 **Accepted Bldg** 165,600 **Total** 231,000

Name: TENNEY, NICKOLAS A

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BASCOM, MURIEL H

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: 05/04/2022
 Sale Price: 360,000
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00			Land Total			45,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	172,178
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	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	176,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	162,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2016	676	C 100	23,464	Avq.	92%	100%	100%	21,587
Wood Deck	2016	158	C 100	2,202	Avq.	92%	100%	100%	2,026
1.25 ST GARAGE..	2020	576	C 100	31,914	Avq.	92%	100%	100%	29,361
1,680 SFLA									52,974

Acpt Land 45,400 **Accepted Bldg** 215,300 **Total** 260,700

Account: 2686 Card: 1 of 1

Location: 106 BEECHNUT HILL ROAD

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adi	4,125.00	4,125	100%		4,125
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50						Land Total 56,625

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,434 Sqft	Grade D 100	Base	103,036
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	-16,418
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	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
2018	0	TYPICAL	TYPICAL	Average	Typical	91,503
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	84,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	78	D 100	1,945	Avq.	92%	100%	100%	1,789
Frame Shed	2018	96	D 100	632	Avq.	92%	100%	100%	581
Patio	2015	144	D 100	1,346	Avq.	92%	100%	100%	1,238
1,434 SFLA									3,608
Outbuilding Total									3,608

Acpt Land 56,600 **Accepted Bldg** 87,800 **Total** 144,400

Name: RUZYCKIJ, JOSEPH W

RUZYCKIJ, KATIE M

Map/Lot:

U12-005-C

Account: 2760 Card: 1 of 1

Location: 78 BEECHNUT HILL ROAD

Neighborhood SOUTHEAST

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 Adi, Acres-Rear Land 1-10, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Condition, Component, 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 2022, 0, TYPICAL, TYPICAL, Average, Typical, 199,898.

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 58,500 Accepted Bldg 216,600 Total 275,100

WISCASSET
 Name: DASKOSKI, STEVEN P

Valuation Report

09/27/2023

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Map/Lot:

U12-005-D

Account: 2765 Card: 1 of 1

Location: 76 BEECHNUT HILL ROAD

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) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250	
1.00	Acres-HS Size Adi	4,125.00	4,125	100%		4,125	
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650	
Total Acres 1.26						Land Total	46,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0									400
----- S O U N D V A L U E -----										400
Outbuilding Total										400

Acpt Land 46,000 **Accepted Bldg** 400 **Total** 46,400

WISCASSET
 Name: WIZ REALTY, LLC.

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U12-006
 BATH ROAD

Account: 1678 Card: 1 of 1

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.93	Acres-Commercial 1-20	15,875.00	14,764	100%		14,764
Total Acres 1.93						Land Total 173,139

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
PAVING.....	2005	50000	C 100	106,000	Avq.	91%	50%	100%	48,230	
Outbuilding Total									48,230	
Acpt Land		173,100		Accepted Bldg		48,200		Total		221,300

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	142,500	142,500	100%		142,500
0.46	Acres-Commercial Size Adj	15,875.00	7,303	100%		7,303
Total Acres 0.46					Land Total	149,803

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,116 Sqft	Grade C 105	Base		189,279
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		-10,010
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	179,269	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		72%	100%	100%	129,074

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	330	C 105	14,615	Avq-	72%	100%	100%	10,523
Frame Garage	1980	624	D 100	18,906	Avq-	70%	100%	100%	13,234
Wood Deck	1980	70	C 100	1,080	Avq-	70%	100%	100%	756
Outbuilding Total									24,513

Acpt Land	149,800	Accepted Bldg	153,600	Total	303,400
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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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.50	Acres-Commercial 1-20	15,875.00	39,688	100%		39,688
Total Acres 3.50						Land Total 198,063

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
MAN STEEL.....	1970	4738	C 100	150,976	Avq.	74%	75%	100%	83,792	
CANOPY GD.....	1970	240	C 100	5,879	Avq.	74%	75%	100%	3,262	
COV LOAD DOCK...	1970	840	C 100	17,871	Avq.	74%	75%	100%	9,919	
CANOPY GD.....	1970	405	C 100	9,922	Avq.	74%	75%	100%	5,506	
CANOPY GD.....	1970	405	C 100	9,922	Avq.	74%	75%	100%	5,506	
Frame Garage	2014	240	C 100	11,049	Avq.	92%	100%	100%	10,165	
Outbuilding Total									118,150	
Acpt Land		198,100	Accepted Bldg		118,200	Total		316,300		

WISCASSET
 Name: WIZ REALTY, LLC.

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U12-008-A
 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.80	Acres-Commercial 1-20	15,875.00	28,575	100%		28,575
Total Acres 2.80					Land Total	186,950

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
PAVING.....	2005	30000	C 100	63,600	Avq.	91%	50%	100%	28,938	
Outbuilding Total									28,938	
Acpt Land		187,000	Accepted Bldg		28,900	Total		215,900		

Name: AVERILL, WAYNE E J/T

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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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.03	Acres-Commercial Prime	158,750	4,763	100%		4,763
Total Acres 1.03					Land Total	163,138

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
LODGE.....	1970	1092	D 100	58,889	Avq.	74%	100%	100%	43,578	
BSMT UNFINISHED.	0	1092	D 100	11,278	Avq.	65%	80%	100%	5,865	
Outbuilding Total									49,443	
Accpt Land		163,100	Accepted Bldg		49,400	Total		212,500		

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	56,250.00	56,250	100%		56,250	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75	
Total Acres 1.03			Land Total			62,575	

Dwelling Description				Replacement Cost New		
Other	One Story	396 Sqft	Grade E 100	Base	28,792	
Exterior	T-111	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0	
					0	
Foundation	Concrete Slab	Basement	None	Basement	-3,901	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,430	
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		23,461		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	21,584		

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good				Value
SLAB.....	1985	980	C 100	3,062	Avg.	Phy	Func	Econ		Rcnld
Frame Shed	2018	288	C 100	2,204	Avg.	81%	100%	100%		2,480
396 SFLA						92%	100%	100%		2,028
Outbuilding Total									4,508	

Acpt Land	62,600	Accepted Bldg	26,100	Total	88,700
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01						Land Total 41,275

Dwelling Description

Replacement Cost New

Ranch	One Story	1,496 Sqft	Grade C 105	Base	183,735
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	4,680
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	6,701
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	195,116		
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	4,552	Avg.	79%	80%	80%
1,496 SFLA							Outbuilding Total	2,302

Acpt Land 41,300 **Accepted Bldg** 101,000 **Total** 142,300

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.06	Acres-Commercial Prime	158,750	168,275	100%		168,275
Total Acres 2.06					Land Total	326,650

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE WD....	1975	8616	C 100	401,120	Avq.	76%	75%	100%	228,638	
WAREHOUSE WD....	1975	5800	C 100	270,020	Avq.	76%	75%	100%	153,911	
Open Frame Porch	1975	242	C 100	6,412	Avq.	76%	75%	100%	3,655	
WAREHOUSE WD....	1975	3742	C 100	174,210	Avq.	76%	75%	100%	99,300	
WAREHOUSE WD....	1975	1920	C 100	89,386	Avq.	76%	75%	100%	50,950	
LOAD DOCK.....	1975	80	C 100	968	Avq.	76%	75%	100%	552	
PAVING.....	1975	9600	C 100	20,352	Avq-	67%	50%	100%	6,818	
Outbuilding Total									543,824	
Acpt Land		326,700	Accepted Bldg		543,800	Total		870,500		

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	37,500.00	37,500	100%		37,500
0.66	Acres-HS Size Adj	3,750.00	2,475	100%		2,475
					Land Total	39,975

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	966 Sqft	Grade C 105	Base		115,252
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		42,374
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	157,626
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	124,525

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1974	36	C 105	2,965	Avq.	79%	100%	100%	2,342
Frame Shed	1974	64	C 100	490	Avq-	67%	100%	100%	328
Frame Shed	1974	216	D 100	1,421	Avq-	67%	100%	100%	952
AB.GR. POOL.....	1998	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Wood Deck	1999	272	C 100	3,655	Avq.	88%	100%	100%	3,216
Wood Deck	1999	648	C 100	8,450	Avq.	88%	100%	100%	7,436
Outbuilding Total									15,512

Acpt Land	40,000	Accepted Bldg	140,000	Total	180,000
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Name: LITTLEFIELD, JOEL S

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LITTLEFIELD, MICAH J

Map/Lot:

U13-004

Account: 1689 Card: 1 of 1

Location: 24 PINWOOD 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 and 0.57 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 1975, 0 TYPICAL, TYPICAL, Average, Typical, 173,650.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 137,184.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Shed, 1 Story/BASEMENT, Wood Deck, 1,234 SFLA.

Acpt Land 39,600 Accepted Bldg 166,000 Total 205,600

Name: WERNER, ETHAN K J/T

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NEIN, SARAH K

Map/Lot:

U13-005

Account: 1690 Card: 1 of 1

Location: 30 PINWOOD 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 and 0.57 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 1972, 0, TYPICAL, TYPICAL, Average, Typical, 150,849.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 78%, 100%, 100%, 117,662.

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 39,600 Accepted Bldg 135,900 Total 175,500

WISCASSET
 Name: CARON, TIMOTHY R
 CARON, TINA M

Valuation Report

09/27/2023

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Account: 1691 Card: 1 of 1

Map/Lot: U13-006
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	41,275

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	768 Sqft	Grade C 105	Base	140,417
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	-10,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,888
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	122,794			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		79%	100% 100%	97,007			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	96	C 105	1,481	Avq.	79%	100%	100%	1,170
Encl Frame Porch	1974	80	C 105	3,901	Avq.	79%	100%	100%	3,082
Frame Shed	1974	80	C 105	642	Avq.	79%	100%	100%	507
Frame Shed	1975	64	C	0	Avq.	70%	100%	100%	0
1,344 SFLA									
Outbuilding Total									4,759

Acpt Land 41,300 **Accepted Bldg** 101,800 **Total** 143,100

Valuation Report

Account: 1692 Card: 1 of 1

Location: 44 PINWOOD DRIVE

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01			Land Total			41,275

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,288 Sqft	Grade C 105	Base	222,820
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	33,510
Heating	100% Floor/Wall	Cooling	0% None	Heat	-11,552
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	260,425
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						205,736

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
UA/Fr/B	1974	240	C 105	24,914	Avq.	79%	100%	100%	19,682
ONE STORY FRAME	1974	142	C 105	11,698	Avq.	79%	100%	100%	9,241
Open Frame Porch	1974	45	C 105	1,496	Avq.	79%	100%	100%	1,182
2 STORY GARAGE	1974	720	C 105	43,054	Avq.	79%	100%	100%	34,013
Canopy	1974	288	C 105	3,904	Avq.	79%	100%	100%	3,084
Frame Shed	1974	64	C 100	490	Avq.	76%	100%	100%	372
Frame Shed	1974	64	C 100	490	Avq.	76%	100%	100%	372
Frame Shed	1974	30	C 100	230	Avq.	76%	100%	100%	175
Swimming Pool	1990	1	C 100	7,224	Avq.	84%	100%	100%	6,068
Encl Frame Porch	2012	147	C 105	6,772	Avq.	92%	100%	100%	6,230
2,396 SFLA									
Outbuilding Total									80,419

Acpt Land	41,300	Accepted Bldg	286,200	Total	327,500
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WISCASSET
 Name: PULK, BRYAN J/T
 PULK, THERESIA

Valuation Report

09/27/2023

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Account: 1693 Card: 1 of 1

Map/Lot: U13-007
 Location: 29 PINWOOD DRIVE

Neighborhood: SOUTHWEST
 Zoning/Use: RESIDENTIAL
 Topography: Below Street
 Utilities: All Public
 Street: Paved

Sale Data
 Sale Date: 10/17/2014
 Sale Price: 152,000
 Sale Type: Land & Buildings
 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	37,500.00	37,500	100%		37,500	
0.53	Acres-HS Size Adj	3,750.00	1,988	100%		1,987	
Total Acres 0.53						Land Total	39,487

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 105	Base	143,313
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	143,313
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	111,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Wood Deck	1972	168	C 105	2,446	Avq.	78%	100%	100%	1,908	
Frame Garage	1972	480	C 100	17,884	Avq.	75%	100%	100%	13,413	
Frame Shed	2021	81	C 100	620	Avq.	92%	100%	100%	570	
1,144 SFLA									Outbuilding Total	15,891

Acpt Land 39,500 **Accepted Bldg** 127,700 **Total** 167,200

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	37,500.00	37,500	100%		37,500
0.51	Acres-HS Size Adj	3,750.00	1,913	100%		1,913
Total Acres 0.51					Land Total	39,413

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 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	768 Sqft, Grade C	Basement Gar	None	Fin Bsmt	44,887
Heating	100% Hot Water BB	Cooling	0% 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			
1978	0	TYPICAL	TYPICAL	Average	Typical	162,792			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	130,234				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	144	D 100	1,740	Avq-	69%	100%	100%	1,201
Frame Garage	1978	440	C 100	16,744	Avq.	78%	100%	100%	13,060
Frame Shed	1978	64	D 100	421	Avq.	78%	100%	100%	328
Swimming Pool	1978	1	C 100	7,224	Avq.	99%	40%	100%	2,861
960 SFLA						Outbuilding Total			17,450
Acpt Land		39,400	Accepted Bldg			147,700	Total		187,100

WISCASSET

Valuation Report

09/27/2023

Name: SUTTER, CALVIN

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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

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, Value Rcnld. Rows include 14' Mobile Home, ONE STORY FRAME, Frame Garage, Open Frame Porch, Wood Deck, and 1,400 SFLA.

Acpt Land 39,300 Accepted Bldg 58,600 Total 97,900

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	37,500.00	37,500	100%		37,500
0.92	Acres-HS Size Adj	3,750.00	3,450	100%		3,450
Total Acres 0.92					Land Total	40,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1976	12X60	C 100	85,896	Avq.	50%	50%	100%	21,474
Encl Frame Porch	1976	96	C 100	4,369	Avq.	50%	50%	100%	1,092
Frame Garage	1976	660	D 100	19,788	Avq-	68%	100%	100%	13,456
720 SFLA						Outbuilding Total			36,022
Accpt Land		41,000		Accepted Bldg		36,000	Total		77,000

Name: CURTIS, WENDY D J/T

Page 2294

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.65	Acres-HS Size Adj	3,750.00	2,438	100%		2,437
Total Acres 0.65						39,937
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1990	14X76	C 100	120,960	Avq-	47%	50%	100%	28,274
Encl Frame Porch	1990	128	D 100	4,880	Same	47%	100%	100%	2,281
Open Frame Porch	1990	80	D 100	1,988	Same	47%	100%	100%	929
Wood Deck	1990	64	C 100	1,004	Same	47%	100%	100%	469
Frame Shed	1990	192	C 100	1,469	Avq-	74%	100%	100%	1,087
Frame Garage	1990	672	C 100	23,350	Avq-	74%	100%	100%	17,279
ONE STORY FRAME	2001	456	D 100	30,765	Avq-	79%	100%	100%	24,304
1,520 SFLA									74,623
						Outbuilding Total			74,623

Accpt Land	39,900	Accepted Bldg	74,600	Total	114,500
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18					Land Total	41,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2000	14X48	B 100	96,030	Avq.	77%	100%	100%	73,623
Frame Garage	2000	576	D 100	17,730	Avq-	79%	100%	100%	14,007
672 SFLA						Outbuilding Total			87,630
Accpt Land		41,700	Accepted Bldg		87,600	Total			129,300

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

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, Foundation, 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 1,956 SFLA.

Acpt Land 43,500 Accepted Bldg 184,800 Total 228,300

Valuation Report

Map/Lot: U13-014

Account: 1700 Card: 1 of 1

Location: 168 BEECHNUT HILL ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Above Street
Utilities: Public Sewer
Street: Paved

Sale Data
Sale Date: 07/01/1999
Sale Price: 104,000
Sale Type: Land & Buildings
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	37,500.00	37,500	100%		37,500
0.68	Acres-HS Size Adj	3,750.00	2,550	100%		2,550
Total Acres 0.68					Land Total	40,050

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 105	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	1 CAR	Fin Bsmt	4,680
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	122,585
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	94,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1970	320	C 105	4,481	Avq.	77%	100%	100%	3,450
1 Story/BASEMENT	2020	360	C 105	35,008	Avq.	92%	100%	100%	32,207
Wood Deck	2020	128	C 105	1,911	Avq.	92%	100%	100%	1,758
Frame Shed	2016	96	C 100	735	Avq.	92%	100%	100%	676
Outbuilding Total									38,091

Acpt Land 40,100 **Accepted Bldg** 132,500 **Total** 172,600

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	44,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 105	Base	151,311
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	-4,592
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	146,719				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	79%	100%	100%	115,908					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ENC.PORCH/BSMT	1974	240	C 105	14,328	Avq.	79%	100%	100%	11,319	
Wood Deck	1974	120	C 105	1,804	Avq.	79%	100%	100%	1,425	
Frame Garage	1974	576	C 100	20,616	Avq.	76%	100%	100%	15,668	
1,232 SFLA										
Outbuilding Total									28,412	
Acpt Land		44,000		Accepted Bldg		144,300		Total		188,300

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, Average, Typical, 147,733.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 116,709.

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 41,100 Accepted Bldg 149,800 Total 190,900

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90						Land Total 46,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade B 95	Base	132,900
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	1,551
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	141,423
Functional Obsolescence						Value(Rcnld)
None						111,724

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1975	340	B 95	4,941	Avq.	79%	100%	100%	3,903	
ONE STORY FRAME	1975	190	B 95	16,284	Avq.	79%	100%	100%	12,864	
1.25 ST GARAGE..	1975	576	B 95	34,866	Avq.	79%	100%	100%	27,544	
Frame Shed	1975	48	B 95	401	Avq.	79%	100%	100%	317	
Swimming Pool	1975	1	C 100	7,224	Avq.	99%	100%	100%	7,152	
Outbuilding Total									51,780	

Acpt Land	46,000	Accepted Bldg	163,500	Total	209,500
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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 columns: Units, Method - Description, 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 1975, 0, TYPICAL, TYPICAL, Average, Typical, 137,955.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 79%, 100%, 100%, 108,984.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Encl Frame Porch, Wood Deck, Frame Garage, Frame Shed, Res. Greenhouse, and 1,025 SFLA.

Acpt Land 43,400 Accepted Bldg 133,500 Total 176,900

Neighborhood SOUTHWEST
Zoning/Use RESIDENTIAL
Topography Level
Utilities All PublicPublic Water
Street Paved

Sale Data
Sale Date 03/24/2010
Sale Price 30,000
Sale Type Land Only
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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02						Land Total 41,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	154,960
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	154,960
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	142,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	364	C 100	4,829	Avq.	92%	100%	100%	4,443
1.50 ST BARN....	2013	400	C 100	23,132	Avq.	92%	100%	100%	21,281
Frame Shed	2013	100	C 100	765	Avq.	92%	100%	100%	704
1.512 SFLA									Outbuilding Total 26,428

Accpt Land 41,300 **Accepted Bldg** 169,000 **Total** 210,300

Name: PIERCE, SEAN P

Page 2303

IVERSON, HEIDI L.

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

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(Rcnd).

Acpt Land 41,300 Accepted Bldg 27,600 Total 68,900

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02			Land Total			41,300

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,134 Sqft	Grade D 100	Base	81,481
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	-12,983
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	3,664
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	72,162	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	66,389

Acpt Land	41,300	Accepted Bldg	66,400	Total	107,700
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.86	Acres-Rear Land 1-10	2,500.00	7,150	100%		7,150
Total Acres 3.86						Land Total 48,400

Dwelling Description

Replacement Cost New

Colonial	Two Story	816 Sqft	Grade B 95	Base	174,786
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	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	184,861	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	142,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1971	168	B 95	7,984	Avq.	77%	100%	100%	6,148
1/2S AD/GAR.....	1971	624	B 95	37,916	Avq.	77%	100%	100%	29,195
Finished Attic	1971	168	B 95	3,685	Avq.	77%	100%	100%	2,837
1,699 SFLA									
Outbuilding Total									38,180

Accpt Land 48,400 **Accepted Bldg** 180,500 **Total** 228,900

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	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58						39,675

Dwelling Description

Replacement Cost New

Colonial	Two Story	960 Sqft	Grade B 95	Base	205,630
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	7,757
Attic	None			Attic	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	213,387	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	166,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1973	216	B 95	3,214	Avq.	78%	100%	100%	2,507
Frame Garage	1973	236	B 95	11,946	Avq.	78%	100%	100%	9,318
Frame Garage	1973	480	C 100	17,884	Avq.	75%	100%	100%	13,413
Frame Shed	1973	200	C 100	1,530	Avq.	75%	100%	100%	1,148
Encl Frame Porch	2005	120	C 105	5,615	Avq.	91%	100%	100%	5,110
Open Frame Porch	1973	32	B 95	1,199	Avq.	78%	100%	100%	935
Frame Shed	2010	140	C 100	1,071	Avq.	92%	100%	100%	985
1,920 SFLA									33,416

Acpt Land	39,700	Accepted Bldg	199,900	Total	239,600
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WISCASSET
 Name: WEST, GLENWOOD L
 WEST, JANET G

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58						39,675

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade B 95	Base	122,677
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	45,736
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	168,413
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	129,678
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1971	240	B 100	3,735	Avq.	2,876
Frame Garage	2002	480	C 100	17,884	Avq.	16,096
960 SFLA						
Outbuilding Total						18,972

Acpt Land 39,700 **Accepted Bldg** 148,700 **Total** 188,400

Name: COLE, HENRY JAMES

Page 2308

COLE, DONNA M

Map/Lot:

U13-023

Account: 1710 Card: 1 of 1

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.58 Acres-HS Size Adj, and Total Acres 0.58.

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 1973, 0 TYPICAL, Below Average, Typical, 123,518.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 69%, 100%, 100%, 85,227.

Outbuildings/Additions/Improvements

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

Acpt Land 39,700 Accepted Bldg 92,800 Total 132,500

WISCASSET
 Name: SHOWSTEAD, JOYCE

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58					Land Total	39,675

Acpt Land 39,700 **Accepted Bldg** 0 **Total** 39,700

WISCASSET
 Name: WEST, GLENWOOD L
 WEST, JANET G

Valuation Report

09/27/2023

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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	37,500.00	37,500	50%	Access	18,750
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58					Land Total	20,925

Acpt Land	20,900	Accepted Bldg	0	Total	20,900
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WISCASSET
 Name: BARNES, ANTHONY S

Valuation Report

09/27/2023

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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	37,500.00	37,500	50%	Access	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19					Land Total	22,975

Accpt Land	23,000	Accepted Bldg	0	Total	23,000
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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45					Land Total	42,375

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	33,865 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	-1,079
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	1,863
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	34,649
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	28,412	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1981	64	C 95	2,910	Avq.	82%	100%	100%	2,386
1 Story/BASEMENT	1981	200	C 95	17,596	Avq.	82%	100%	100%	14,429
1.75 Story/BSMT	1981	160	C 95	19,440	Avq.	82%	100%	100%	15,941
Frame Shed	2003	112	C 100	856	Avq.	90%	100%	100%	770
800 SFLA									
Outbuilding Total									33,526

Acpt Land	42,400	Accepted Bldg	61,900	Total	104,300
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 05/23/2001
Topography	Below Street	Sale Price 0
Utilities	Public Sewer	Sale Type
Street	Paved	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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.07	Acres-Rear Land 1-10	2,500.00	5,175	100%		5,175
Total Acres 3.07						Land Total 46,425

Dwelling Description				Replacement Cost New	
Modern/Contemp.	One & 3/4 Story	286 Sqft	Grade C 105	Base	48,507
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	-2,563
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	45,944					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	85%	100%	100%	39,052						
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
ONE STORY FRAME	1990	108	C 105	8,896	Avq.	85%	100%	100%	7,562		
1 Story/BASEMENT	1990	342	C 105	33,258	Avq.	85%	100%	100%	28,269		
Encl Frame Porch	1990	24	C 105	1,501	Avq.	85%	100%	100%	1,276		
1 Story/BASEMENT	1990	52	C 105	5,058	Avq.	85%	100%	100%	4,299		
Wood Deck	1990	256	C 105	3,624	Avq.	85%	100%	100%	3,080		
Shed.....	1990	128	B 100	1,125	Avq-	74%	100%	100%	832		
1,002 SFLA									45,318		
Acpt Land						46,400	Accepted Bldg		84,400	Total	130,800

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	37,500.00	150,000	100%		150,000
1.00	Acres-HS Size Adi	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.50	Acres-Rear Land 11-20	1,250.00	1,875	100%		1,875
Total Acres 12.50						Land Total
						180,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1979	4190	C 100	778,711	Ava.	78%	100%	100%	607,395
FIN. BASEMENT	0	4190	C 100	223,847	Ava.	65%	100%	100%	145,501
Open Frame Porch	0	154	C 100	4,185	C Gr	65%	100%	100%	2,720
Open Frame Porch	0	60	C 100	1,805	C Gr	65%	100%	100%	1,173
Frame Shed	0	108	C 100	826	C Gr	65%	100%	100%	537
MH OPEN PORCH...	0	720	C 100	9,000	Ava.	65%	100%	100%	5,850
WAREHOUSE WD....	0	429	C 100	19,973	Ava.	65%	100%	100%	12,982
Open Frame Porch	0	600	B 100	17,795	Ava.	65%	100%	100%	11,567
PAVING.....	0	15000	C 100	31,800	Ava-	57%	50%	100%	9,063
ONE STORY FRAME	2016	544	D 100	36,701	Ava.	92%	100%	100%	33,765
544 SFLA									Outbuilding Total
									830,553

Acpt Land 180,600 **Accepted Bldg** 830,600 **Total** 1,011,200

WISCASSET
 Name: BIBLE BAPTIST CHURCH
 OF WISCASSET

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00					Land Total	41,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	134,117
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	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	134,117			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		79%	100%	100%			
						105,952			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1975	144	C 105	2,125	Avq.	79%	100%	100%	1,679
1,092 SFLA							Outbuilding Total	1,679	

Acpt Land 41,300 **Accepted Bldg** 107,600 **Total** 148,900

Account: 1719 Card: 1 of 1

Location: 165 BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/06/2020
Topography	Below Street	Sale Price 0
Utilities	Public SewerDrilled Well	Sale Type Land & Buildings
Street	Paved	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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	41,450

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade B 95	Base	134,945
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	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	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	139,599
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	122,847	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	1981	1344	B 95	46,415	Avq+	88%	100%	100%	40,845
Canopy	1981	28	B 95	492	Avq+	88%	100%	100%	433
Wood Deck	1981	50	B 95	901	Avq+	88%	100%	100%	793
Wood Deck	2005	256	B 95	3,770	Avq+	88%	100%	100%	3,318
1 Story/BASEMENT	2005	120	B 95	12,142	Avq+	88%	100%	100%	10,685
Open Frame Porch	2005	168	B 95	4,959	Avq+	88%	100%	100%	4,364
ONE STORY FRAME	2005	320	B 95	27,425	Avq+	88%	100%	100%	24,134
Frame Shed	2015								600
1,496 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total								85,172	

Acpt Land	41,500	Accepted Bldg	208,000	Total	249,500
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Valuation Report

Map/Lot: U13-031

Account: 1720 Card: 1 of 1

Location: 18 BARNES ROAD

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	37,500.00	37,500	95%	Access	35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
8.43	Acres-Rear Land 1-10	2,500.00	21,075	100%		21,075
Total Acres 9.43			Land Total			60,450

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	720 Sqft	Grade C 105	Base	104,598
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	-12,748
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,548
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	84,302				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	77,558					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2011	240	C 105	6,680	Avq.	92%	100%	100%	6,146	
Frame Shed	2011	384	C 100	2,938	Avq.	92%	100%	100%	2,703	
Frame Shed	2012	192	C 100	1,469	Avq.	92%	100%	100%	1,351	
Frame Shed	2012	64	C 100	490	Avq.	92%	100%	100%	451	
Frame Shed	2012	96	C 100	735	Avq.	92%	100%	100%	676	
1,080 SFLA						Outbuilding Total		11,327		
Acpt Land		60,500		Accepted Bldg		88,900		Total		149,400

Valuation Report

Account: 1721 Card: 1 of 1

Location: 14 WARD BROOK ROAD

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	37,500.00	37,500	150%	Neighborhood	56,250
0.50	Acres-HS Size Adj	3,750.00	1,875	100%		1,875
Total Acres 0.50						Land Total 58,125

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	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	5	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,982
Attic	None			Attic		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			126,950
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		85%	100%	100%		107,907	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	368	C 105	5,124	Avq.	85%	100%	100%	4,355
1.50 ST SHED....	1990	144	D 100	1,084	Avq-	74%	100%	100%	802
1,152 SFLA						Outbuilding Total			5,157

Acpt Land	58,100	Accepted Bldg	113,100	Total	171,200
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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	37,500.00	37,500	150%	Neighborhood	56,250
0.52	Acres-HS Size Adj	3,750.00	1,950	100%		1,950
Total Acres 0.52					Land Total	58,200

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 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	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	117,905
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	101,398

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1992	64	C 100	490	Avq.	85%	100%	100%	416
Wood Deck	1998	200	C 100	2,738	Avq.	88%	100%	100%	2,409
Frame Shed	2002	192	C 100	1,469	Avq.	90%	100%	100%	1,322
960 SFLA						Outbuilding Total			4,147

Acpt Land	58,200	Accepted Bldg	105,500	Total	163,700
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Name: GRAY, ZACHARY ALAN

Page 2320

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/Quantity, 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, 163,318.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Wood Deck, Frame Shed, and 1,028 SFLA.

Acpt Land 58,200 Accepted Bldg 147,500 Total 205,700

Name: ONORATO, RICHARD J

Page 2321

ONORATO, MARY

Map/Lot:

U13-031-004

Account: 1724 Card: 1 of 1

Location: 26 WARD BROOK ROAD

Neighborhood: SOUTHWEST

Zoning/Use: RESIDENTIAL
Topography: Level
Utilities: All Public
Street: Paved

Sale Data
Sale Date: 01/01/1993
Sale Price: 25,000
Sale Type: Land Only
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

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/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 1993, 0 TYPICAL, TYPICAL, Average, Typical, and 161,466.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, Frame Garage, and 1,344 SFLA.

Acpt Land 58,200 Accepted Bldg 154,100 Total 212,300

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	37,500.00	37,500	150%	Neighborho	56,250
0.60	Acres-HS Size Adj	3,750.00	2,250	100%		2,250
Total Acres 0.60						Land Total 58,500

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	928 Sqft	Grade C 105	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 None	Basement		-12,972
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		2,982
Attic	None			Attic		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	139,805			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		86%	100%	100%	120,232		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1991	144	C 105	6,644	Avq.	86%	100%	100%	5,714
ONE STORY FRAME	1991	320	C 105	26,359	Avq.	86%	100%	100%	22,669
1,712 SFLA	Outbuilding Total								28,383

Acpt Land	58,500	Accepted Bldg	148,600	Total	207,100
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Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/21/2022
Topography	Level	Sale Price 405,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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) Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30			Land Total			60,750

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,232 Sqft	Grade B 95	Base		263,892
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	8	HEARTH		HEARTHS		0
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,757
Attic	None			Attic		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	271,649				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		86%	100%	100%	233,618			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1993	100	B 95	1,599	Avq.	86%	100%	100%	1,375	
Open Frame Porch	1993	186	B 95	5,456	Avq.	86%	100%	100%	4,692	
ONE STORY FRAME	2000	120	B 100	10,826	Avq.	86%	100%	100%	9,310	
Frame Garage	2000	576	B 100	23,709	Avq.	86%	100%	100%	20,390	
Open Frame Porch	2000	44	B 100	1,610	Avq.	89%	100%	100%	1,433	
2,584 SFLA									37,200	
Outbuilding Total									37,200	
Acpt Land		60,800		Accepted Bldg		270,800		Total		331,600

Name: ROY, MICHAEL

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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 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 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). Includes sub-sections for Outbuildings/Additions/Improvements and Acctpt Land.

Name: SULLIVAN, NATHAN R

Page 2325

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, 136,020.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 80%, 100%, 100%, 108,816.

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, 2,228, Avg., 78%, 100%, 100%, 1,738) and Wood Deck (2011, 240, C 100, 3,248, Avg., 92%, 100%, 100%, 2,988).

Acpt Land 61,100 Accepted Bldg 113,500 Total 174,600

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	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
7.03	Acres-Rear Land 1-10	2,500.00	17,575	100%		17,575
Total Acres 8.03					Land Total	77,575

Accpt Land	77,600	Accepted Bldg	0	Total	77,600
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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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
16.00	Acres-Commercial 1-20	15,875.00	254,000	75%		190,500
Total Acres 17.00						Land Total
						348,875

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
OFFICE WOOD.....	1987	780	D 100	44,626	Avq.	82%	100%	100%	36,593	
GARAGE FRAME ..	1999	1200	C 100	49,366	Avq.	88%	100%	100%	43,442	
Frame Garage	1960	308	C 100	12,985	Avq.	69%	100%	100%	8,960	
GARAGE FRAME ..	1987	1020	C 100	42,498	Avq.	82%	100%	100%	34,848	
PAVING.....	1987	6400	D 100	11,668	Avq-	73%	50%	100%	4,259	
Outbuilding Total									128,102	
Acpt Land		348,900		Accepted Bldg			128,100		Total	477,000

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	133,625
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	4,680
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			138,305
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	103,729				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	2004	140	C 100	12,966	Avq.	91%	100%	100%	11,799
1.50 ST GARAGE..	2004	864	C 100	62,708	Avq.	91%	100%	100%	57,064
Wood Deck	2004	144	C 100	2,024	Avq.	91%	100%	100%	1,842
Open Frame Porch	2004	24	C 100	894	Avq.	91%	100%	100%	814
1,228 SFLA						Outbuilding Total			71,519
Acpt Land		0	Accepted Bldg		175,200	Total			175,200

WISCASSET
 Name: AMERICAN TOWER CORPORATION

Valuation Report

09/27/2023
 Page 2329
 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	185,500	Avg.	89%	100%	100%	165,095
UTILITY BLDG....	2003	240	C 100	20,564	Avg.	90%	100%	100%	18,508
UTILITY BLDG....	2009	240	C 100	20,564	Avg.	92%	100%	100%	18,919
UTILITY BLDG....	2009	360	C 100	28,196	Avg.	92%	100%	100%	25,940
Outbuilding Total									228,462
Acpt Land			0	Accepted Bldg		228,500	Total		228,500

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, 110,419.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 68%, 100%, 100%, 75,085.

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 62,000 Accepted Bldg 93,100 Total 155,100

Valuation Report

Neighborhood U.S. RTE 1
 Zoning/Use RURAL
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/14/2014
 Sale Price 45,000
 Sale Type Land & Buildings
 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	56,250.00	56,250	100%		56,250
0.42	Acres-HS Size Adj	6,250.00	2,625	100%		2,625
Total Acres 0.42						58,875
						Land Total

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	1977	14X56	C 100	94,860	Avq.	50%	50%	100%	23,715
Wood Deck	1977	120	C 100	1,718	Avq.	50%	100%	100%	859
Frame Shed	1977	64	D 100	421	Avq.	77%	100%	100%	324
Frame Shed	1977	192	D 100	1,262	Avq.	77%	100%	100%	972
Frame Garage	1977	336	D 100	11,852	Avq.	77%	100%	100%	9,126
784 SFLA									
						Outbuilding Total			34,996
Acpt Land		58,900	Accepted Bldg		35,000	Total		93,900	

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01			Land Total			62,525

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14' Mobile Home	2015	14X66	C 100	107,910	Avq.	90%	50%	100%	48,560
SLAB.....	2021	924	C 100	2,888	Avq.	92%	100%	100%	2,657
Wood Deck	2021	24	C 100	494	Avq.	92%	100%	100%	454
924 SFLA						Outbuilding Total			51,671
Acpt Land		62,500	Accepted Bldg		51,700	Total			114,200

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
4.00	Acres-Commercial Prime	158,750	635,000	100%		635,000
7.90	Acres-Commercial 1-20	15,875.00	125,413	100%		125,413
Total Acres 12.90					Land Total	918,788

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	2004	32480	C 100	3,260,063	Avq.	91%	75%	100%	2,224,993
Open Frame Porch	2004	1568	C 100	39,976	Avq.	91%	75%	100%	27,284
CONCRETE PLATFRM	2004	96	C 100	577	Avq.	91%	75%	100%	394
CONCRETE PLATFRM	2004	96	C 100	577	Avq.	91%	75%	100%	394
CONCRETE PLATFRM	2004	49	C 100	295	Avq.	91%	75%	100%	201
2S Frame Garage	2004	1092	C 100	52,979	Avq.	91%	75%	100%	36,158
OFFICE MEZZ	2004	1120	C 100	51,287	Avq.	91%	75%	100%	35,003
PAVING.....	2004	100500	C 100	213,060	Avq.	91%	50%	100%	96,942
WAREHOUSE ST....	2004	7560	C 100	351,957	Avq.	91%	75%	100%	240,211
Canopy	2016	384	C 100	4,922	Avq.	92%	75%	100%	3,396
Outbuilding Total									2,664,976
Acpt Land		918,800	Accepted Bldg		2,665,000	Total			3,583,800

WISCASSET
 Name: AMES SUPPLY, INC.

Valuation Report

09/27/2023

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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	888,286	Ava.	92%	75%	100%	612,917
WAREHOUSE ST....	2011	2205	C 100	102,655	Ava.	92%	75%	100%	70,832
STORE FRAME.....	2013	1950	C 100	195,725	Ava.	92%	75%	100%	135,050
Frame Garage	2017	312	C 100	13,099	Ava.	92%	100%	100%	12,051
Frame Garage	2017	312	C 100	13,099	Ava.	92%	100%	100%	12,051
WAREHOUSE ST....	2019	1120	C 100	52,141	Ava.	92%	75%	100%	35,978
Outbuilding Total									878,879
Acpt Land			0	Accepted Bldg			878,900	Total	878,900

WISCASSET
Name: AMES SUPPLY, INC.

Valuation Report

09/27/2023

Page 2335

Map/Lot:

U14-006

Account: 1735

Location:

447 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	918,800	2,665,000	3,583,800	918,800	2,665,000	3,583,800
2	0	878,900	878,900	0	878,900	878,900
TOTAL	918,800	3,543,900	4,462,700	918,800	3,543,900	4,462,700

WISCASSET
 Name: CENTRAL MAINE POWER

Valuation Report

09/27/2023

Page 2336

Map/Lot:

U15-001

Account: 2021 Card: 1 of 1

Location:

BATH ROAD

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	2,500.00	195,000	100%		195,000
Total Acres 78.00				Land Total		195,000

Land	165,400	Accepted Bldg	0	Total	165,400
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WISCASSET

Valuation Report

09/27/2023

Name: MIETE, BARRY R J/T

Page 2337

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
5.00	Acres-Commercial 1-20	15,875.00	79,375	100%		79,375
Total Acres 6.00						Land Total 237,750

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1979	1250	C 100	125,464	Good	89%	100%	100%	111,663	
OFFICE WOOD.....	1979	938	C 100	62,401	Good	89%	100%	100%	55,537	
Open Frame Porch	2009	400	C 100	10,411	Avq.	92%	100%	100%	9,578	
Wood Deck	2009	96	C 100	1,411	Avq.	92%	100%	100%	1,298	
PAVING.....	1979	5800	C 100	12,296	Avq.	78%	100%	100%	9,591	
CONCRETE SIGN	2010	1	C 100	2,120	Avq.	92%	100%	100%	1,950	
OFFICE WOOD.....	2015	960	C 100	63,865	Avq.	92%	100%	100%	58,756	
Outbuilding Total									248,373	
Acpt Land		237,800	Accepted Bldg		248,400	Total		486,200		

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 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.17	Acres-Commercial 1-20	15,875.00	18,574	100%		18,574
Total Acres 2.17						Land Total
						176,949

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1969	2821	D 100	243,506	Avq.	73%	100%	100%	177,759	
STORE FRAME.....	0	1245	D 100	107,468	Avq.	65%	100%	100%	69,854	
Open Frame Porch	0	128	D 100	3,032	Avq.	65%	100%	100%	1,971	
Open Frame Porch	0	105	D 100	2,532	Avq.	65%	100%	100%	1,646	
Outbuilding Total									251,230	
Acpt Land		176,900		Accepted Bldg		251,200		Total		428,100

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.24	Acres-Commercial 1-20	15,875.00	35,560	100%		35,560
Total Acres 3.24					Land Total	193,935

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1970	5330	C 100	64,012	Avq.	74%	75%	100%	35,527	
STORE FRAME.....	1970	5330	C 100	534,980	Avq.	74%	75%	100%	296,914	
STORE FRAME.....	1970	3120	C 100	313,159	C Gr	74%	75%	100%	173,804	
Frame Shed	0	375	C 100	2,869	C Gr	74%	75%	100%	1,592	
PAVING.....	1970	12500	C 100	26,500	Avq.	74%	50%	100%	9,805	
Outbuilding Total									517,642	
Acpt Land		193,900	Accepted Bldg		517,600	Total		711,500		

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 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.83	Acres-Commercial 1-20	15,875.00	13,176	100%		13,176
Total Acres 1.83						Land Total
						171,551

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1940	1200	D 100	103,583	Fair	42%	50%	100%	21,752	
STORE FRAME.....	1950	1942	D 100	167,633	Fair	42%	50%	100%	35,203	
Wood Deck	1940	80	D 100	1,039	Fair	42%	50%	100%	218	
Frame Shed	0	64	D 100	421	Fair	42%	50%	100%	88	
Outbuilding Total									57,261	
Acpt Land		171,600		Accepted Bldg		57,300		Total		228,900

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 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.06	Acres-Commercial 1-20	15,875.00	16,828	100%		16,827
Total Acres 2.06					Land Total	175,202

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1960	4746	D 100	409,672	Avq-	61%	100%	100%	249,900	
Frame Shed	2005	200	D 100	1,316	Avq-	81%	100%	100%	1,066	
PAVING.....	1980	4500	C 100	9,540	Avq.	79%	50%	100%	3,768	
Open Frame Porch	2005	96	C 100	2,716	Avq.	91%	100%	100%	2,472	
Open Frame Porch	2020	120	C 100	3,324	Avq.	92%	100%	100%	3,058	
Outbuilding Total									260,264	
Acpt Land		175,200	Accepted Bldg		260,300	Total			435,500	

WISCASSET

Valuation Report

09/27/2023

Name: LINCOLN COUNTY T/C

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SAGADAHOC COUNTY

Map/Lot:

U15-006

Account: 1743 Card: 1 of 1

Location:

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
10.00	Acres-Commercial Prime	158,750	1,587,500	100%		1,587,500
10.00	Acres-Commercial 1-20	15,875.00	158,750	100%		158,750
33.93	Acres-Commercial 20+	2,125.00	72,101	100%		72,101
Total Acres 54.93						Land Total 1,976,726

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
JAIL	2006	86200	B 100	21,540,949	Avq.	92%	100%	100%	19,817,673	
PAVING.....	2006	32000	C 100	67,840	Avq.	92%	50%	100%	31,206	
Frame Garage	2010	840	C 100	28,134	Avq.	92%	100%	100%	25,883	
Outbuilding Total									19,874,762	
Acpt Land		1,976,700		Accepted Bldg		19,874,800		Total		21,851,500

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
20.80	Acres-Rear Land 1-10	2,500.00	52,000	100%		52,000
Total Acres 21.80						Land Total 114,500

Dwelling Description				Replacement Cost New		
Multi Family	Two Story	1,344 Sqft	Grade C 100	Base		239,552
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		22,720
Attic	None			Attic		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	262,272				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	233,422					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1999	96	C 100	2,716	Avq.	88%	100%	100%	2,390	
Wood Deck	1999	80	C 100	1,208	Avq.	88%	100%	100%	1,063	
BSMT ENTRY.....	1999	30	C 100	459	Avq.	89%	100%	100%	409	
1S AD/GAR.....	1999	720	C 100	60,294	Avq.	89%	100%	100%	53,662	
2,688 SFLA										
						Outbuilding Total		57,524		
Acpt Land		114,500		Accepted Bldg		290,900		Total		405,400

WISCASSET
Name: CECILIO JUNTURA

Valuation Report

09/27/2023
Page 2344
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	90,549	Ava.	58%	50%	100%	26,087
Wood Deck	1995	120	C 100	1,718	Ava.	86%	100%	100%	1,477
Outbuilding Total									27,564
Acpt Land			0	Accepted Bldg		27,600	Total		27,600

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	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03			Land Total			62,575

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,092 Sqft	Grade C 105	Base		134,117
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	1	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,473
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,701
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	145,291				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	85%	100%	100%	123,497					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1957	420	C 100	5,542	Avq.	67%	100%	100%	3,713	
Frame Garage	1957	660	C 100	23,009	Avq.	67%	100%	100%	15,416	
Swimming Pool	1957	1	C 100	7,224	Avq.	99%	100%	100%	7,152	
Patio	1957	36	C 100	531	Avq.	67%	100%	100%	356	
Open Frame Porch	1977	56	C 100	1,704	Avq.	77%	100%	100%	1,312	
Outbuilding Total									27,949	
Acpt Land		62,600		Accepted Bldg		151,400		Total		214,000

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	142,500	142,500	100%		142,500
0.69	Acres-Commercial Size Adj	15,875.00	10,954	100%		10,954
Land Total						153,454

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1972	80	C 90	1,086	Avq.	75%	75%	100%	610	
LODGE.....	1972	1624	C 90	87,005	Avq.	75%	75%	100%	48,940	
WAREHOUSE WD....	1972	840	C 90	35,196	Avq.	75%	75%	100%	19,798	
1.75 ST SHED....	1972	384	C 100	3,600	Avq.	75%	75%	100%	2,025	
Outbuilding Total									71,373	
Acpt Land		153,500		Accepted Bldg		71,400		Total		224,900

Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	RURAL	Sale Date 12/27/2022
Topography	Level	Sale Price 0
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

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	56,250.00	56,250	100%		56,250
0.86	Acres-HS Size Adj	6,250.00	5,375	100%		5,375
Land Total						61,625

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,386 Sqft	Grade C 105	Base		170,225
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	170,225			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Traffic.....		73%	100%	95%	118,051		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1959	357	C 100	14,381	Avq.	68%	100%	95%	9,290
Open Frame Porch	2003	210	C 100	5,602	Avq.	90%	100%	95%	4,790
Outbuilding Total									14,080

Acpt Land	61,600	Accepted Bldg	132,100	Total	193,700
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WISCASSET

Valuation Report

09/27/2023

Name: BOGGS, LELAND E J/T II

Page 2348

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, Func, Econ, Value Rcnld. Rows include 14' Mobile Home, Frame Shed, 784 SFLA, and a Total row for Accepted Land and Accepted Bldg.

WISCASSET
 Name: WOODARD, JAMES P
 MURRAY, DAWN W

Valuation Report

09/27/2023

Page 2349

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00						Land Total 41,250

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
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	2,840
Attic	None			Attic	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	130,570			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	120,124			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	336	C 100	13,782	Avq.	92%	100%	100%	12,679
BSMT ENTRY.....	2009	20	C 100	306	Avq.	92%	100%	100%	282
Wood Deck	2009	16	C 100	391	Avq.	92%	100%	100%	360
Wood Deck	2009	100	C 100	1,462	Avq.	92%	100%	100%	1,345
Frame Shed	2021	80	C 100	612	Avq.	92%	100%	100%	563
1,092 SFLA									Outbuilding Total 15,229
Acpt Land		41,300		Accepted Bldg		135,400		Total	176,700

WISCASSET
 Name: GRONDIN, RICHARD J/T
 GRONDIN, JOAN

Valuation Report

09/27/2023

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Account: 2545 Card: 1 of 1

Map/Lot: U15A-007-002
 Location: 5 HICKORY DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/26/2013
Topography	Level	Sale Price 25,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Gravel	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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00						Land Total 41,250

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,432 Sqft	Grade C 105	Base		175,875
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		2,982
Attic	None			Attic		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	178,857				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	164,548					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2015	24	C 105	939	Avq.	92%	100%	100%	864	
Open Frame Porch	2015	128	C 105	3,702	Avq.	92%	100%	100%	3,406	
Frame Garage	2015	624	C 105	23,082	Avq.	92%	100%	100%	21,235	
Wood Deck	2015	128	C 105	1,911	Avq.	92%	100%	100%	1,758	
1,432 SFLA						Outbuilding Total			27,263	
Acpt Land		41,300		Accepted Bldg		191,800		Total		233,100

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 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, Foundation, 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). Includes Outbuildings/Improvements section.

Acpt Land 41,300 Accepted Bldg 107,200 Total 148,500

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 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.

Accept Land: 42,200 Accepted Bldg: 158,900 Total: 201,100

WISCASSET

Valuation Report

09/27/2023

Name: KLEIN, ELIZABETH F

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KLEIN, EARL W

Map/Lot:

U15A-007-005

Account: 2548 Card: 1 of 1

Location:

21 HICKORY DRIVE

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/11/2019
Sale Price 223,500
Sale Type Land & Buildings
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

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 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 Outbuildings/Additions/Improvements and summary rows for Acpt Land and Accepted Bldg.

WISCASSET
 Name: RICHARDSON, STEPHANIE GROHS

Valuation Report

09/27/2023

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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	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27					Land Total	13,800

Accpt Land 13,800 **Accepted Bldg** 0 **Total** 13,800

Valuation Report

Map/Lot:

U15A-007-007

Account: 2550 Card: 1 of 1

Location:

HICKORY DRIVE

Neighborhood SOUTHWEST

Sale Data	
Sale Date	09/21/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

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	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12			Land Total			13,425

Accpt Land	13,400	Accepted Bldg	0	Total	13,400
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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 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 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 Functional Obsolescence, Economic Obsolescence, Outbuildings/Additions/Improvements, and Outbuilding Total.

Acpt Land

41,700

Accepted Bldg

184,600 Total

226,300

Name: CAMPBELL, JOHN W

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CAMPBELL, KRISTA A

Map/Lot:

U15A-007-009

Account: 2552 Card: 1 of 1

Location:

16 HICKORY DRIVE

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 09/07/2017
Topography	Level	Sale Price 229,900
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29					Land Total	41,975

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,456 Sqft	Grade C 100	Base		170,307
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		-19,383
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		4,260
Attic	None			Attic		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	Average	Typical	155,184
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	142,769
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2012	784	C 100	26,540	Avg.	24,417
1,456 SFLA						

Acpt Land	42,000	Accepted Bldg	167,200	Total	209,200
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WISCASSET
 Name: HAMILTON, GAILEN A III
 HAMILTON, KAREN M

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01						Land Total 41,275

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,694 Sqft	Grade C 105	Base	208,053
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	-23,679
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	8,946
Attic	None			Attic	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	193,320			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	177,854				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2016	529	C 105	20,242	Avq.	92%	100%	100%	18,623
Wood Deck	2016	100	D 100	1,258	Avq.	92%	100%	100%	1,157
Open Frame Porch	2018	120	C 105	3,490	Avq.	92%	100%	100%	3,211
1,694 SFLA									Outbuilding Total 22,991
Acpt Land		41,300		Accepted Bldg		200,800		Total 242,100	

WISCASSET

Valuation Report

09/27/2023

Name: HAMILTON, GAILEN A III

Page 2359

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00					Land Total	41,250

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,288 Sqft	Grade C 100	Base		150,656
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		4,260
Attic	None			Attic		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	154,916				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	100%	100%	142,523					
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
BSMT ENTRY.....	2009	30	C 100	459	Avq.	92%	100%	100%	422	
Wood Deck	2009	16	C 100	391	Avq.	92%	100%	100%	360	
Wood Deck	2009	24	C 100	494	Avq.	92%	100%	100%	454	
Frame Garage	2009	432	C 100	16,516	Avq.	92%	100%	100%	15,195	
1,288 SFLA						Outbuilding Total			16,431	
Acpt Land		41,300		Accepted Bldg		159,000		Total		200,300

Name: VANBOK, ERIC L J/T

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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00						Land Total	41,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
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	-13,568
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	2,840
Attic	None			Attic	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	117,002
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	107,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
BSMT ENTRY.....	2009	30	C 100	459	Avq.	92%	100%	100%	422
Wood Deck	2009	24	C 100	494	Avq.	92%	100%	100%	454
Wood Deck	2009	24	C 100	494	Avq.	92%	100%	100%	454
1.75 ST GARAGE..	2015	384	D 100	28,834	Avq.	92%	100%	100%	26,527
1,092 SFLA						Outbuilding Total			27,857

Acpt Land 41,300 **Accepted Bldg** 135,500 **Total** 176,800

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Map/Lot:

U15A-007-014

Account: 2557 Card: 1 of 1

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
Street	No Street	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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Map/Lot:

U15A-007-015

Account: 2558 Card: 1 of 1

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 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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U15A-007-016
 TWIN OAK ROAD

Account: 2559 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 #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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Map/Lot:

U15A-007-017

Account: 2560 Card: 1 of 1

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 #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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	
						13,100	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Account: 2562 Card: 1 of 1

Map/Lot: U15A-007-019
 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 #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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
0.54	Acres-Rear Land 1-10	2,500.00	1,350	100%		1,350	
Total Acres 1.54					Land Total	14,475	
Accpt Land		14,500	Accepted Bldg		0	Total	
						14,500	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Map/Lot:
 Location:

U15A-007-020
 TWIN OAK ROAD

Account: 2563 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 #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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
Total Acres 1.00					Land Total	13,125	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

WISCASSET
 Name: RICHARDSON, STEPHANIE GROHS

Valuation Report

09/27/2023

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Account: 2564 Card: 1 of 1

Map/Lot:
 Location:

U15A-007-021
 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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300	
Total Acres 1.12			Land Total			13,425	
Accpt Land		13,400	Accepted Bldg		0	Total	13,400

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Map/Lot:

U15A-007-022

Account: 2565 Card: 1 of 1

Location:

TWIN OAK ROAD

Neighborhood SOUTHWEST

Sale Data
 Sale Date 08/24/2018
 Sale Price 0

Zoning/Use RESIDENTIAL
 Topography Level

Sale Type Land Only

Utilities NoWater/NoSewer

Financing Unknown

Street No Street

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	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07			Land Total			13,300

Accpt Land 13,300 **Accepted Bldg** 0 **Total** 13,300

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Account: 2566 Card: 1 of 1

Map/Lot: U15A-007-023
 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 #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	37,500.00	37,500	25%	Access	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625	
Total Acres 1.25					Land Total	13,750	
Accpt Land		13,800	Accepted Bldg		0	Total	13,800

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07			Land Total			13,300
Accpt Land		13,300	Accepted Bldg		0	Total
						13,300

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	37,500.00	37,500	50%	Access	18,750	
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750	
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25	
Total Acres 1.01					Land Total	22,525	
Accpt Land		22,500	Accepted Bldg		0	Total	22,500

WISCASSET

Valuation Report

09/27/2023

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	15,875.00	953	100%		953	
Total Acres 0.06				Land Total		953	
Acpt Land		1,000	Accepted Bldg		0	Total	1,000

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	142,500	142,500	70%	Topoqrphry	99,750	
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875	
4.90	Acres-Commercial 1-20	15,875.00	77,788	100%		77,788	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750	
Total Acres 8.00					Land Total	202,413	

Acpt Land	202,400	Accepted Bldg	0	Total	202,400
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Account: 1971 Card: 1 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.91	Acres-Commercial 1-20	15,875.00	14,446	100%		14,446
Total Acres 1.91						Land Total 172,821

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	2009	2400	D 100	207,166	Avq+	97%	100%	100%	200,951	
SELF SERVE FOOD	2009	2009	C 100	127,427	Good	98%	100%	100%	124,878	
Open Frame Porch	2009	600	C 100	15,474	Avq.	92%	100%	100%	14,236	
Frame Shed	2009	225	C 100	1,721	Avq.	92%	100%	100%	1,583	
Wood Deck	2009	651	C 100	8,488	Avq.	92%	100%	100%	7,809	
Frame Shed	2009	225	C 105	1,808	Avq.	92%	100%	100%	1,663	
Frame Shed	2009	384	C 105	3,085	Avq.	92%	100%	100%	2,838	
Frame Shed	2009	60	C 100	459	Avq.	92%	100%	100%	422	
Frame Shed	2009	160	C 100	1,224	Avq.	92%	100%	100%	1,126	
Outbuilding Total									355,506	

Land 173,500 **Bldg Override** 351,000 **Total** 524,500

WISCASSET
 Name: GROVEST 101, LLC

Valuation Report

09/27/2023

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Account: 1971 Card: 2 of 3

Map/Lot: U15A-007-B-1-1
 Location: 506 OLD BATH ROAD

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	1.530	Ava.	92%	100%	100%	1.408	
Wood Deck	2020	1238	B 100	18.369	Ava.	92%	100%	100%	16.899	
ONE STORY FRAME	2009	195	D 100	13.156	Ava.	92%	100%	100%	12.104	
Open Frame Porch	2020	40	D 100	1.118	Ava.	92%	100%	100%	1.029	
Frame Shed	2009	49	C 100	375	Ava.	92%	100%	100%	345	
Frame Shed	2009	48	C 100	368	Ava.	92%	100%	100%	339	
Frame Shed	2009	64	C 100	490	Ava.	92%	100%	100%	451	
Frame Shed	2009	120	C 100	918	Ava.	92%	100%	100%	845	
Frame Shed	2009	240	C 100	1.836	Ava.	92%	100%	100%	1.689	
Wood Deck	2011	392	C 100	5.185	Ava.	92%	100%	100%	4.770	
195 SFLA										
Accpt Land						0	Bldg Override		33,800	Total
									33,800	

WISCASSET
 Name: GROVEST 101, LLC

Valuation Report

09/27/2023

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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	88,178	Good	98%	100%	100%	86,414
Open Frame Porch	2013	175	C 100	4,716	Avg.	92%	100%	100%	4,339
1.50 ST GARAGE..	0			----- SOUND VALUE -----					6,000
1,319 SFLA								Outbuilding Total	96,753
Accpt Land		0	Bldg Override			83,300	Total		83,300

WISCASSET
Name: GROVEST 101, LLC

Valuation Report

09/27/2023

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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	172,800	355,500	528,300	173,500	351,000	524,500
2	0	39,900	39,900	0	33,800	33,800
3	0	96,800	96,800	0	83,300	83,300
TOTAL	172,800	492,200	665,000	173,500	468,100	641,600

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Account: 2543 Card: 1 of 1

Map/Lot: U15A-007-C
 Location: 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	142,500	142,500	5%	Access	7,125	
1.00	Acres-Commercial Size Adj	15,875.00	15,875	5%	Access	794	
0.42	Acres-Commercial 1-20	15,875.00	6,668	5%	Access	333	
Total Acres 1.42					Land Total	8,252	
Accpt Land		8,300	Accepted Bldg		0	Total	8,300

WISCASSET
 Name: VANBOK, ERIC L

Valuation Report

09/27/2023

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Account: 2703 Card: 1 of 1

Map/Lot:
 Location:

U15A-7-12-ON
 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 -----									
								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
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.00	Acres-Commercial Prime	158,750	317,500	100%		317,500
3.44	Acres-Commercial 1-20	15,875.00	54,610	100%		54,610
Total Acres 6.44						Land Total
						530,485

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
MOTEL.....	1950	2512	B 100	198,427	Avq.	65%	100%	100%	128,978	
Open Frame Porch	0	48	C 100	1,501	Avq.	65%	75%	100%	732	
Open Frame Porch	0	96	C 100	2,716	Avq.	65%	75%	100%	1,324	
Frame Shed	0	248	C 100	1,898	Avq.	65%	75%	100%	926	
Frame Shed	2006	209	C 100	1,599	Avq.	92%	50%	100%	736	
Frame Shed	0	192	D 100	1,262	Avq.	65%	75%	100%	615	
Frame Shed	0	32	D 100	211	Avq.	65%	75%	100%	103	
Open Frame Porch	0	64	C 100	1,906	Avq.	65%	75%	100%	929	
Outbuilding Total									134,343	
Accpt Land		530,500	Accepted Bldg			134,300	Total		664,800	

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	259.366	Avg.	65%	75%	100%	126.441
2S Open Fr Porch	1950	708	C 100	29.681	Avg.	65%	75%	100%	14.470
Open Frame Porch	1950	84	C 100	2.412	Avg.	65%	75%	100%	1.176
Outbuilding Total									142.087
Accpt Land			0	Accepted Bldg		142,100	Total		142,100

Valuation Report

Map/Lot: U16-001

Account: 1751 Card: 3 of 3

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	252	C 100	17,310	V.G.	85%	75%	100%	11.036	
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11.036	
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11.036	
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11.036	
Open Frame Porch	1950	224	C 100	5,956	V.G.	85%	100%	100%	5.063	
Open Frame Porch	2009	96	C 100	2,716	Avg.	92%	75%	100%	1.874	
MOTEL.....	2007	756	C 100	51,928	V.G.	98%	75%	100%	38.167	
Unfin Basement	2006	1692	D 90	6,548	Avg.	92%	100%	100%	6.024	
Outbuilding Total									95,272	
Acpt Land			0	Accepted Bldg			95,300	Total		95,300

WISCASSET

Valuation Report

09/27/2023

Name: WISCASSET WOODS REALTY TRUST

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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	530,500	134,300	664,800	530,500	134,300	664,800
2	0	142,100	142,100	0	142,100	142,100
3	0	95,300	95,300	0	95,300	95,300
TOTAL	530,500	371,700	902,200	530,500	371,700	902,200

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.28	Acres-Commercial 1-20	15,875.00	4,445	100%		4,445
Total Acres 1.28					Land Total	162,820

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value
						Phy Func Econ	Rcnld
1S AD/GAR.....	1950	728	C 100	60,918	Avq.	65% 75% 100%	29,698
Outbuilding Total							29,698
Acpt Land		162,800		Bldg Override		25,200 Total	
							188,000

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
1.26	Acres-Commercial 1-20	15,875.00	20,003	100%		20,003
Total Acres 3.26						Land Total 337,128

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE MAS COM..	1994	3596	C 100	211,788	Avq.	86%	100%	100%	182,138	
OFFICE MASONRY..	1994	957	C 100	69,387	Avq.	86%	100%	100%	59,673	
PAVING.....	1994	16000	C 100	33,920	Avq.	86%	50%	100%	14,586	
Encl Frame Porch	1994	97	C 100	4,410	Avq.	86%	100%	100%	3,793	
WAREHOUSE MS....	1994	1584	C 100	81,165	Avq.	86%	100%	100%	69,802	
Open Frame Porch	1994	72	C 100	2,109	Avq.	86%	100%	100%	1,814	
Outbuilding Total									331,806	
Acpt Land		337,100	Accepted Bldg		331,800	Total		668,900		

WISCASSET

Valuation Report

09/27/2023

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 48,000 Accepted Bldg 0 Total 48,000

Valuation Report

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	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.26	Acres-Rear Land 1-10	2,500.00	3,150	100%		3,150
Total Acres 2.26						Land Total 79,463

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	486 Sqft	Grade B 95	Base	59,148
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	-3,299
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	3,103
Attic	Floor & Stairs			Attic	1,131
FirePlaces	1			Fireplace	6,972
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	67,055				
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None		75%	100%	100%	50,291				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.75 Story/BSMT	2006	532	B 100	78,241	Avq.	92%	100%	100%	71,982	
ONE STORY FRAME	2007	20	C 100	1,569	Avq.	92%	100%	100%	1,443	
Open Frame Porch	2007	132	C 100	3,628	Avq.	92%	100%	100%	3,338	
APT	2013	450	B 95	32,705	Avq.	92%	60%	100%	18,053	
Wood Deck	2015	192	C 100	2,635	Avq.	92%	100%	100%	2,424	
1,437 SFLA	Outbuilding Total 97,240									
Acpt Land		79,500		Accepted Bldg		147,500		Total		227,000

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	238,750	238,750	100%		238,750
1.00	Acres-Franchise Size Adj	23,875.00	23,875	100%		23,875
0.47	Acres-Commercial 1-20	15,875.00	7,461	100%		7,461
Total Acres 1.47					Land Total	270,086

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
FAST FOOD	2006	2052	B 100	353,146	Exc.	99%	100%	100%	349,615
CONCRETE PLATFRM	2006	2092	B 100	14,459	Avq.	92%	100%	100%	13,302
Encl Frame Porch	2006	72	B 100	3,898	Avq+	97%	100%	100%	3,781
COOLER.....	2006	168	B 100	8,774	Avq.	92%	100%	100%	8,072
CONCRETE PLATFRM	2006	30	B 100	208	Avq.	92%	100%	100%	191
CONCRETE PLATFRM	2006	110	B 100	761	Avq.	92%	100%	100%	700
PAVING.....	2006	14000	C 100	29,680	Avq.	92%	100%	100%	27,306
Outbuilding Total									402,967
Acpt Land		270,100	Accepted Bldg		403,000	Total			673,100

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 08/12/2020
Topography	Level	Sale Price 84,000
Utilities	Public Sewer	Sale Type Land & Buildings
Street	Paved	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	41,250.00	41,250	175%	Neighborhood	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.22	Acres-Rear Land 1-10	2,500.00	550	100%		550
Total Acres 1.22						Land Total 76,863

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	800 Sqft	Grade B 95	Base		134,361
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	Plumbing		0
Baths	1	Half Baths	0	Attic		1,862
Attic	Floor & Stairs			Fireplace		0
FirePlaces	0			Insulation		-233
Insulation	Capped Only			Unfinished		0
Unfin. Living Area	NONE					

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1810	0	TYPICAL	TYPICAL	Below Average	Typical	135,990				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		57%	100%	100%	77,514			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
ONE STORY FRAME	1810	234	B 95	20,056	Avq-	57%	100%	100%	11,432	
Unfinished Attic	1810	234	B 95	1,392	Avq-	57%	100%	100%	793	
Frame Garage	1810	864	D 100	24,782	Avq-	57%	100%	100%	14,126	
1,434 SFLA										Outbuilding Total 26,351
Accpt Land		76,900		Accepted Bldg		103,900		Total		180,800

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	142,500	142,500	100%		142,500	
0.77	Acres-Commercial Size Adj	15,875.00	12,224	100%		12,224	
Total Acres 0.77					Land Total	154,724	

Outbuildings/Additions/Improvements									Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Rcnld
							Func	Econ		
GARAGE FRAME ..	2013	1292	A 100	70,856	Avg.	92%	100%	100%	65,188	
OFFICE WOOD.....	2013	952	C 100	63,333	Avg.	92%	100%	100%	58,266	
Frame Shed	2021								8,000	
----- S O U N D V A L U E -----							Outbuilding Total		131,454	
Accpt Land		154,700		Accepted Bldg		131,500		Total		286,200

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	158,750	365,125	100%		365,125
Total Acres 2.30				Land Total		365,125

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
CANOPY AV.....	1992	1104	C 100	21,626	Avq.	18,382
PAVING.....	1992	25000	C 100	53,000	Avq.	22,525
Outbuilding Total						40,907

Acpt Land	365,100	Accepted Bldg	40,900	Total	406,000
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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	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 01/24/2014
Topography	Level	Sale Price 2,083,333
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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	238,750	238,750	100%		238,750
1.00	Acres-Franchise Size Adj	23,875.00	23,875	100%		23,875
0.58	Acres-Franchise Prime	158,750	92,075	100%		92,075
Total Acres 1.58					Land Total	354,700

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CONVENIENCE STORE	1992	4096	AA100	545,514	Exc.	97%	100%	100%	529,149
CANOPY AV.....	1992	936	B 100	21,086	B Gr	97%	100%	100%	20,453
CANOPY AV.....	1992	2784	B 100	62,715	B Gr	97%	100%	100%	60,834
CANOPY AV.....	1992	1104	C 100	21,626	C Gr	97%	100%	100%	20,977
PAVING.....	1992	60000	C 100	127,200	Avq.	85%	100%	100%	108,120
COOLER.....	2010	224	C 100	10,172	Avq.	92%	100%	100%	9,358
COOLER.....	2008	270	C 100	12,261	Avq.	92%	100%	100%	11,280
COOLER.....	2011	144	C 100	6,539	Avq.	92%	100%	100%	6,016
Outbuilding Total									766,187
Acpt Land		354,700	Accepted Bldg		766,200	Total		1,120,900	

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	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	41,875

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,560 Sqft	Grade D 100	Base	112,090
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	-17,860
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	3,664
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
Insulation	Minimal			Insulation	-2,381
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	TYPICAL	TYPICAL	Below Average	Typical	101,001	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	80%	100%	63,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	208	D 100	4,774	Avq-	78%	100%	100%	3,724
1 ST BARN.....	1999	320	D 100	10,804	Avq.	88%	50%	100%	4,754
1 ST BARN.....	1999	480	D 100	14,662	Avq.	88%	50%	100%	6,452
Wood Deck	1999	196	D 100	2,310	Avq.	88%	100%	100%	2,033
Wood Deck	1999	36	D 100	556	Avq-	79%	100%	100%	439
1,560 SFLA									17,402

Acpt Land 41,900 **Accepted Bldg** 81,200 **Total** 123,100

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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
24.94	R 20+-Rear 20+	625.00	15,588	100%		15,588
Total Acres 45.94			Land Total			115,588

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,065 Sqft	Grade C 105	Base		130,801
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				
1956	0	TYPICAL	TYPICAL	Average	Typical			130,801
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None	None		71%	100%	100%		92,869	

Outbuildings/ Additions/ Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good				Value Rcnld
Open Frame Porch	1956	20	C 105	832	Avq.	71%	100%	100%		591
Frame Garage	1978	560	D 100	17,339	Avq-	69%	100%	100%		11,964
Frame Shed	1956	64	D 100	421	Fair	44%	100%	100%		185
Wood Deck	2005	160	C 100	2,228	Avq.	91%	100%	100%		2,027
BSMT ENTRY.....	1956	72	C 105	1,156	Avq.	71%	100%	100%		821
Outbuilding Total										15,588

Acpt Land	115,600	Accepted Bldg	108,500	Total	224,100
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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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
1.17	Acres-Commercial 1-20	15,875.00	18,574	100%		18,574
Total Acres 3.17						Land Total
						335,699

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2.00 ST BARN....	1900	2960	C 100	211,441	Avq-	57%	100%	100%	120,521
1 ST BARN.....	1975	384	C 100	14,358	Avq-	67%	100%	100%	9,620
1.25 ST BARN....	1975	960	C 100	38,142	Avq-	67%	100%	100%	25,555
1 ST BARN.....	1975	384	C 100	14,358	Avq-	67%	100%	100%	9,620
CANOPY AV.....	0	14	C 100	275	Avq.	65%	100%	100%	179
Open Frame Porch	0	144	D 100	3,381	Fair	42%	100%	100%	1,420
Frame Shed	2014	1960	D 100	12,895	Poor	60%	50%	100%	3,868
Outbuilding Total									170,783

Acpt Land	335,700	Accepted Bldg	170,800	Total	506,500
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Name: REED, RANDY S

Page 2399

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). Rows include Outbuildings/Additions/Improvements.

Acpt Land 45,400 Accepted Bldg 52,700 Total 98,100

Name: JEWETT, LARRY S

Page 2400

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, Units, Price/Unit, Total, 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 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 108,600 Accepted Bldg 418,000 Total 526,600

WISCASSET

Valuation Report

09/27/2023

Name: JEWETT, LARRY S

Page 2401

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

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcld. Rows include ONE STORY FRAME, QUONSET, 2,606 SFLA, and summary rows for Acpt Land, Accepted Bldg, and Total.

WISCASSET

Valuation Report

09/27/2023

Name: JEWETT, LARRY S

Page 2402

JEWETT, CAROL A

Map/Lot:

U16-014

Account: 1766

Location:

58 OXHORN ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	108,600	418,000	526,600	108,600	418,000	526,600
2	0	38,900	38,900	0	38,900	38,900
TOTAL	108,600	456,900	565,500	108,600	456,900	565,500

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	37,500.00	37,500	175%	Neighborho	65,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00						Land Total 79,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade A 100	Base	259,738
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	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,514
Attic	Floor & Stairs			Attic	3,425
FirePlaces	1			Fireplace	8,552
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	281,229
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	247,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1998	135	C 100	12,502	Avq.	88%	100%	100%	11,002
Open Frame Porch	1998	150	C 100	4,084	Avq.	88%	100%	100%	3,594
ONE STORY FRAME	2010	280	C 100	21,966	Avq.	92%	100%	100%	20,209
1.50 ST GARAGE..	1998	728	C 100	53,501	Avq.	88%	100%	100%	47,081
Wood Deck	2014	320	A 100	5,719	Avq.	92%	100%	100%	5,261
APT	2015	1000	D 100	57,212	Avq.	92%	100%	100%	52,635
2,515 SFLA									Outbuilding Total 139,782

Acpt Land 79,400 **Accepted Bldg** 387,300 **Total** 466,700

WISCASSET
 Name: DAVIS, CHARLES
 DAVIS, LUCILA

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
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	-17,952
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Below Average	Typical	95,982
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						75,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	64	C 100	1,004	Avq.	88%	100%	100%	884
Encl Frame Porch	1999	336	C 100	14,164	Avq.	88%	100%	100%	12,464
Frame Shed	2000	144	C 100	1,101	Avq.	89%	100%	100%	980
1,568 SFLA									
Outbuilding Total									14,328

Accpt Land 47,900 **Accepted Bldg** 90,200 **Total** 138,100

WISCASSET
 Name: JUNTURA, CECILIO

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.50	Acres-Rear Land 1-10	2,500.00	16,250	100%		16,250
Total Acres 7.50					Land Total	61,625

Accpt Land 61,600 **Accepted Bldg** 0 **Total** 61,600

WISCASSET
 Name: JUNTURA, ADELINA H

Valuation Report

09/27/2023

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Map/Lot:

U16-017-B

Location:

OXHORN ROAD

Account: 2586 Card: 1 of 1

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	49,125

Accpt Land 49,100 **Accepted Bldg** 0 **Total** 49,100

WISCASSET
 Name: DAVIS, CHARLES
 DAVIS, LUCILA

Valuation Report

09/27/2023
 Page 2407
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	50,375
Accpt Land		50,400	Accepted Bldg		0	Total
						50,400

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.44	Acres-Commercial 1-20	15,875.00	38,735	100%		38,735
Total Acres 3.44					Land Total	197,110

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
WAREHOUSE ST....	2015	5000	D 100	200,187	Avq.	92%	50%	100%	92,086	
Outbuilding Total									92,086	
Acpt Land		197,100	Accepted Bldg		92,100	Total		289,200		

Name: JONES, DEREK J/T

Page 2409

JONES, BRITTANY

Map/Lot: U16-019

Account: 2098 Card: 1 of 1

Location: 45 OXHORN ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Above Street

Utilities NoWater/NoSewer

Street Paved

Sale Data

Sale Date 10/15/2012

Sale Price 0

Sale Type Land & Buildings

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29					Land Total	46,100

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,080 Sqft	Grade C 100	Base	120,311
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	14,250
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	2	Plumbing	8,520
Attic	None			Attic	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	143,081
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	131,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2018	120	C 100	1,718	Avg.	92%	100%	100%	1,581
Frame Shed	2017	200	B 100	1,760	Avg.	92%	100%	100%	1,619
1,080 SFLA						Outbuilding Total			3,200

Acpt Land 46,100 **Accepted Bldg** 134,800 **Total** 180,900

Name: APRIL, MORGAN ROSE

Page 2410

APRIL, CODY JOSEPH

Map/Lot:

U17-001

Account: 1769 Card: 1 of 1

Location:

35 BORSKI'S WAY

Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	RURAL	Sale Date	05/07/2021
Topography	Level	Sale Price	397,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	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	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
Total Acres 3.20						Land Total 81,813

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade B 100	Base	227,275
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	48,394
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	8,165
Attic	None			Attic	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	283,834			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	255,451		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	672	B 100	26,852	Avq.	90%	100%	100%	24,167
Wood Deck	2003	432	B 100	6,549	Avq.	90%	100%	100%	5,894
Wood Deck	2009	224	C 100	3,044	Avq.	92%	100%	100%	2,800
Wood Deck	2009	40	C 100	698	Avq.	92%	100%	100%	642
2,016 SFLA									Outbuilding Total 33,503
Acpt Land		81,800		Accepted Bldg		289,000		Total 370,800	

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 09/15/2004
Topography	Level	Sale Price 4,200,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
9.10	Acres-Commercial Prime	158,750	1,444,625	100%		1,444,625
Total Acres 10.10					Land Total	1,603,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1980	43200	C 100	4,336,044	Avq.	79%	100%	100%	3,425,475	
COV LOAD DOCK...	0	7200	C 100	153,174	Avq.	65%	100%	100%	99,563	
Encl Frame Porch	0	440	C 100	18,408	Avq.	65%	100%	100%	11,965	
Open Frame Porch	0	231	C 100	6,134	Avq.	65%	100%	100%	3,987	
PAVING.....	0	65340	C 100	138,521	Avq.	65%	50%	100%	45,020	
SPRINKER/100SF..	0	432	C 100	87,418	Avq.	65%	100%	100%	56,822	
Outbuilding Total									3,642,832	
Accpt Land		1,603,000		Accepted Bldg		3,642,800		Total		5,245,800

Name: SCHUTTE, FRANK N J/T

Page 2412

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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.83	Acres-Rear Land 1-10	2,500.00	2,075	100%		2,075
Total Acres 1.83						Land Total 68,075

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,344 Sqft	Grade B 100	Base		172,178
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	1008 Sqft, Grade B	Basement Gar	None	Fin Bsmt		64,526
Heating	100% Hot Water BB	Cooling	100% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,899
Attic	None			Attic		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	241,603
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	100%	100%	231,939	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	2004	41	B 100	3,699	Avq+	96%	100%	100%	3,551
Frame Shed	2006	120	E 100	679	Avq.	92%	100%	100%	625
Frame Shed	2006	100	E 100	566	Avq.	92%	100%	100%	521
Frame Garage	2011	768	C 100	26,084	Avq.	92%	100%	100%	23,997
Frame Shed	2014			----- S O U N D V A L U E -----					1,000
Wood Deck	2017	40	B 100	802	Avq.	92%	100%	100%	738
Open Frame Porch	2017	112	B 100	3,590	Avq.	92%	100%	100%	3,303
Frame Shed	2021	672	C 100	5,141	Avq.	92%	100%	100%	4,730
1,385 SFLA									Outbuilding Total 38,465

Acpt Land	68,100	Accepted Bldg	270,400	Total	338,500
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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	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	80,063

Dwelling Description				Replacement Cost New		
Modern/Contemp.	One & 3/4 Story	792 Sqft	Grade A 100	Base		174,856
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		11,417
Attic	None			Attic		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	186,273			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		96%	100%	100%	178,822		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	576	A 100	57,901	Avq+	96%	100%	100%	55,585
Open Frame Porch	2003	62	A 100	2,488	Avq+	96%	100%	100%	2,388
1,386 SFLA									
Outbuilding Total									57,973
Acpt Land		80,100	Accepted Bldg		236,800	Total			316,900

Name: MCGIVERN, MAURA

Page 2414

FORD, MICHAEL T

Map/Lot:

U17-001-D

Account: 2106 Card: 1 of 1

Location:

20 BORSKI'S WAY

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

Sale Data
 Sale Date 06/07/2021
 Sale Price 490,000
 Sale Type Land & Buildings
 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	41,250.00	41,250	110%	Neighborhood	45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38					Land Total	52,950

Dwelling Description

Replacement Cost New

Colonial	Two Story	916 Sqft	Grade B 100	Base	206,532
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	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	51,211
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	14,697
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
						272,440
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	250,645	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	108	B 100	3,472	Avq.	92%	100%	100%	3,194
Frame Garage	2020	576	B 100	23,709	Avq.	92%	100%	100%	21,812
Wood Deck	2020	144	B 100	2,328	Avq.	92%	100%	100%	2,142
1,832 SFLA									
Outbuilding Total									27,148

Acpt Land 53,000 **Accepted Bldg** 277,800 **Total** 330,800

Name: CREATINI, STEFANO G

Page 2415

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 389,000

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	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.19	Acres-Rear Land 1-10	2,500.00	2,975	100%		2,975
Total Acres 2.19						Land Total 79,288

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base		197,646
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		54,732
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		13,962
Attic	None			Attic		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	266,340			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
None						255,686			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	576	C 100	20,616	Avg.	91%	100%	100%	18,761
1,960 SFLA	Outbuilding Total								18,761

Acpt Land 79,300 **Accepted Bldg** 274,400 **Total** 353,700

Name: HOLLAND, AMY

Page 2416

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	41,250.00	41,250	175%	Neighborhood	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.04	Acres-Rear Land 1-10	2,500.00	2,600	100%		2,600
Total Acres 2.04						Land Total 78,913

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,738 Sqft	Grade B 95	Base	211,521
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	27,697
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	Floor & Stairs			Attic	4,044
FirePlaces	1			Fireplace	6,972
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	254,888
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	100%	100%
						244,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	24	B 95	976	Avq+	96%	100%	100%	937
Wood Deck	2004	168	B 95	2,546	Avq+	96%	100%	100%	2,444
1,738 SFLA									
Outbuilding Total									3,381

Acpt Land 78,900 **Accepted Bldg** 248,100 **Total** 327,000

Name: LOYOLA, MARIA Q

Page 2417

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

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 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 Story/BASEMENT, Wood Deck, Open Frame Porch, and 2,411 SFLA.

Acpt Land

76,600

Accepted Bldg

254,300

Total

330,900

Name: CLARKE, KENNETH J JR

Page 2418

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	41,250.00	41,250	175%	Neighborhood	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05						Land Total 76,438

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 105	Base		196,606
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		5,144
Attic	None			Attic		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			201,750
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		96%	100%	100%		193,680	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	180	B 105	2,998	Avq+	96%	100%	100%	2,878
Wood Deck	2005	28	B 105	658	Avq+	96%	100%	100%	632
1,764 SFLA									Outbuilding Total 3,510
Acpt Land		76,400		Accepted Bldg		197,200		Total 273,600	

WISCASSET
 Name: PARADIS JR., WILLIAM W
 PARADIS, SHAYE L

Valuation Report

09/27/2023

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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	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18						Land Total 76,763

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,597 Sqft	Grade C 100	Base	245,508
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	7,100
Attic	None			Attic	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	252,608
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
90%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1.50 ST GARAGE..	2003	576	C 100	43,210	Avq.	90%	100%	100%	38,889
Open Frame Porch	2003	84	C 100	2,412	Avq.	90%	100%	100%	2,171
Wood Deck	2004	128	C 100	1,820	Avq.	91%	100%	100%	1,656
Frame Garage	2004	360	C 100	14,466	Avq.	91%	100%	100%	13,164
ONE STORY FRAME	2004	70	C 100	5,491	Avq+	96%	100%	100%	5,271
Open Frame Porch	2004	110	C 100	3,071	Avq.	91%	100%	100%	2,795
ONE STORY FRAME	2004	98	C 100	7,688	Avq+	96%	100%	100%	7,380
2,564 SFLA									Outbuilding Total 71,326

Acpt Land	76,800	Accepted Bldg	298,700	Total	375,500
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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	41,250.00	41,250	110%	Neighborho	45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33					Land Total	50,325

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,456 Sqft	Grade C 100	Base		170,307
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	0	HEARTH				
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,260
Attic	None			Attic		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	174,567			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	160,602				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2017	672	C 100	23,350	Avq.	92%	100%	100%	21,482
Open Frame Porch	2017	120	C 100	3,324	Avq.	92%	100%	100%	3,058
Wood Deck	2017	312	C 100	4,165	Avq.	92%	100%	100%	3,832
1,456 SFLA									
Outbuilding Total									28,372
Acpt Land		50,300	Accepted Bldg		189,000	Total		239,300	

Name: GERARD, GARY C J/T

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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	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49					Land Total	67,225

Dwelling Description

Replacement Cost New

Ranch	One Story	1,312 Sqft	Grade B 100	Base	176,483
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	176,483			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2004	116	B 100	3,706	Avq+	96%	100%	100%	3,558
Wood Deck	2004	116	B 100	1,916	Avq+	96%	100%	100%	1,839
Frame Garage	2004	576	B 100	23,709	Avq+	96%	100%	100%	22,761
Wood Deck	2004	180	B 100	2,855	Avq+	96%	100%	100%	2,741
BSMT ENTRY.....	2004	30	B 100	528	Avq+	96%	100%	100%	507
1,312 SFLA									31,406
Acpt Land									67,200
Accepted Bldg									200,800
Total									268,000

WISCASSET
 Name: KEPRAN, LLC

Valuation Report

09/27/2023

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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	41,250.00	41,250	110%		45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.40	Acres-Rear Land 1-10	2,500.00	3,500	100%		3,500
Total Acres 2.40					Land Total	53,000

Accpt Land	53,000	Accepted Bldg	0	Total	53,000
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WISCASSET
 Name: KEPRAN, LLC

Valuation Report

09/27/2023

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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	41,250.00	41,250	110%	Neighborho	45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Accpt Land	52,800	Accepted Bldg	0	Total	52,800
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Valuation Report

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 10/28/2021
Topography	Rolling	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
0.17	Acres-Commercial 1-20	15,875.00	2,699	100%		2,699
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 13.17						Land Total 407,324

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT UNFINISHED.	1978	2568	C 100	30,841	Avq-	69%	75%	100%	15,960	
STORE FRAME.....	0	1416	C 100	142,126	Avq-	57%	75%	100%	60,759	
APT	0	1040	C 100	69,186	Avq-	57%	75%	100%	29,577	
Open Frame Porch	0	24	C 100	894	Avq-	57%	75%	100%	382	
2S Open Fr Porch	0	112	C 100	5,089	Avq-	57%	75%	100%	2,176	
Open Frame Porch	0	160	C 100	4,336	Avq-	57%	75%	100%	1,854	
OFFICE MEZZ	0	160	C 100	7,327	Avq-	57%	75%	100%	3,132	
APT	0	1040	C 100	69,186	Avq-	57%	75%	100%	29,577	
Outbuilding Total									143,417	
Land		395,000		Bldg Override		142,800		Total		537,800

WISCASSET
 Name: DONNA MORRIS RENTAL, LLC

Valuation Report

09/27/2023

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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	1,250.00	12,325	100%		12,325	
Total Acres 9.86				Land Total		12,325	
Acpt Land		12,300	Accepted Bldg		0	Total	12,300

WISCASSET

Name: DONNA MORRIS RENTAL, LLC

Valuation Report

09/27/2023

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Map/Lot:

U17-002

Account: 1774

Location:

698 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	407,300	143,400	550,700	395,000	142,800	537,800
2	12,300	0	12,300	12,300	0	12,300
TOTAL	419,600	143,400	563,000	407,300	142,800	550,100

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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2010	800	B 100	11.945	Ava.	92%	100%	100%	10,989
Wood Deck	2010	550	B 100	8.280	Ava.	92%	100%	100%	7,618
COURSE POLES	2010	16	B 100	7.253	Ava.	92%	100%	100%	6,673
CHALLENGE COURSE	2010	1	B 100	79.235	Ava.	92%	100%	100%	72,896
ONE STORY FRAME	2013	140	D 100	9.445	Ava.	92%	80%	100%	6,951
140 SFLA						Outbuilding Total			105,127
Acpt Land			0	Accepted Bldg		105,100	Total		105,100

WISCASSET
 Name: LONG, DANA E
 DYER, DANIEL J

Valuation Report

09/27/2023

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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
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
Total Acres 2.00						Land Total
						317,125

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
RESTAURANT	1988	2376	D 100	305,791	Avq.	83%	75%	100%	190,355	
WAREHOUSE WD....	0	1426	D 100	57,094	Avq-	57%	75%	100%	24,408	
APT	0	950	C 100	63,199	Avq-	57%	75%	100%	27,017	
Wood Deck	0	80	C 100	1,208	Avq-	57%	75%	100%	517	
COV LOAD DOCK...	0	140	D 100	2,562	Avq-	57%	75%	100%	1,095	
COOLER.....	0	240	D 100	9,374	Avq-	57%	75%	100%	4,007	
FREEZER.....	0	120	D 100	5,526	Avq-	57%	75%	100%	2,362	
PAVING.....	0	17000	C 100	36,040	Avq.	65%	50%	100%	11,713	
Outbuilding Total									261,474	
Acpt Land		317,100	Accepted Bldg		261,500	Total		578,600		

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
11.00	Acres-Commercial 1-20	15,875.00	174,625	100%		174,625
Total Acres 12.00						Land Total
						333,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT FINISHED...	1987	1200	D 100	55,134	Avq.	82%	100%	100%	45,210	
OFFICE WOOD.....	1987	1200	C 100	79,831	Avq.	82%	100%	100%	65,461	
Frame Shed	2004	120	D 100	789	Avq-	81%	100%	100%	639	
WAREHOUSE WD.....	1987	1300	D 100	52,049	Avq.	82%	100%	100%	42,680	
Outbuilding Total									153,990	
Acpt Land		333,000		Accepted Bldg		154,000		Total		487,000

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
Total Acres 2.00					Land Total	174,250

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
OFFICE WOOD.....	1978	2652	C 100	176,426	Avq-	69%	100%	100%	121,734	
Patio	1978	144	C 100	1,565	Avq.	78%	100%	100%	1,221	
PAVING.....	1990	3700	C 100	7,844	Avq.	84%	50%	100%	3,294	
Outbuilding Total									126,249	
Acpt Land		174,300		Accepted Bldg		126,200		Total		300,500

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 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
0.59	Acres-Commercial 20+	2,125.00	1,254	100%		1,254
Total Acres 2.59			Land Total			318,379

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
FAST FOOD	2010	2464	B 105	445,254	Avq.	92%	100%	100%	409,634
CONVENIENCE STORE	2010	2464	B 105	255,648	Avq.	92%	100%	100%	235,196
STORE FRAME.....	2010	2240	B 105	271,485	Avq.	92%	100%	100%	249,766
BANK CANOPY	2010	1120	B 105	33,282	Avq.	92%	100%	100%	30,619
PNEUMATIC SYSTEM	2010	1	C 100	26,739	Avq.	92%	100%	100%	24,600
DRIVE-UP WINDOW #	2010	1	B 105	11,742	Avq.	92%	100%	100%	10,803
DRIVE THRU CAR	2021	520	B 100	41,449	Avq.	92%	100%	100%	38,133
Outbuilding Total									998,751
Acpt Land		318,400	Accepted Bldg		998,800	Total			1,317,200

WISCASSET
 Name: OLD DOGS, LLC

Valuation Report

09/27/2023

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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	12.200	Ava.	92%	100%	100%	11.224	
PAVING.....	2010	10500	C 100	22.260	Ava.	92%	100%	100%	20.479	
Outbuilding Total								31,703		
Accept Land		0		Accepted Bldg		31,700		Total		31,700

WISCASSET
Name: OLD DOGS, LLC

Valuation Report

09/27/2023
Page 2433
U17-004
695 BATH ROAD

Account: 1777

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	318,400	998,800	1,317,200	318,400	998,800	1,317,200
2	0	31,700	31,700	0	31,700	31,700
TOTAL	318,400	1,030,500	1,348,900	318,400	1,030,500	1,348,900

Neighborhood	U.S. RTE 1	Sale Data
Zoning/Use	COMMERCIAL	Sale Date 02/14/2019
Topography	Level	Sale Price 1,100,000
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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	238,750	238,750	100%		238,750
1.00	Acres-Franchise Size Adj	23,875.00	23,875	100%		23,875
0.25	Acres-Commercial 1-20	15,875.00	3,969	100%		3,969
Total Acres 1.25					Land Total	266,594

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	2014	6000	C 100	602,228	Avq.	92%	100%	100%	554,050	
Frame Shed	2014	80	C 100	612	Avq.	92%	100%	100%	563	
PAVING.....	2014	14000	C 100	29,680	Avq.	92%	100%	100%	27,306	
STORE FRAME.....	2022	3600	D 100	310,750	Avq.	92%	100%	100%	285,890	
Outbuilding Total									867,809	
Acpt Land		266,600	Accepted Bldg		867,800	Total		1,134,400		

WISCASSET
 Name: NOURIA ENERGY WISCASSET,LLC.

Valuation Report

09/27/2023

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Account: 2587 Card: 1 of 1

Map/Lot:
 Location:

U17-004-B
 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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.55	Acres-Commercial 1-20	15,875.00	8,731	100%		8,731
Total Acres 1.55					Land Total	167,106
Accpt Land		167,100	Accepted Bldg		0	Total
						167,100

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
4.83	Acres-Rear Land 1-10	2,500.00	12,075	100%	Topography	12,075
Total Acres 6.83						Land Total
						329,200

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STRIP CENTER	1980	32750	D 100	2,268,972	Avq-	70%	65%	100%	1,032,382
Encl Frame Porch	0	700	D 100	24,958	Fair	42%	65%	100%	6,813
Canopy	0	512	D 100	5,618	Fair	42%	65%	100%	1,534
COOLER.....	0	512	D 100	19,995	Fair	42%	65%	100%	5,459
STORE FRAME.....	1965	816	D 100	70,437	Poor	33%	40%	100%	9,298
PAVING.....	0	53200	C 100	112,784	Fair	42%	50%	100%	23,684
Outbuilding Total									1,079,170

Acpt Land	329,200	Accepted Bldg	1,079,200	Total	1,408,400
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WISCASSET
 Name: WM 681 BATH ROAD, LLC.

Valuation Report

09/27/2023

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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	1.640	Fair	42%	65%	100%	448	
Outbuilding Total									448	
Accpt Land			0		Accepted Bldg			400		Total
									400	

WISCASSET

Name: WM 681 BATH ROAD, LLC.

Valuation Report

09/27/2023

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Map/Lot:

U17-005

Account: 1778

Location:

681 BATH ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	329,200	1,079,200	1,408,400	329,200	1,079,200	1,408,400
2	0	400	400	0	400	400
TOTAL	329,200	1,079,600	1,408,800	329,200	1,079,600	1,408,800

WISCASSET
 Name: STONE JR., JOHN F

Valuation Report

09/27/2023
 Page 2439
 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
STORE FRAME.....	2005	816	D 100	70.437	Avg.	91%	75%	100%	48,074
Outbuilding Total									48,074
Accpt Land			0	Accepted Bldg		48,100	Total		48,100

WISCASSET
 Name: IQ EQ TRUST COMPANY(TRUSTEE)

Valuation Report

09/27/2023

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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
Topography	Level	Sale Price
Utilities	All Public	Sale Type
Street	Paved	Financing
		Verified
		Validity

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	142,500	142,500	100%		142,500	
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875	
1.36	Acres-Commercial 1-20	15,875.00	21,590	100%		21,590	
Total Acres 2.36					Land Total	179,965	

Accpt Land	180,000	Accepted Bldg	0	Total	180,000
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Name: SPROUL, PERRY W

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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 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value and 0.47 Acres-HS Size Adj.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Cost, Value. 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0 TYPICAL, Average, Typical, 147,947.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 1SFr Overhang, Frame Shed, Frame Garage, 1,050 SFLA.

Summary row: Acpt Land 43,200 Accepted Bldg 142,400 Total 185,600

Name: SCHWINK-ZANELLA, BENJAMIN

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LAGERHOLM, BRANDON E

Map/Lot: U18-002

Account: 1781 Card: 1 of 1

Location: 33 OLD FERRY ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/03/2021
Sale Price 216,900
Sale Type Land & Buildings
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

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 1970, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 126,264.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 77%, Func. % 100%, Econ. % 100%, Value(Rcnld) 97,223.

Outbuildings/Additions/Improvements

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

Accpt Land 47,100 Accepted Bldg 98,600 Total 145,700

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 1.44						Land Total 42,350

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 100	Base	140,363
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	4,478
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	154,063				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	100%	100%	115,547					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1966	1200	C 100	38,385	Avq.	72%	100%	100%	27,637	
Frame Shed	2001	320	C 100	2,448	Avq.	89%	100%	100%	2,179	
Wood Deck	2001	184	C 100	2,534	Avq.	89%	100%	100%	2,255	
1,200 SFLA	Outbuilding Total								32,071	
Acpt Land		42,400		Accepted Bldg		147,600		Total		190,000

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.51	Acres-Commercial Prime	158,750	80,963	100%		80,963
Total Acres 1.51						Land Total 239,338

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
AUTO CENTER.....	2004	4800	C 100	279,840	Avq.	91%	100%	100%	254,654	
OFFICE MEZZ	2004	1000	C 100	45,792	Avq.	91%	100%	100%	41,671	
Frame Garage	2005	900	C 100	29,842	Avq+	96%	100%	100%	28,648	
Frame Shed	2005	1440	C 100	11,016	Avq.	91%	100%	100%	10,025	
PAVING.....	2004	22000	C 100	46,640	Avq.	91%	100%	100%	42,442	
MAN STEEL.....	2009	3000	C 100	103,721	Avq.	92%	100%	100%	95,423	
Frame Shed	2015	375	C 100	2,869	Avq.	92%	100%	100%	2,639	
Outbuilding Total									475,502	
Acpt Land		239,300	Accepted Bldg		475,500			Total		714,800

Valuation Report

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.30	Acres-Rear Land 1-10	2,500.00	5,750	100%		5,750
Total Acres 3.30						Land Total 51,125

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,836 Sqft	Grade D 100	Base		131,921
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		-21,020
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		3,664
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,803
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Fair	Typical	111,762			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	90%	100%	65,381				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	180	D 100	4,165	Fair	65%	90%	100%	2,436
Frame Shed	1991					----- S O U N D V A L U E -----			200
Wood Deck	1994	120	C 100	1,718	Avq-	76%	100%	100%	1,306
1,836 SFLA						Outbuilding Total			3,942
Acpt Land		51,100	Accepted Bldg		69,300	Total		120,400	

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	Sale Data
Zoning/Use	RURAL	Sale Date 01/17/2017
Topography	Above Street	Sale Price 121,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	41,250.00	41,250	100%		41,250
0.43	Acres-HS Size Adj	4,125.00	1,774	100%		1,774
Total Acres 0.43					Land Total	43,024

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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	2,840
Attic	None			Attic	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	115,130			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	89,801				
Outbuildings/Additions/Improvements					Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1972	480	C 100	37,656	Avq.	78%	100%	100%	29,372
Wood Deck	1972	40	C 100	698	Avq.	78%	100%	100%	544
Encl Frame Porch	1972	96	C 100	4,369	Avq.	78%	100%	100%	3,408
Frame Shed	1972	160	C 100	1,224	Fair	53%	100%	100%	649
Frame Shed	1972			----- S O U N D V A L U E -----					100
1,440 SFLA									34,073

Acpt Land	43,000	Accepted Bldg	123,900	Total	166,900
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Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/30/2004
Sale Price 40,000
Sale Type Land Only
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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.40	Acres-Rear Land 1-10	2,500.00	3,500	100%		3,500
Total Acres 2.40					Land Total	48,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
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	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	174,567
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	158,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2004	30	C 100	459	Avq.	91%	100%	100%	418
Wood Deck	2005	270	C 100	3,630	Avq.	91%	100%	100%	3,303
Frame Garage	2005	1008	C 100	32,918	Avq.	91%	100%	100%	29,955
1,456 SFLA									
Outbuilding Total									33,676

Acpt Land 48,900 **Accepted Bldg** 192,500 **Total** 241,400

WISCASSET
 Name: CHAPMAN, KENNETH W

Valuation Report

09/27/2023

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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	15,875.00	31,750	100%		31,750
Total Acres 0.00						31,750
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
12' Mobile Home	1970	12X56	D 100	61,119	Fair	30%	50%	100%	9,168
672 SFLA						Outbuilding Total			9,168

Acpt Land	31,800	Accepted Bldg	9,200	Total	41,000
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WISCASSET

Valuation Report

09/27/2023

Name: WANSER, RANDY

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WANSER, ELLEN

Map/Lot:

U18-005-020

Account: 1788 Card: 1 of 1

Location:

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

Table with 7 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 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

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980, 0 TYPICAL, TYPICAL, Below Average, Typical, 138,186, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd), 99,494.

Acpt Land 45,200 Accepted Bldg 99,500 Total 144,700

Name: ADAMS, CLAY A

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SANDRA L. ADAMS IRREVOCABLE TRUST

Map/Lot:

U18-005-022

Account: 1789 Card: 1 of 1

Location:

122 SHADY LANE

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/26/2020
Sale Price 0
Sale Type Land & Buildings
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

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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1981, 0, TYPICAL, TYPICAL, Above Average, Typical, 133,276.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 88%, 100%, 100%, 117,283.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1.50 ST GARAGE.., 1,344 SFLA, and Outbuilding Total.

Acpt Land 47,100 Accepted Bldg 153,900 Total 201,000

Valuation Report

Map/Lot:

U18-005-024

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 02/21/2023
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2059P0277
 Reference 2 U-18-005/24 0000000000
 Tran/Land/Bldg 9 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	41,250.00	41,250	100%		41,250	
0.71	Acres-HS Size Adj	4,125.00	2,929	100%		2,929	
Total Acres 0.71						Land Total	44,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12' Mobile Home	1971	12X63	D 100	67,010	Fair	30%	50%	100%	10,052
ONE STORY FRAME	1971	112	D 100	7,556	Fair	52%	100%	100%	3,929
1.25 ST GARAGE..	1971	560	C 100	31,144	Avq-	66%	100%	100%	20,555
868 SFLA						Outbuilding Total			34,536
Accpt Land		44,200	Accepted Bldg		34,500	Total			78,700

WISCASSET
 Name: STORER, BONNIE S

Valuation Report

09/27/2023

Page 2452

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 07/14/2022
 Sale Price 13,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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	41,250.00	41,250	100%		41,250	
0.51	Acres-HS Size Adj	4,125.00	2,104	100%		2,104	
Total Acres 0.51						Land Total	43,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1975	616	C 100	21,756	Fair	55%	100%	100%	11,966
Frame Shed	0	392	D 100	2,579	Fair	42%	100%	100%	1,083
SLAB.....	2010	910	C 100	2,844	Avq.	92%	100%	100%	2,616
14' Mobile Home	1986	14X65	D 95	75,816	Poor	20%	50%	100%	7,582
910 SFLA						Outbuilding Total			23,247

Acpt Land 43,400 **Accepted Bldg** 23,200 **Total** 66,600

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	41,250.00	41,250	100%		41,250
0.54	Acres-HS Size Adj	4,125.00	2,228	100%		2,228
Total Acres 0.54						Land Total 43,478

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,404 Sqft	Grade D 100	Base		100,881
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		-16,074
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		4,885
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,143
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	87,549
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	79,670

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	252	D 100	2,924	Avq.	91%	100%	100%	2,661
Shed.....	2004	80	C 100	612	Avq.	91%	100%	100%	557
CARPORT.....	2011	528	D 100	7,142	Fair	72%	100%	100%	5,142
1,404 SFLA									
Outbuilding Total									8,360

Acpt Land 43,500 **Accepted Bldg** 88,000 **Total** 131,500

WISCASSET
 Name: JONES, CHAD H
 JONES, JULIE A

Valuation Report

09/27/2023
 Page 2454
 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	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48					Land Total	67,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	900 Sqft	Grade B 95	Base	158,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	3,103
Attic	Full Finished			Attic	15,320
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	177,246	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	155,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	24	B 95	539	Avg.	88%	100%	100%	474
Frame Shed	2002	120	C 100	918	Avg.	90%	100%	100%	826
1,575 SFLA									
Outbuilding Total									1,300

Acpt Land 67,200 **Accepted Bldg** 157,300 **Total** 224,500

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	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.11	Acres-Rear Land 1-10	2,500.00	2,775	100%		2,775
Total Acres 2.11					Land Total	68,775

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,294 Sqft	Grade B 100	Base	240,371
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	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	240,371					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %					
Incomplete		None		89%	80%	100%					
						171,144					
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
3/4S AD/GAR.....	2001	1008	C 100	68,475	Avq.	89%	90%	100%	54,849		
Wood Deck	2001	56	C 100	901	Avq.	89%	100%	100%	802		
2,264 SFLA									55,651		
Acpt Land						68,800	Accepted Bldg		226,800	Total	295,600

Name: SUKEFORTH, DWANE
SUKEFORTH, SUZANNE M

Page 2456
Map/Lot: U18-005-12C
Location: 20 SUKIE LANE

Account: 2121 Card: 1 of 1

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	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.98	Acres-Rear Land 1-10	2,500.00	2,450	100%		2,450
Total Acres 1.98					Land Total	68,450

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 100	Base	218,823
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	-18,034
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	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1999	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total 205,688
Functional Obsolescence None	Economic Obsolescence None	Phys. % 89%	Func. % 100%	Econ. % 100%	Value(Rcnd) 183,062	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1999	100	C 100	7,845	Avq.	88%	100%	100%	6,904
1.25 ST GARAGE..	1999	576	C 100	31,914	Avq.	88%	100%	100%	28,084
Frame Shed	1999	84	C 100	642	Avq.	88%	100%	100%	565
AB.GR. POOL.....	1999	1	C 100	1,250	Avq.	99%	100%	100%	1,238
Patio	2004	510	C 100	5,065	Avq.	91%	100%	100%	4,609
GARAGE METAL	2012	840	D 100	20,517	Avq.	92%	100%	100%	18,876
GARAGE METAL	2013	336	D 100	10,051	Fair	72%	100%	100%	7,237
Patio	80	0	B 100	215	Avq.	89%	100%	100%	191
Field Price	240			----- S O U N D V A L U E -----					10,000
SLAB.....	2022	1200	C 100	3,750	Avq.	92%	100%	100%	3,450
2,162 SFLA								Outbuilding Total	81,154

Acpt Land 68,500 Accepted Bldg 264,200 Total 332,700

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	41,250.00	41,250	100%		41,250
0.76	Acres-HS Size Adj	4,125.00	3,135	100%		3,135
Total Acres 0.76						44,385

Dwelling Description

Replacement Cost New

Double Wide	One Story	708 Sqft	Grade E 100	Base	43,773
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	-6,975
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	36,798		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		100%	70%	100%		
						25,759		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1970	20	E 100	938	Avq-	65%	100%	100%
708 SFLA							610	
						Outbuilding Total	610	

Acpt Land

44,400

Accepted Bldg

26,400

Total

70,800

WISCASSET

Valuation Report

09/27/2023

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.

Outbuildings/ Additions/ Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Open Frame Porch, and Frame Shed.

Accpt Land 318,600 Accepted Bldg 6,600 Total 325,200

WISCASSET

Valuation Report

09/27/2023

Name: ROGERS SR., ROBERT H J/T

Page 2459

PITCHER, HEATHER

Map/Lot:

U18-005-A

Account: 1793 Card: 2 of 2

Location:

762 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 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

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RESTAURANT	1960	1824	D 100	234,748	Avg-	61%	50%	100%	71,598
Encl Frame Porch	2000	63	D 100	2,599	Avg-	79%	50%	100%	1,026
Frame Shed	1960	121	E 100	685	Poor	30%	100%	100%	206
Frame Shed	2012	132	C 100	1,010	Avg.	92%	100%	100%	929
Outbuilding Total									73,759
Acpt Land			0	Accepted Bldg		73,800	Total		73,800

WISCASSET

Valuation Report

09/27/2023

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	318,600	6,600	325,200	318,600	6,600	325,200
2	0	73,800	73,800	0	73,800	73,800
TOTAL	318,600	80,400	399,000	318,600	80,400	399,000

WISCASSET
 Name: JACKSON, HARVEY

Valuation Report

09/27/2023

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Map/Lot:

U18-005-A-"ON"

Account: 2693 Card: 1 of 1

Location:

760 OLD BATH 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 BILL OF SALE 02/22/2019
 Reference 2
 Tran/Land/Bldg 0 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
14' Mobile Home	1995	14X68	D 100	82.737	Fair	45%	10%	100%	3,701
952 SFLA									3,701
Accpt Land						Accepted Bldg		Total	
						0		3,700	
								3,700	

Name: CATALDO, LOUIS H

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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	142,500	142,500	100%		142,500
0.70	Acres-Commercial Size Adj	15,875.00	11,113	100%		11,113
Total Acres 0.70					Land Total	153,613

Dwelling Description				Replacement Cost New		
Ranch	One Story	840 Sqft	Grade D 95	Base		80,273
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		-9,136
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-3,350
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.	67,787
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		79%	99%	100%	53,016

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
MAN WOOD.....	1975	1344	D 100	50,479	Avq.	76%	100%	100%	38,364
OFFICE WOOD.....	1975	504	D 100	28,835	Avq.	76%	100%	100%	21,915
PAVING.....	1975	5200	C 100	11,024	Avq.	76%	50%	100%	4,189
MAN WOOD.....	2018	1296	D 100	49,356	Avq.	92%	100%	100%	45,408
Encl Frame Porch	2018	64	D 100	2,634	Avq.	92%	100%	100%	2,423
840 SFLA						Outbuilding Total			112,299

Acpt Land	153,600	Accepted Bldg	165,300	Total	318,900
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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	142,500	142,500	100%		0
0.00	Acres-Commercial Size Adj	15,875.00	11,113	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	139,492	Fair	42%	100%	100%	58,587
Open Frame Porch	0	174	D 100	4,035	Fair	42%	100%	100%	1,695
Encl Frame Porch	0	80	D 100	3,195	Fair	42%	100%	100%	1,342
Frame Shed	1940	48	D 100	316	Fair	42%	100%	100%	133
Frame Shed	1940	120	D 100	789	Fair	42%	100%	100%	331
Frame Shed	1940	144	D 100	948	Fair	42%	100%	100%	398
STORE FRAME.....	1940	672	C 100	67,450	Avq-	57%	100%	100%	38,446
Open Frame Porch	1940	224	C 100	5,956	Avq-	57%	100%	100%	3,395
Outbuilding Total									104,327
Acpt Land		0	Accepted Bldg		104,300	Total		104,300	

WISCASSET
 Name: ROGERS, ROBERT H

Valuation Report

09/27/2023

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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	128,374	Ava.	89%	100%	100%	114,253
Open Frame Porch	2005	330	C 100	8,640	Ava.	91%	100%	100%	7,862
Wood Deck	2005	100	C 100	1,462	Ava.	91%	100%	100%	1,330
Wood Deck	2002	132	C 100	1,870	Ava.	90%	100%	100%	1,683
Encl Frame Porch	2002	36	C 100	1,920	Ava.	90%	100%	100%	1,728
Open Frame Porch	2005	952	C 100	24,384	Ava.	91%	100%	100%	22,189
Frame Shed	2001	528	C 100	4,039	Ava.	89%	100%	100%	3,595
PAVING.....	1960	2300	C 100	4,876	Ava.	69%	50%	100%	1,682
2,008 SFLA								Outbuilding Total	154,322
Acpt Land		0	Accepted Bldg			154,300	Total		154,300

WISCASSET
Name: ROGERS, ROBERT H

Valuation Report

09/27/2023
Page 2465
U18-005-C
754 BATH ROAD

Account: 1795

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	104,300	104,300	0	104,300	104,300
2	0	154,300	154,300	0	154,300	154,300
TOTAL	0	258,600	258,600	0	258,600	258,600

WISCASSET
 Name: DAVIS, DONALD

Valuation Report

09/27/2023

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Map/Lot: U18-005-D

Account: 1806 Card: 1 of 1

Location: 94 SHADY LANE LOT #6

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/11/2015
Topography	Level	Sale Price 13,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	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	41,250.00	41,250	100%		41,250	
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125	
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250	
Total Acres 1.10					Land Total	45,625	
Accpt Land		45,600	Accepted Bldg		0	Total	
						45,600	

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
3.00	Acres-Commercial 1-20	15,875.00	47,625	100%		47,625
Total Acres 4.00					Land Total	206,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2004	1600	B 100	14,076	Avq.	91%	100%	100%	12,809	
Outbuilding Total									12,809	
Acpt Land		206,000		Accepted Bldg		12,800		Total		218,800

WISCASSET
 Name: SHERMAN, NORMAN P

Valuation Report

09/27/2023

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Account: 2358 Card: 1 of 1

Map/Lot: U18-005-F
 Location: 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	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	44,375

Accpt Land	44,400	Accepted Bldg	0	Total	44,400
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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	56,250.00	56,250	100%		56,250	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
Total Acres 1.00			Land Total			62,500	

		Dwelling Description			Replacement Cost New	
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	118,172	
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	32,290	
Heating	100% Hot Water BB	Cooling	0% None	Heat	0	
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing	2,840	
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							
1982	0	TYPICAL	TYPICAL	Average	Typical			153,302							
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)							
None		None		82%	100%	100%		125,708							
Outbuildings/Additions/Improvements		Year		Units		Grade		RCN Cond		Phy Func Econ		Percent Good		Value Rcnld	
Wood Deck	1982	48	C 100	800	Avq.	82%	100%	100%				656			
ONE STORY FRAME	1982	264	C 100	20,711	Avq.	82%	100%	100%				16,983			
Wood Deck	1982	192	C 100	2,635	Avq.	82%	100%	100%				2,161			
1SFr Overhanq	1982	68	C 100	5,335	Avq.	82%	100%	100%				4,375			
Frame Shed	1982	520	D 100	3,421	Fair	58%	100%	100%				1,984			
1,372 SFLA										Outbuilding Total		26,159			

Acpt Land	62,500	Accepted Bldg	151,900	Total	214,400
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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	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
19.00	Acres-Rear Land 1-10	2,500.00	47,500	100%		47,500
Total Acres 20.00						Land Total 110,000

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,304 Sqft	Grade C 105	Base		152,528
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		9,819
Heating	100% Electric	Cooling	0% None	Heat		-4,861
Rooms	7	HEARTH				
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,473
Attic	None			Attic		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	161,959			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	124,708				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1970	40	C 105	3,295	Avq.	77%	100%	100%	2,537
BSMT ENTRY.....	1970	30	C 105	481	Avq.	77%	100%	100%	370
Frame Shed	1970	104	C 100	795	Avq.	74%	100%	100%	588
Frame Shed	1970	180	C 100	1,378	Avq.	74%	100%	100%	1,020
1,344 SFLA	Outbuilding Total								4,515
Acpt Land		110,000	Accepted Bldg		129,200	Total		239,200	

WISCASSET
 Name: CHAPMAN, KENNETH W

Valuation Report

09/27/2023

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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	54,999	Poor	20%	50%	100%	5,500
560 SFLA						Outbuilding Total			5,500
Accpt Land			0	Accepted Bldg		5,500	Total		5,500

Name: CEDERLUND, L.B. & H.A.

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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

Land Description

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

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, 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 Functional Obsolescence, Outbuildings/Additions/Improvements, and a summary row for 1,140 SFLA.

Acpt Land

114,400

Accepted Bldg

125,400

Total

239,800

Name: HARRISON, RONALD L

Page 2473

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	118,750	118,750	100%		118,750
1.00	Acres-Shallow WF Size Adj	11,875.00	11,875	100%		11,875
3.80	Acres-Rear Land 1-10	2,500.00	9,500	100%		9,500
Land Total						140,125

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	1,140 Sqft	Grade C 105	Base		133,345
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		17,407
FirePlaces	1			Fireplace		6,701
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	157,453			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	71%	100%	100%	111,792				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1955	96	C 105	4,588	Avq.	71%	100%	100%	3,257
Frame Garage	1955	420	C 105	16,984	Avq.	71%	100%	100%	12,059
Frame Shed	1955	168	C 105	1,349	Avq.	71%	100%	100%	958
Encl Frame Porch	1955	60	C 105	3,045	Avq.	71%	100%	100%	2,162
1,140 SFLA						Outbuilding Total		18,436	

Acpt Land	140,100	Accepted Bldg	130,200	Total	270,300
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WISCASSET
 Name: SEWALL, NICHOLAS S

Valuation Report

09/27/2023
 Page 2474
 U19-003
 BATH ROAD

Account: 1810 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood U.S. RTE 1
 Zoning/Use RURAL S-R
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/18/2009
 Sale Price 0
 Sale Type Land Only
 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	56,250.00	56,250	100%		56,250	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
1.62	Acres-Rear Land 1-10	2,500.00	4,050	100%		4,050	
Total Acres 2.62					Land Total	66,550	
Accpt Land		66,600	Accepted Bldg		0	Total	66,600

WISCASSET
 Name: MAINE YANKEE ATOMIC ENERGY

Valuation Report

09/27/2023
 Page 2475
 U19-004
 BATH ROAD

Account: 2783 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 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 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
4.76	Acres-Commercial 1-20	15,875.00	75,565	100%		75,565
Total Acres 5.76					Land Total	233,940
Acpt Land		233,900	Accepted Bldg		0	Total
						233,900

WISCASSET
 Name: CHEWONKI FOUNDATION, INC.

Valuation Report

09/27/2023
 Page 2476
 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	56,250.00	56,250	100%		56,250	
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500	
4.24	R 20+-Rear 20+	625.00	2,650	100%		2,650	
Total Acres 25.24					Land Total	102,650	
Acpt Land		102,700	Accepted Bldg		0	Total	102,700

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	131,250	131,250	100%		131,250	
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125	
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000	
6.50	Acres-Rear Land 11-20	1,250.00	8,125	100%		8,125	
Total Acres 17.50						Land Total	177,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAN STEEL.....	1950	8343	D 100	214,133	Avq-	57%	100%	100%	122,056
MAN STEEL.....	0	2987	D 100	88,897	Avq-	57%	100%	100%	50,671
14' Mobile Home	1978	14X66	D 100	80,784	Avq-	40%	50%	100%	16,157
ONE STORY FRAME	1978	64	D 100	4,319	Avq-	69%	100%	100%	2,980
Encl Frame Porch	1978	96	D 100	3,758	Fair	56%	100%	100%	2,104
1 ST BARN.....	1978	800	D 100	22,382	Avq-	69%	100%	100%	15,444
Frame Shed	1978	800	D 100	5,264	Avq-	69%	100%	100%	3,632
Frame Shed	1978	800	D 100	5,264	Avq-	69%	100%	100%	3,632
988 SFLA						Outbuilding Total			216,676

Land	150,500	Accepted Bldg	216,700	Total	367,200
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WISCASSET
 Name: RYAN, MICHAEL R

Valuation Report

09/27/2023

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Map/Lot: U19-005-A

Account: 1812 Card: 1 of 1

Location: 137 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/28/2014
Topography	Level	Sale Price 11,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	41,250.00	41,250	125%		51,563
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	59,438

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
SLAB.....	2012	4848	D 100	13,029	Avq-	82%	100%	100%	10,684	
Outbuilding Total									10,684	
Acpt Land		59,400		Accepted Bldg		10,700		Total		70,100

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	41,250.00	41,250	100%		41,250
0.56	Acres-HS Size Adj	4,125.00	2,310	100%		2,310
Total Acres 0.56					Land Total	43,560

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		112,290
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	112,290			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
						78,603			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1975	384	C 100	15,150	Avq-	70%	100%	100%	10,605
960 SFLA						Outbuilding Total			10,605

Acpt Land 43,600 **Accepted Bldg** 89,200 **Total** 132,800

Valuation Report

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	41,250.00	41,250	100%		41,250
0.52	Acres-HS Size Adj	4,125.00	2,145	100%		2,145
Total Acres 0.52			Land Total			43,395

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1975	0	TYPICAL	TYPICAL	Below Average	Typical			112,290		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		70%	100%	100%	78,603			
Outbuildings/Additions/Improvements				Percent Good						
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	2002	182	D 100	6,776	Avq-	80%	100%	100%	5,421	
Wood Deck	1975	64	C 100	1,004	Avq.	76%	100%	100%	763	
Frame Garage	2002	336	C 100	13,782	Avq.	90%	100%	100%	12,404	
Wood Deck	2016	120	C 100	1,718	Avq.	92%	100%	100%	1,581	
Wood Deck	2016	113	C 100	1,629	Avq.	92%	100%	100%	1,499	
960 SFLA								Outbuilding Total	21,668	
Acpt Land		43,400		Accepted Bldg		100,300		Total	143,700	

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) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Base Waterfront	131,250	131,250	95%	Topoqrphy	124,688	
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	95%	Topoqrphy	12,469	
2.13	Acres-Rear Land 1-10	2,500.00	5,325	100%		5,325	
Total Acres 3.13						Land Total	142,482

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	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	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	1			Fireplace	6,382
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	113,058			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	87,055			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	236	C 100	10,082	Avg.	77%	100%	100%	7,763
1S AD/GAR.....	1970	576	C 100	49,079	Avg.	74%	100%	100%	36,318
Wood Deck	1970	36	E 100	479	Poor	36%	100%	100%	172
CARPORT.....	1970	336	D 100	4,635	Poor	36%	100%	100%	1,669
912 SFLA						Outbuilding Total			45,922

Acpt Land 142,500 **Accepted Bldg** 133,000 **Total** 275,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10					Land Total	53,125

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	825 Sqft	Grade B 95	Base	163,349
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	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	173,424	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	95%	100%	136,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1980	384	C 100	15,150	Avg.	79%	100%	100%	11,968	
1.75 ST SHED....	1997	320	C 100	3,000	Avg.	87%	80%	100%	2,088	
Frame Shed	1985			----- S O U N D V A L U E -----						100
CAPPED FOUNDATIO	1989	320	C 100	7,250	Avg-	74%	100%	100%	5,365	
Masonry Garage	1999	1080	C 100	38,114	Avg.	88%	100%	100%	33,540	
Open Frame Porch	1999	84	C 100	2,412	Avg.	88%	100%	100%	2,123	
1,444 SFLA										
Outbuilding Total									55,184	

Acpt Land	53,100	Accepted Bldg	191,900	Total	245,000
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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, 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 Frame Shed, Frame Garage, and 1,350 SFLA.

Acpt Land 46,600 Accepted Bldg 152,200 Total 198,800

WISCASSET
 Name: STAYCATIONLAND, LLC

Valuation Report

09/27/2023
 Page 2484
 U19-008-C
 SHADY LANE

Account: 2788 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood SOUTHEAST
 Zoning/Use RURAL
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 03/06/2023
 Sale Price 20,000
 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	41,250.00	41,250	100%		41,250	
0.35	Acres-HS Size Adi	4,125.00	1,444	100%		1,444	
Total Acres 0.35					Land Total	42,694	
Acpt Land		42,700	Accepted Bldg		0	Total	42,700

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	41,250.00	41,250	100%		41,250
0.77	Acres-HS Size Adj	4,125.00	3,176	100%		3,176
					Land Total	44,426

Dwelling Description

Replacement Cost New

Colonial	One & 3/4 Story	768 Sqft	Grade B 100	Base	156,928
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	-5,487
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
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	162,046			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	100%	100%			
						144,221			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	168	B 100	15,158	Avq+	89%	100%	100%	13,491
Open Frame Porch	1982	86	B 100	2,834	Avq+	89%	100%	100%	2,522
3/4S AD/GAR.....	1982	672	B 100	54,114	Avq+	89%	100%	100%	48,161
Frame Garage	2001	720	B 100	28,425	Avq+	89%	100%	100%	25,298
1,512 SFLA									
Outbuilding Total									89,472

Acpt Land 44,400 **Accepted Bldg** 233,700 **Total** 278,100

WISCASSET
 Name: BUCCINA, ROBERT F J/T
 BUCCINA, STACIE

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46						Land Total 46,525

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,040 Sqft	Grade C 100	Base	203,905
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	-7,384
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	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	200,781	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	162,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	72	C 100	1,105	Avq-	73%	100%	100%	807
Frame Garage	1979	720	C 100	24,718	Avq.	78%	100%	100%	19,280
Swimming Pool	1988	512	C 100	15,470	Avq.	99%	100%	100%	15,315
Frame Shed	1988	96	C 100	735	Avq.	83%	100%	100%	610
Frame Garage	1998	480	C 100	17,884	Avq.	88%	100%	100%	15,738
Wood Deck	2000	128	C 100	1,820	Avq.	89%	100%	100%	1,620
Res. Greenhouse	2014								1,000
2,080 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									54,370

Acpt Land 46,500 **Accepted Bldg** 217,000 **Total** 263,500

WISCASSET

Valuation Report

09/27/2023

Name: BUCCINA, ROBERT F

Page 2487

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

Valuation Report

Map/Lot: U19-011

Account: 1819 Card: 1 of 1

Location: 30 SHADY LANE

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	41,250.00	41,250	100%		41,250
0.60	Acres-HS Size Adj	4,125.00	2,475	100%		2,475
Total Acres 0.60						Land Total 43,725

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base		115,855
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		49,875
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH		HEARTH		0
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		8,520
Attic	None			Attic		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	174,250			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	139,400		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	33	C 100	2,589	Avq.	80%	100%	100%	2,071
Frame Garage	1978	308	C 100	12,985	Avq.	80%	100%	100%	10,388
Wood Deck	1978	80	C 100	1,208	Avq.	80%	100%	100%	966
Wood Deck	2002	192	C 100	2,635	Avq.	90%	100%	100%	2,372
Frame Shed	1978			----- S O U N D V A L U E -----					400
1,073 SFLA									Outbuilding Total 16,197

Acpt Land 43,700 **Accepted Bldg** 155,600 **Total** 199,300

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24					Land Total	45,975

Dwelling Description

Replacement Cost New

Multi Family	Two Story	1,392 Sqft	Grade B 100	Base	285,324
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	12,803
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	14,697
Attic	None			Attic	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	312,824			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		Location		91%	100%	100%			
						284,670			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1988	660	C 100	37,588	Avq.	83%	80%	100%	24,958
TWO STORY FRAME	1988	140	B 100	20,586	Avq+	91%	100%	100%	18,733
1SFr Overhanq	1988	14	B 100	1,264	Avq+	91%	100%	100%	1,150
Encl Frame Porch	1988	20	B 100	1,458	Avq+	91%	100%	100%	1,327
Wood Deck	1988	196	B 100	3,089	Avq+	91%	100%	100%	2,811
Wood Deck	1988	210	B 100	3,295	Avq+	91%	100%	100%	2,998
1SFr Overhanq	1988	24	B 100	2,165	Avq+	91%	100%	100%	1,970
1SFr Overhanq	1988	5	B 100	451	Avq+	91%	100%	100%	410
3,107 SFLA									
						Outbuilding Total			54,357

Acpt Land 46,000 **Accepted Bldg** 339,000 **Total** 385,000

Name: DALTON, ZACHARY A

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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) 50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.59	Acres-HS Size Adj	4,125.00	2,434	100%		2,434
Total Acres 0.59						43,684

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,152 Sqft	Grade D 100	Base	82,774
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	3,664
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
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	91,926			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		87%	100% 100%	79,976			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2001	624	C 100	21,984	Avq.	89%	100%	100%	19,566
1,152 SFLA							Outbuilding Total	19,566	

Acpt Land 43,700 **Accepted Bldg** 99,500 **Total** 143,200

Name: FISHER, DONALD G J/T

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 Drilled WellSeptic System
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29						Land Total 46,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade C 100	Base	176,857
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	4,260
Attic	None			Attic	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	181,117
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	157,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	100	C 100	1,462	Avq.	87%	100%	100%	1,272
Wood Deck	2004	128	C 100	1,820	Avq.	91%	100%	100%	1,656
1,512 SFLA						Outbuilding Total			2,928

Acpt Land 46,100 **Accepted Bldg** 160,500 **Total** 206,600

Name: WISCASSET, TOWN OF

AIRPORT OFFICE

Map/Lot:

U20-001

Account: 1824 Card: 1 of 1

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

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-Industrial 20+.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Rows include Warehouse ST, Office Mezz, Paving, and Frame Shed.

Outbuilding Total 1,450,338

Acpt Land 1,033,900 Accepted Bldg 1,450,300 Total 2,484,200

WISCASSET
Name: SOULE, RAYMOND

Valuation Report

09/27/2023

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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									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
HANGAR STEEL	1990			----	S	O	U	N	26,700
							Outbuilding Total	26,700	
Accpt Land			0	Accepted Bldg			26,700	Total	26,700

WISCASSET
 Name: WILLIAMS WOODEX BEARING CO.

Valuation Report

09/27/2023

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Map/Lot:

U20-001-002

Account: 1826 Card: 1 of 1

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			----	S	O	U	N	D	31,000
							V A L U E			31,000
							-----			31,000
							Outbuilding Total			31,000
Accpt Land			0	Accepted Bldg			31,000	Total		31,000

WISCASSET
 Name: HANGAR 5, LLC

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									32.800
Outbuilding Total									32.800
Accpt Land				0	Accepted Bldg		32,800	Total	32,800

WISCASSET
 Name: KNOBIL, NICHOLAS

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									32.800
Outbuilding Total									32.800
Acpt Land			0	Accepted Bldg			32,800	Total	
									32,800

WISCASSET

Valuation Report

09/27/2023

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	Phy	Percent Good	Func	Econ	Value	Rcnld
HANGAR STEEL	2001									32,800	
----- S O U N D V A L U E -----										32,800	
Outbuilding Total										32,800	
Acpt Land			0	Accepted Bldg			32,800	Total		32,800	

WISCASSET
 Name: REECE, LISA

Valuation Report

09/27/2023

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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									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
HANGAR STEEL	2001			----	S	O	U	N	62.600
Outbuilding Total								62.600	
Accpt Land			0	Accepted Bldg			62,600	Total	62,600

WISCASSET
 Name: BOUDIN, KENNETH R JR

Valuation Report

09/27/2023

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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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									62.600	
Outbuilding Total									62.600	
Accpt Land			0	Accepted Bldg			62,600	Total		62,600

WISCASSET
 Name: HEWITT, DAVID

Valuation Report

09/27/2023
 Page 2501
 U20-001-008

Account: 2581 Card: 1 of 1 Map/Lot: 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									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
HANGAR STEEL	2009			----	SOUND	VALUE	----		67,400
								Outbuilding Total	67,400
Accpt Land			0	Accepted Bldg			67,400	Total	67,400

Name: WILLIAMS, STEPHEN C J/T

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REECE, LISA R

Map/Lot: U20-002

Account: 1827 Card: 1 of 1

Location: 146 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/26/2008
Sale Price 122,000
Sale Type Land & Buildings
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

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 1954, 0, TYPICAL, TYPICAL, Fair, Typical, 141,486.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 48%, 100%, 100%, 67,913.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Encl Frame Porch, Frame Garage, 1,152 SFLA, and Outbuilding Total.

Acpt Land 50,900 Accepted Bldg 77,400 Total 128,300

Name: SHEA, CHARLES R

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SHEA, FAYE J

Map/Lot:

U20-003

Account: 1828 Card: 1 of 1

Location: 154 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 02/25/1997
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.63	Acres-HS Size Adj	4,125.00	2,599	100%		2,599
Total Acres 0.63						Land Total 43,849

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
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	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
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	127,588
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	98,243

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1971	576	C 105	21,648	Avq.	77%	100%	100%	16,669
Frame Shed	1980	80	D 100	526	Poor	43%	50%	100%	113
Frame Shed	2004	144	C 100	1,101	Avq.	91%	100%	100%	1,002
Frame Shed	1980	96	E 100	544	Poor	43%	100%	100%	234
Wood Deck	1971	96	D 100	1,214	Avq-	66%	100%	100%	801
Frame Shed	2010	130	D 100	856	Avq-	82%	100%	100%	702
960 SFLA									
Outbuilding Total									19,521

Acpt Land 43,800 **Accepted Bldg** 117,800 **Total** 161,600

WISCASSET

Valuation Report

09/27/2023

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 48,800 Accepted Bldg 0 Total 48,800

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	55,375

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	61,381 0 0 0 0 0 0 0 0 0 0 -118 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	-118
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	Old Type	Average	Typical	61,263
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	39,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	98	C 95	8,622	Avq.	65%	100%	100%	5,604
Wood Deck	2000	70	C 100	1,080	Avq.	89%	100%	100%	961
1 & 3/4 STORY FR	2007	480	C 95	51,859	Avq.	92%	100%	100%	47,710
1 Story/BASEMENT	2018	272	C 95	23,930	Avq.	92%	100%	100%	22,016
Frame Garage	2021	1600	C 100	49,775	Avq.	92%	100%	100%	45,793
Wood Deck	2021	376	C 100	4,981	Avq.	92%	100%	100%	4,583
Outbuilding Total									126,667

Acpt Land	55,400	Accepted Bldg	166,500	Total	221,900
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Valuation Report

Account: 2623 Card: 1 of 1

Location: 163 CHEWONKI NECK 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00			Land Total			45,375

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
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	-19,234
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Below Average	Inadeq.	102,577
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	74%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
ONE STORY FRAME	2006	312	D 100	21,050	Avq-	82%
Wood Deck	2016	288	C 100	3,860	Avq.	92%
1,992 SFLA					Percent Good	
Outbuilding Total						16,497

Acpt Land 45,400 **Accepted Bldg** 78,000 **Total** 123,400

Name: SQUILLANTE, ANTHONY J/T

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

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 Ranch, 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, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 48,200 Accepted Bldg 131,500 Total 179,700

WISCASSET

Valuation Report

09/27/2023

Name: ROBICHAUD, JOSEPH GERARD F.

Page 2508

ROBICHAUD, HILDA

Map/Lot:

U20-007

Account: 1832 Card: 1 of 1

Location: 119 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellSeptic System

Street Paved

Sale Data

Sale Date 10/13/2022

Sale Price 159,900

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4704P0040

Reference 2 U-20-007/00

Tran/Land/Bldg 6 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07					Land Total	45,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1972	576	C 100	20,616	Avg.	75%	100%	100%	15,462
Frame Shed	1972	400	D 100	2,631	Poor	38%	100%	100%	1,000
14' Mobile Home	2013	14X68	D 100	82,737	Avg.	90%	50%	100%	37,232
Wood Deck	2013	48	C 100	800	Avg.	92%	100%	100%	736
952 SFLA						Outbuilding Total			54,430

Acpt Land 45,600 **Accepted Bldg** 54,400 **Total** 100,000

Name: HALLOWELL, CHRISTINE H (J/T)

Page 2509

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 04/01/2000
Topography	Rolling	Sale Price 130,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.70	Acres-Commercial 1-20	15,875.00	11,113	100%		11,113
Total Acres 1.70						Land Total 169,488

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BSMT FINISHED...	1970	1100	D 100	50,539	Avq-	65%	100%	100%	32,850	
OFFICE WOOD.....	0	2508	C 100	166,846	Avq-	57%	100%	100%	95,102	
OFFICE WOOD.....	0	48	C 100	3,193	Avq-	57%	100%	100%	1,820	
Wood Deck	0	288	C 100	3,860	Poor	25%	100%	100%	965	
Outbuilding Total									130,737	
Acpt Land		169,500		Accepted Bldg		130,700		Total		300,200

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 11/21/2014
Topography	Level	Sale Price 30,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24						Land Total 45,975

Dwelling Description				Replacement Cost New	
Ranch	One Story	588 Sqft	Grade C 100	Base	70,153
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	-7,828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,870
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,700
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	70,153			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		50%	100%	100%	35,078		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	285	C 100	22,359	Fair	50%	100%	100%	11,180
ONE STORY FRAME	1995	285	C 100	22,359	Fair	50%	100%	100%	11,180
Finished Attic	1995	285	C 100	5,721	Fair	50%	100%	100%	2,860
Wood Deck	1995	48	D 100	688	Avq-	77%	100%	100%	530
Open Frame Porch	1958	30	D 100	900	Avq-	60%	100%	100%	540
1,272 SFLA									Outbuilding Total 26,290
Acpt Land		46,000	Accepted Bldg	61,400	Total				107,400

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.07	Acres-Rear Land 1-10	2,500.00	2,675	100%		2,675
Total Acres 2.07			Land Total			48,050

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	550 Sqft	Grade C 105	Base	88,779
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-7,688
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	81,091			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	57%	100%	100%	46,222				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	308	C 105	25,370	Avq-	57%	100%	100%	14,461
Encl Frame Porch	1900	220	C 105	9,901	Avq-	57%	100%	100%	5,644
Frame Shed	1900	280	C 105	2,250	Avq-	57%	100%	100%	1,282
2 STORY GARAGE	2002	864	B 100	56,586	Avq.	90%	100%	100%	50,927
Frame Shed	2002	270	C 105	2,169	Avq-	57%	100%	100%	1,236
Wood Deck	2003	196	C 100	2,686	Avq.	90%	100%	100%	2,417
Wood Deck	2004	130	C 100	1,845	Avq.	91%	100%	100%	1,679
1,133 SFLA						Outbuilding Total			77,646

Acpt Land	48,100	Accepted Bldg	123,900	Total	172,000
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Name: SHERMAN, NORMAN P
NEEDHAM, BEVERLY M

Account: 1836 Card: 1 of 1

Map/Lot: U21-004
Location: 38 CHEWONKI NECK ROAD

Neighborhood SOUTHEAST
Zoning/Use RURAL
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 04/11/2019
Sale Price 75,000
Sale Type Land & Buildings
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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%		4,125
Total Acres 2.65					Land Total	49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1988	160	C 100	2,228	Avq.	83%	100%	100%	1,849
SLAB.....	1988	1008	C 100	3,150	Avq.	83%	100%	100%	2,614
Frame Garage	2002	576	C 100	20,616	Avq.	90%	100%	100%	18,554
14' Mobile Home	2005	14X72	D 100	86,643	Avq.	86%	50%	100%	37,339
1,008 SFLA						Outbuilding Total			60,356
Acpt Land		49,500		Accepted Bldg		60,400		Total	109,900

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16						Land Total 50,775

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,118 Sqft	Grade C 105	Base		140,056
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	140,056
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		48%	100%	100%
						67,227

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1954	840	E 100	20,819	Poor	26%	100%	100%	5,413
Frame Shed	1954	120	C 100	918	Avq.	66%	100%	100%	606
1,118 SFLA									
Outbuilding Total									6,019

Acpt Land	50,800	Accepted Bldg	73,200	Total	124,000
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WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00					Land Total	81,625

Acpt Land 81,600 **Accepted Bldg** 0 **Total** 81,600

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	41,250.00	41,250	100%		41,250
0.50	Acres-HS Size Adj	4,125.00	2,063	100%		2,063
Total Acres 0.50					Land Total	43,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	2002	14X70	D 100	84,690	Avq.	80%	50%	100%	34,078
SLAB.....	2003	980	D 100	2,634	Avq.	90%	100%	100%	2,371
Wood Deck	2003	72	C 100	1,105	Avq.	90%	100%	100%	994
Frame Shed	2003	36	C 100	275	Avq.	90%	100%	100%	248
Patio	2003	96	D 100	950	Avq-	80%	100%	100%	760
ONE STORY FRAME	2010	176	C 100	13,808	Avq.	92%	100%	100%	12,703
1,156 SFLA						Outbuilding Total			51,154
Acpt Land		43,300	Accepted Bldg		51,200	Total			94,500

WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50					Land Total	56,625

Accpt Land	56,600	Accepted Bldg	0	Total	56,600
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WISCASSET
 Name: RICE, ANDREW M

Valuation Report

09/27/2023

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Map/Lot: U21-009-001-A01

Account: 2322 Card: 1 of 1

Location: 96 CHEWONKI NECK ROAD UNIT A1

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	Phy	Percent Good	Func	Econ	Value	Rcnld
HANGAR STEEL	2002									35,000	
----- S O U N D V A L U E -----										35,000	
Outbuilding Total										35,000	

Acpt Land	0	Accepted Bldg	35,000	Total	35,000
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WISCASSET
 Name: POLIAKOFF, ALEX C

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									41,900
Outbuilding Total									41,900
Accpt Land				0	Accepted Bldg		41,900	Total	41,900

WISCASSET
 Name: BALDWIN, JOHNATHAN B

Valuation Report

09/27/2023

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Account: 2324 Card: 1 of 1

Map/Lot: U21-009-001-A03
 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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land				0	Accepted Bldg		30,700	Total	30,700

WISCASSET
 Name: POLIAKOFF, ALEX C

Valuation Report

09/27/2023

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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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									34,200	
Outbuilding Total									34,200	
Accpt Land				0	Accepted Bldg			34,200	Total	34,200

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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land			0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: SOWLES, JOHN WHEELER

Valuation Report

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Map/Lot: U21-009-001-A06
 Location: 96 CHEWONKI NECK ROAD UNIT A6

Account: 2327 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 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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									30,700	
Outbuilding Total									30,700	
Accpt Land				0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: RINK, DOUGLAS B

Valuation Report

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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	Phy	Percent Good	Func	Econ	Value	Rcnld
HANGAR STEEL	2002									30,700	
----- S O U N D V A L U E -----										30,700	
Outbuilding Total										30,700	
Acpt Land			0	Accepted Bldg			30,700	Total		30,700	

WISCASSET
 Name: JORGENSEN, JENNY

Valuation Report

09/27/2023

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Map/Lot: U21-009-001-A08
 Location: 96 CHEWONKI NECK ROAD UNIT A8

Account: 2329 Card: 1 of 1

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			----	S	O	U	N	D	30,700
							V A L U E			30,700
							-----			30,700
							Outbuilding Total			30,700
Accpt Land			0	Accepted Bldg			30,700	Total		30,700

WISCASSET
 Name: FAIRFIELD, EUGENE D

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land			0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: OLSON, JAMES

Valuation Report

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Map/Lot: U21-009-001-A10
 Location: 96 CHEWONKI NECK RD UNIT A10

Account: 2331 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 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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									30,700	
Outbuilding Total									30,700	
Accpt Land				0	Accepted Bldg			30,700	Total	30,700

WISCASSET

Valuation Report

09/27/2023

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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									30,700	
Outbuilding Total									30,700	
Accpt Land				0	Accepted Bldg			30,700	Total	30,700

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			----	S	O	U	N	D
							VALU E	----	46,100
							Outbuilding Total		46,100
Accpt Land			0	Accepted Bldg			46,100	Total	46,100

WISCASSET
 Name: LONGOBARDI, VITO A

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									46,100
Outbuilding Total									46,100
Accpt Land			0	Accepted Bldg			46,100	Total	46,100

WISCASSET
 Name: POLIAKOFF, ALEX C

Valuation Report

09/27/2023

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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 11/09/2022
 Sale Price 30,000
 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			----	S	O	U	N	D
							-----	-----	-----
							Outbuilding Total		30,700
Accpt Land			0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: ROBERTS, ANDREW

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land			0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: FLIGHTTIME

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land			0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: SAREZKY, MICHAEL

Valuation Report

09/27/2023

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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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									30,700	
Outbuilding Total									30,700	
Accpt Land				0	Accepted Bldg			30,700	Total	30,700

WISCASSET

Valuation Report

09/27/2023

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			----	S	O	U	N	D
							V A L U E		30,700
							Outbuilding Total		30,700
Accpt Land			0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: CALLAGHAN, FRANK

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land				0	Accepted Bldg		30,700	Total	30,700

WISCASSET
 Name: SULLIVAN, CHRISTOPHER

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,700
Outbuilding Total									30,700
Accpt Land				0	Accepted Bldg		30,700	Total	30,700

WISCASSET
 Name: MITCHELL, EDWIN
 MITCHELL, LORI

Valuation Report

09/27/2023

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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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									30,700	
Outbuilding Total									30,700	
Accpt Land				0	Accepted Bldg			30,700	Total	30,700

WISCASSET
 Name: SOWLES, JOHN WHEELER

Valuation Report

09/27/2023

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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			----	S	O	U	N	D	
----- S O U N D V A L U E -----									30,700	
Outbuilding Total									30,700	
Accpt Land			0	Accepted Bldg			30,700	Total		30,700

WISCASSET
 Name: MCCREA, STEPHEN M

Valuation Report

09/27/2023

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Map/Lot: U21-009-001-B11
 Location: 96 CHEWONKI NECK RD UNIT B11

Account: 2344 Card: 1 of 1

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			----	S	O	U	N	D
----- S O U N D V A L U E -----									31,400
Outbuilding Total									31,400
Accpt Land			0	Accepted Bldg			31,400	Total	31,400

WISCASSET
 Name: WALKO, ANN-MARIE

Valuation Report

09/27/2023

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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			----	S	O	U	N	D
----- S O U N D V A L U E -----									35,100
Outbuilding Total									35,100
Accpt Land				0	Accepted Bldg		35,100	Total	35,100

Valuation Report

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			----	SOUND	VALUE	----		67,400
Unfinished Attic	2014			----	SOUND	VALUE	----		1,800
Outbuilding Total									69,200
Acpt Land			0	Accepted Bldg			69,200	Total	69,200

Account: 1841 Card: 1 of 1

Location: 56 CHEWONKI NECK ROAD

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

Sale Data
 Sale Date 06/26/2014
 Sale Price 200,000
 Sale Type Land & Buildings
 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 4.20						Land Total 53,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1990	3840	C 100	178,772	Avq.	84%	100%	100%	150,168
WAREHOUSE ST....	0	2500	C 100	116,388	Avq.	65%	100%	100%	75,652
Wood Deck	2019	1000	C 100	12,938	Avq.	92%	100%	100%	11,903
OFFICE MEZZ	0	700	C 100	32,054	Avq.	65%	100%	100%	20,835
Outbuilding Total									258,558

Land	45,300	Accepted Bldg	258,600	Total	303,900
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WISCASSET
 Name: WISCASSET, TOWN OF
 AIRPORT

Valuation Report

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38					Land Total	46,325

Accpt Land	46,300	Accepted Bldg	0	Total	46,300
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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	41,250.00	41,250	100%		41,250	
0.95	Acres-HS Size Adj	4,125.00	3,919	100%		3,919	
Total Acres 0.95						Land Total	45,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1972	80	D 100	526	Avq-	66%	100%	100%	347
1S AD/GAR.....	1972	900	C 100	74,314	Avq.	75%	100%	100%	55,736
Outbuilding Total									56,083

Acpt Land	45,200	Accepted Bldg	56,100	Total	101,300
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Account: 1844 Card: 1 of 1

Location: 107 CHEWONKI NECK ROAD

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.86	Acres-Rear Land 1-10	2,500.00	2,150	100%		2,150
Total Acres 1.86					Land Total	47,525

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	56,470 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	56,470
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	36,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1900	256	C 95	27,481	Avq.	65%	100%	100%	17,863
ONE STORY FRAME	1900	256	C 95	19,080	Avq.	65%	100%	100%	12,402
Frame Shed	1900	80	C 100	612	Avq-	57%	100%	100%	349
Frame Garaqe	1990	576	C 100	20,616	Avq-	74%	100%	100%	15,256
Patio	1990	196	C 100	2,061	Avq-	74%	50%	100%	762
Wood Deck	2000	112	C 95	1,534	Avq.	65%	100%	100%	997
1SFr Overhanq	1900	14	C 100	1,099	Avq.	65%	100%	100%	714
1,298 SFLA									48,343

Acpt Land 47,500 Accepted Bldg 85,000 Total 132,500

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, 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, Encl Frame Porch, 783 SFLA, and Outbuilding Total.

Acpt Land 47,600 Accepted Bldg 18,100 Total 65,700

WISCASSET

Valuation Report

09/27/2023

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

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Percent Good (Func, Econ), Value Rcnld. Includes rows for 14' Mobile Home and 1,791 SFLA, and a Total row.

WISCASSET

Valuation Report

09/27/2023

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	47,600	18,100	65,700	47,600	18,100	65,700
2	0	34,700	34,700	0	34,700	34,700
TOTAL	47,600	52,800	100,400	47,600	52,800	100,400

Name: HOLBROOK, DYLAN M

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	45,750

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,848 Sqft	Grade D 100	Base	132,783
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	-21,157
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	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Below Average	Typical	112,469
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	88,851	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	50	C 100	825	Avq-	79%	100%	100%	652
Frame Shed	2000	36	C 100	275	Avq-	79%	100%	100%	217
1,848 SFLA	Outbuilding Total								869

Acpt Land 45,800 **Accepted Bldg** 89,700 **Total** 135,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04						Land Total 45,475

Dwelling Description

Replacement Cost New

Double Wide	One Story	688 Sqft	Grade E 95	Base	40,410
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	40,410			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		53%	80%	100%	17,134		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1965	72	E 95	1,482	Fair	53%	80%	100%	628
Frame Garage	1965	528	D 100	16,555	Fair	49%	100%	100%	8,112
ONE STORY FRAME	1965	80	E 95	4,412	Fair	53%	80%	100%	1,870
768 SFLA									
Outbuilding Total									10,610
Acpt Land		45,500	Accepted Bldg		27,700	Total			73,200

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 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, 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 Frame Shed, Wood Deck, and 1,620 SFLA.

Acpt Land 47,900 Accepted Bldg 106,200 Total 154,100

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	Sale Data	
Zoning/Use	RURAL	Sale Date	10/15/2012
Topography	Level	Sale Price	105,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	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	41,250.00	41,250	100%		41,250
0.97	Acres-HS Size Adj	4,125.00	4,001	100%		4,001
Total Acres 0.97						Land Total 45,251

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,194 Sqft	Grade C 100	Base	139,661
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	32,285
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
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	181,168
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	141,311

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1972	592	C 100	54,826	Avq.	75%	100%	100%	41,120
Wood Deck	1972	416	C 100	5,491	Avq.	75%	100%	100%	4,118
Frame Garage	1972	672	C 100	23,350	Avq.	75%	100%	100%	17,512
Wood Deck	1972	176	C 100	2,431	Avq.	75%	100%	100%	1,823
1,786 SFLA									Outbuilding Total 64,573

Acpt Land	45,300	Accepted Bldg	205,900	Total	251,200
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02			Land Total			47,925

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade B 95	Base	93,468
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	3,103
Attic	Full Finished			Attic	13,784
FirePlaces	1			Fireplace	6,972
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	117,327			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	72%	100%	100%	84,475				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1957	400	B 95	34,282	Avq.	72%	100%	100%	24,683
1SGAR/BSMT.....	1957	528	B 95	29,200	Avq.	72%	100%	100%	21,024
Res. Greenhouse	1957	192	D 100	9,251	Avq.	67%	100%	100%	6,198
Wood Deck	1957	340	B 95	4,941	Avq.	72%	100%	100%	3,558
Frame Shed	1957	240	C 100	1,836	Avq.	67%	100%	100%	1,230
Frame Shed	1957	520	D 100	3,421	Avq.	67%	100%	100%	2,292
Frame Shed	1957	72	D 110	521	Avq.	20%	100%	100%	104
Frame Shed	1957	720	D 100	4,736	Avq-	59%	100%	100%	2,794
1,168 SFLA						Outbuilding Total			61,883

Acpt Land	47,900	Accepted Bldg	146,400	Total	194,300
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Valuation Report

Account: 1850 Card: 1 of 1

Location: 73 SHADY LANE

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00						Land Total 45,375

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,160 Sqft	Grade C 100	Base		178,328
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		-15,442
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	162,886			
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		96%	90%	100%	140,734		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
FA/1FR	1998	284	C 100	27,509	Good	96%	60%	100%	15,845
Frame Shed	1998	84	C 100	642	Good	96%	60%	100%	370
Frame Shed	1998	80	C 100	612	Avq.	88%	100%	100%	539
FIN APT/1 ST GARAGE	2004	1120	C 100	54,600	Avq.	91%	100%	100%	49,686
TWO STORY FRAME	2004	216	C 100	27,619	Avq.	91%	100%	100%	25,133
Wood Deck	2008	268	C 100	3,605	Avq.	92%	100%	100%	3,317
Wood Deck	2014	64	C 100	1,004	Avq.	92%	100%	100%	924
Wood Deck	2014	144	C 100	2,024	Avq.	92%	100%	100%	1,862
Wood Deck	2018	224	C 100	3,044	Avq.	92%	100%	100%	2,800
2,570 SFLA									Outbuilding Total 100,476
Acpt Land		45,400	Accepted Bldg		241,200	Total		286,600	

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33					Land Total	46,200

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,248 Sqft	Grade C 100	Base		191,856
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		7,100
Attic	None			Attic		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	198,956				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		91%	100%	100%	181,050			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2005	84	C 100	1,259	Avg.	91%	100%	100%	1,146	
BSMT ENTRY.....	2005	30	C 100	459	Avg.	91%	100%	100%	418	
1,872 SFLA									Outbuilding Total	1,564
Acpt Land		46,200	Accepted Bldg		182,600	Total		228,800		

WISCASSET

Valuation Report

09/27/2023

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adi	4,125.00	4,125	100%		4,125
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00					Land Total	67,875

Acpt Land	67,900	Accepted Bldg	0	Total	67,900
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.01	Acres-Rear Land 1-10	2,500.00	10,025	100%		10,025
Total Acres 5.01						55,400

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	117,905
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	302 Sqft, Grade D	Basement Gar	None	Fin Bsmt	14,457
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	6,382
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	138,744			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	104,058			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1964	88	C 100	4,042	Avq.	71%	100%	100%	2,870
Wood Deck	1964	161	D 100	1,926	Avq.	71%	100%	100%	1,367
Frame Shed	1964	128	D 100	841	Fair	49%	100%	100%	412
Wood Deck	2012	480	C 100	6,308	Avq.	92%	100%	100%	5,803
1,008 SFLA									10,452
Acpt Land				55,400	Accepted Bldg		114,500	Total	169,900

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/01/1993
Topography	Rolling	Sale Price 110,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.17	Acres-Rear Land 1-10	2,500.00	5,425	100%		5,425
Total Acres 3.17						Land Total 50,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,110 Sqft	Grade C 105	Base	136,327
Exterior	COMPOSITION	Masonry Trim	100Sqft	Trim	559
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	21,935
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	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	166,276			
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None	None		69%		100%	100%	114,730		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	768	C 105	74,682	Avq.	75%	100%	100%	56,012
Frame Garage	1972	576	C 100	20,616	Avq.	75%	100%	100%	15,462
Wood Deck	1972	44	D 100	644	Avq.	75%	100%	100%	483
1,878 SFLA									Outbuilding Total 71,957
Accpt Land		50,800		Accepted Bldg		186,700		Total 237,500	

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 columns: Units, Method - Description, 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 1,800 SFLA.

Acpt Land

51,200

Accepted Bldg

169,100

Total

220,300

WISCASSET
 Name: GRIFFIN, CONRAD G
 GRIFFIN, KARA E

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00						Land Total 47,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,108 Sqft	Grade C 105	Base	136,082
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	6,701
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	142,783			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	107,087			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	304	C 100	23,849	Avq.	71%	100%	100%	16,933
Open Frame Porch	1965	48	C 100	1,501	Avq.	71%	100%	100%	1,066
Frame Garage	1965	550	C 100	19,876	Avq.	71%	100%	100%	14,112
1,412 SFLA									32,111
Outbuilding Total									32,111
Acpt Land		47,900		Accepted Bldg		139,200		Total	187,100

WISCASSET
 Name: SONIA, JEFFREY E
 SONIA, JAMIE L

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84						Land Total 47,475

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 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
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	4,899
Attic	None			Attic	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	192,143
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	167,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	24	C 100	494	Avq.	86%	100%	100%	425
Frame Shed	2003	192	C 100	1,469	Avq.	90%	100%	100%	1,322
Patio	2006	196	C 100	2,061	Avq.	92%	100%	100%	1,896
Encl Frame Porch	2006	120	C 100	5,348	Avq.	92%	100%	100%	4,920
3/4S AD/GAR.....	2006	784	C 100	54,195	Avq.	92%	100%	100%	49,859
Wood Deck	2006	24	C 100	494	Avq.	92%	100%	100%	454
1,764 SFLA									58,876

Acpt Land 47,500 **Accepted Bldg** 226,000 **Total** 273,500

Name: BOUINATCHOV, IVAN

BOUINATCHOVA, ELIZABETH

Map/Lot: U22-005

Account: 1856 Card: 1 of 1

Location: 589 BIRCH POINT ROAD

Neighborhood SOUTHEAST

Zoning/Use RURAL

Topography Level

Utilities Drilled WellPublic Sewer

Street Paved

Sale Data

Sale Date 10/28/2022

Sale Price 295,000

Sale Type Land & Buildings

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01						Land Total 45,400

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 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
					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	6,701
Insulation	Minimal			Insulation	-1,610
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1957	0	TYPICAL	TYPICAL	Above Average	Typical	111,205			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	90,076				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	220	C 105	18,122	Avq+	77%	100%	100%	13,954
Frame Garage	1957	384	C 100	15,150	Avq.	67%	100%	100%	10,150
BSMT ENTRY.....	1957	30	C 100	459	Avq.	67%	100%	100%	308
Wood Deck	2012	150	C 100	2,100	Avq.	92%	100%	100%	1,932
1,084 SFLA									Outbuilding Total 26,344

Acpt Land 45,400 **Accepted Bldg** 116,400 **Total** 161,800

WISCASSET

Valuation Report

09/27/2023

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	41,250.00	41,250	100%		0
0.00	Acres-HS Size Adj	4,125.00	4,125	100%		0
0.00	Acres-Rear Land 1-10	2,500.00	25	100%		0
Total Acres 0.00			Land Total			0

Accpt Land

0

Accepted Bldg

0

Total

0

Name: MCINTIRE, WILLIAM H

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 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 Frame Garage, ONE STORY FRAME, AB.GR. POOL....., Wood Deck, Frame Garage, ONE STORY FRAME, 2,289 SFLA.

Summary row: Acpt Land 54,500 Accepted Bldg 218,100 Total 272,600

WISCASSET

Valuation Report

09/27/2023

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	41,250.00	41,250	50%		20,625
1.77	Acres-HS Size Adj	4,125.00	7,301	100%		7,301
Total Acres 1.77					Land Total	27,926

Acpt Land 27,900 **Accepted Bldg** 0 **Total** 27,900

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.29	Acres-Rear Land 1-10	2,500.00	3,225	100%		3,225
Total Acres 2.29					Land Total	48,600

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,217 Sqft	Grade B 95	Base		155,519
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		33,690
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		6,972
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	196,181			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	74%	100%	100%	145,174				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1963	192	B 95	19,426	Avq.	74%	100%	100%	14,375
Wood Deck	1963	420	C 100	5,542	Avq.	70%	100%	100%	3,879
Open Frame Porch	1963	32	C 100	1,096	Avq.	70%	100%	100%	767
Frame Garage	1963	728	C 100	24,945	Avq.	70%	100%	100%	17,462
Open Frame Porch	1963	15	C 100	666	Avq.	70%	100%	100%	466
Frame Shed	1990	96	D 100	632	Avq.	84%	100%	100%	531
Open Frame Porch	1963	16	B 95	755	Avq.	74%	100%	100%	559
Open Frame Porch	1963	16	B 95	755	Avq.	74%	100%	100%	559
1,409 SFLA						Outbuilding Total			38,598

Acpt Land	48,600	Accepted Bldg	183,800	Total	232,400
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.36	Acres-Rear Land 1-10	2,500.00	3,400	100%		3,400
Total Acres 2.36					Land Total	48,775

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,080 Sqft	Grade B 95	Base		138,012
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		15,586
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		6,972
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				160,570
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		87%	100%	100%	139,696		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1965	120	B 95	5,842	Good	87%	100%	100%	5,083
Wood Deck	1965	326	B 95	4,745	Good	87%	100%	100%	4,128
Frame Garage	1965	536	B 95	21,279	Good	87%	100%	100%	18,513
Frame Shed	2007	120	C 100	918	Avq.	92%	100%	100%	845
Canopy	2007	60	D 100	734	Avq-	82%	100%	100%	602
1 ST ATT.SHED...	1965	40	C 100	306	Avq.	71%	100%	100%	217
Wood Deck	2017	209	C 100	2,852	Avq.	92%	100%	100%	2,624
Open Frame Porch	2020	30	B 95	1,144	Avq.	92%	100%	100%	1,052
1,080 SFLA						Outbuilding Total			33,064

Acpt Land	48,800	Accepted Bldg	172,800	Total	221,600
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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: 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-section for Outbuildings/Additions/Improvements.

Acpt Land

49,400

Accepted Bldg

194,100 Total

243,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.74	Acres-Rear Land 1-10	2,500.00	1,850	100%		1,850
Total Acres 1.74					Land Total	47,225

Dwelling Description

Replacement Cost New

Ranch	One Story	1,728 Sqft	Grade B 95	Base	220,819
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	3,103
Attic	None			Attic	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	223,922
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		72%	100% 100%	161,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1958	72	C 100	2,109	Avq.	68%	100%	100%	1,434	
Wood Deck	1958	300	C 100	4,012	Avq.	68%	100%	100%	2,728	
Frame Garage	1958	540	C 100	19,591	Avq.	68%	100%	100%	13,322	
Encl Frame Porch	1958	275	C 100	11,674	Avq.	68%	100%	100%	7,938	
BSMT ENTRY.....	1958	110	C 100	1,682	Avq.	68%	100%	100%	1,144	
1,728 SFLA									Outbuilding Total	26,566

Acpt Land 47,200 **Accepted Bldg** 187,800 **Total** 235,000

Neighborhood	SOUTHEAST	Sale Data
Zoning/Use	RURAL	Sale Date 06/08/2022
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B2414P0103
 Reference 2 U-22-014/00 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 1.44					Land Total	46,475

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade B 95	Base		157,436
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	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		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	162,090			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	126,430				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	117	C 100	5,226	Avq.	75%	100%	100%	3,920
Wood Deck	1972	264	C 100	3,554	Avq.	75%	100%	100%	2,666
Frame Garage	1972	896	C 100	29,729	Avq.	75%	100%	100%	22,297
1,232 SFLA									Outbuilding Total 28,883
Acpt Land		46,500		Accepted Bldg		155,300		Total 201,800	

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.52	Acres-Rear Land 1-10	2,500.00	1,300	100%		1,300
Total Acres 1.52						Land Total 46,675

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,188 Sqft	Grade B 95	Base		151,813
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		6,205
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	164,990
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	123,742

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1965	484	B 95	48,971	Avq.	71%	100%	100%	34,769
1 Story/BASEMENT	1965	374	B 95	37,841	Avq.	71%	100%	100%	26,867
Wood Deck	1965	264	C 100	3,554	Avq.	71%	100%	100%	2,523
Wood Deck	1965	66	C 100	1,029	Avq.	71%	100%	100%	731
Open Frame Porch	1965	198	C 100	5,299	Avq.	71%	100%	100%	3,762
Frame Bay Window	1965	24	C 100	1,882	Avq.	71%	100%	100%	1,336
Frame Garage	1965	625	C 100	22,012	Avq.	71%	100%	100%	15,629
Frame Shed	1965	80	D 100	526	Fair	49%	100%	100%	258
Frame Shed	1970	126	D 100	829	Fair	52%	100%	100%	431
Frame Shed	1965	99	C 100	758	Avq.	71%	100%	100%	538
2,070 SFLA									Outbuilding Total 86,844

Acpt Land	46,700	Accepted Bldg	210,600	Total	257,300
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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, 104,804.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 68%, 100%, 100%, 71,267.

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 45,400 Accepted Bldg 89,700 Total 135,100

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	41,250.00	41,250	100%		41,250
0.64	Acres-HS Size Adj	4,125.00	2,640	100%		2,640
					Land Total	43,890

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base		197,646
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		4,914
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	7	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,757
Attic	None			Attic		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			210,317
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		86%	100%	100%		180,873	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2015	80	C 100	1,208	Avq.	92%	100%	100%	1,111
Wood Deck	2015	576	C 100	7,531	Avq.	92%	100%	100%	6,929
1,960 SFLA									8,040

Acpt Land	43,900	Accepted Bldg	188,900	Total	232,800
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	45,750

Dwelling Description

Replacement Cost New

Ranch	One Story	709 Sqft	Grade C 95	Base	78,784
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	4,235
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	83,019
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						Value Rcnld
						68,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	99	C 100	7,766	Avg.	71%	100%	100%	5,514
Frame Shed	2001	240	C 100	1,836	Avg-	79%	100%	100%	1,450
Barn 1S	1989	864	C 100	27,821	Avg-	74%	100%	100%	20,588
Frame Garage	2003	1120	C 100	36,108	Avg.	90%	100%	100%	32,497
1 Story/BASEMENT	2013	1008	C 100	93,354	Avg.	92%	100%	100%	85,886
AB.GR. POOL.....	2014	1	C 100	1,250	Avg.	92%	100%	100%	1,150
Barn 1S	2015	720	C 100	23,782	Avg.	92%	100%	100%	21,879
Canopy	2022	504	D 100	5,530	Avg.	92%	100%	100%	5,088
Outbuilding Total									174,052

Acpt Land	45,800	Accepted Bldg	243,000	Total	288,800
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Valuation Report

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	41,250.00	41,250	100%		41,250
0.64	Acres-HS Size Adj	4,125.00	2,640	100%		2,640
Total Acres 0.64					Land Total	43,890

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,140 Sqft	Grade B 95	Base		145,679
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		3,103
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,972
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	155,754
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	116,816

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1964	528	C 100	19,250	Avq.	71%	100%	100%	13,668
Unfin Basement	1964	528	C 100	2,640	Avq.	71%	100%	100%	1,874
Wood Deck	1999	432	C 100	5,695	Avq-	78%	100%	100%	4,442
1,140 SFLA									
Outbuilding Total									19,984

Acpt Land	43,900	Accepted Bldg	136,800	Total	180,700
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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	41,250.00	41,250	100%		41,250	
0.67	Acres-HS Size Adj	4,125.00	2,764	100%		2,764	
Total Acres 0.67						Land Total	44,014

Dwelling Description				Replacement Cost New		
Ranch	One Story	904 Sqft	Grade C 105	Base		111,027
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		6,701
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	117,728
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	90,651
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	1970	484	C 100	17,998	Fair	9,359
904 SFLA						
Outbuilding Total						9,359

Acpt Land	44,000	Accepted Bldg	100,000	Total	144,000
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Neighborhood	SOUTHEAST	Sale Data	
Zoning/Use	RURAL	Sale Date	01/05/2023
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 B0577P0125
 Reference 2 U-22-021/00 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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00			Land Total			45,375

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	840 Sqft	Grade C 105	Base		98,254
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		19,148
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		6,701
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	124,103
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	90,595

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1998	252	C 100	19,770	Avq.	88%	100%	100%	17,398
Wood Deck	2000	260	C 100	3,502	Avq.	89%	100%	100%	3,117
Frame Garage	1999	324	C 100	13,441	Avq.	88%	100%	100%	11,828
Encl Frame Porch	2005	224	C 100	9,592	Avq.	91%	100%	100%	8,729
ONE STORY FRAME	2005	288	D 100	19,430	Avq.	91%	100%	100%	17,681
1SFr Overhang	1963	84	C 100	6,590	Avq.	70%	100%	100%	4,613
Open Frame Porch	1963	72	D 100	1,814	Avq.	70%	100%	100%	1,270
1,464 SFLA									64,636

Acpt Land	45,400	Accepted Bldg	155,200	Total	200,600
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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	45,450

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 105	Base	132,289
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	6,701
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	138,990
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	101,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1970	672	C 100	49,710	Avq.	74%	100%	100%	36,785
Wood Deck	1999	686	C 100	8,934	Avq-	78%	100%	100%	6,969
Wood Deck	1999	28	C 100	545	Avq.	88%	100%	100%	480
Outbuilding Total									44,234

Accpt Land 45,500 **Accepted Bldg** 145,700 **Total** 191,200

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	41,250.00	41,250	100%		41,250
0.50	Acres-HS Size Adj	4,125.00	2,063	100%		2,063
Total Acres 0.50						Land Total 43,313

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	864 Sqft	Grade C 105	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	Dry Full Bmt	Basement		0
Fin. Basement Area	690 Sqft, Grade D	Basement Gar	None	Fin Bsmt		33,031
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	134,092
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	105,933

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	240	C 100	3,248	Avq.	89%	100%	100%	2,891
Frame Shed	2001	80	C 100	612	Avq.	89%	100%	100%	545
1SFr Overhang	1975	27	C 105	2,224	Avq.	76%	100%	100%	1,690
Frame Garage	2012	352	C 100	14,239	Avq.	92%	100%	100%	13,100
891 SFLA									Outbuilding Total 18,226

Acpt Land 43,300 **Accepted Bldg** 124,200 **Total** 167,500

Name: CUMMINGS, DOMINIC

Page 2580

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 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 Modern/Contemp. 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-sections for Outbuildings/Additions/Improvements and Acpt Land.

WISCASSET

Valuation Report

09/27/2023

Name: ZWERNEMANN, DONALD

Page 2581

ZWERNEMANN, JENNIFER

Map/Lot:

U22-025

Account: 1876 Card: 1 of 1

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
8.70	Acres-Rear Land 1-10	2,500.00	21,750	100%		21,750
Total Acres 9.70					Land Total	67,125

Accpt Land 67,100 **Accepted Bldg** 0 **Total** 67,100

WISCASSET
 Name: MARSHALL, STEVEN L

Valuation Report

09/27/2023

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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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.34	Acres-Rear Land 1-10	2,500.00	850	100%		850
Total Acres 1.34					Land Total	46,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
3/4S AD/GAR.....	1985	768	C 105	55,834	Avq.	81%	100%	100%	45,226
Wood Deck	1985	40	D 100	600	Avq-	72%	100%	100%	432
Frame Shed	2003	200	C 100	1,530	Avq-	80%	100%	100%	1,224
Outbuilding Total									46,882

Acpt Land	46,200	Accepted Bldg	46,900	Total	93,100
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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 columns: Units, Method - Description, 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 1 Story/BASEMENT, Wood Deck, 12' Mobile Home, 1,392 SFLA, and Outbuilding Total.

Accpt Land 48,600 Accepted Bldg 39,400 Total 88,000

WISCASSET

Valuation Report

09/27/2023

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, with a total of 2,400.

WISCASSET

Valuation Report

09/27/2023

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, with a total of 2,700.

WISCASSET

Valuation Report

09/27/2023

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, 1.579, Poor, 25%, 100%, 100%, 395) and 2,428 SFLA. Totals: Accpt Land 0, Accepted Bldg 700, Total 700.

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), Exterior (NOVELTY, Masonry Trim, None), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles), Foundation (Concrete, Basement, Dry Full Bmt), Fin. Basement Area (None, Basement Gar, None), Heating (100% Forced Warm, Cooling, 100% None), Rooms (3, HEARTH), Bedrooms (1, Add Fixtures, 0), Baths (0, Half Baths, 0), Attic (None), FirePlaces (0), Insulation (Full, SFLA, 480), Unfin. Living Area (NONE, Unfinished, 0). Replacement costs range from 0 to 45,526.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include: 1960, 0 TYPICAL, TYPICAL, Below Average, Typical, 41,862; SMALL SIZE....., None, 64%, 80%, 100%, 21,433.

Acpt Land 0 Accepted Bldg 21,400 Total 21,400

WISCASSET

Valuation Report

09/27/2023

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	48,600	39,400	88,000	48,600	39,400	88,000
2	0	2,400	2,400	0	2,400	2,400
3	0	2,700	2,700	0	2,700	2,700
4	0	700	700	0	700	700
5	0	21,400	21,400	0	21,400	21,400
TOTAL	48,600	66,600	115,200	48,600	66,600	115,200

Name: JONES, ROGER H

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 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 14' Mobile Home, Wood Deck, Frame Garage, and 1,008 SFLA.

Acpt Land 45,900 Accepted Bldg 37,600 Total 83,500

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	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1989	14X56	D 100	71,019	Avq-	45%	50%	100%	15,802
Frame Shed	1989	128	D 100	841	Avq-	74%	100%	100%	622
784 SFLA						Outbuilding Total			16,424
Accpt Land		47,900	Accepted Bldg		16,400	Total			64,300

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	41,250.00	41,250	100%		41,250
0.57	Acres-HS Size Adj	4,125.00	2,351	100%		2,351
Total Acres 0.57						Land Total 43,601

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
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	112,290
Functional Obsolescence						Value(Rcnld)
None						86,463

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1970	48	C 100	800	Avq.	74%	100%	100%	592
Frame Garage	1970	864	D 100	24,782	Avq-	65%	100%	100%	16,108
Frame Shed	1970	176	D 100	1,158	Avq-	65%	100%	100%	753
Wood Deck	2005	484	C 100	6,359	Avq.	91%	100%	100%	5,787
Frame Shed	2012	81	C 100	620	Avq.	92%	100%	100%	570
960 SFLA									23,810
Outbuilding Total									23,810

Acpt Land	43,600	Accepted Bldg	110,300	Total	153,900
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WISCASSET

Valuation Report

09/27/2023

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	41,250.00	20,625	25%	Size/Shape	5,156
1.00	Acres-HS Size Adi	4,125.00	4,125	50%	Size/Shape	2,063
Total Acres 1.00			Land Total			7,219

Acpt Land	7,200	Accepted Bldg	0	Total	7,200
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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 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/Measure, Condition, Replacement Cost, 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, Value(Rcnld). Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Improvements.

Acpt Land 43,400 Accepted Bldg 95,100 Total 138,500

WISCASSET

Valuation Report

09/27/2023

Name: MEWA, EDWARD S

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MEWA, RUTH A

Map/Lot:

U23-001

Account: 1885 Card: 1 of 1

Location: 295 OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL

Topography Level

Utilities Septic System

Street Paved

Sale Data	
Sale Date	11/28/2022
Sale Price	40,000
Sale Type	Land & Buildings
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) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.69	Acres-Rear Land 1-10	2,500.00	6,725	100%		6,725
Total Acres 3.69					Land Total	47,975

Accpt Land	48,000	Accepted Bldg	0	Total	48,000
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WISCASSET
 Name: PARKER, GEORGE E
 PARKER, NANCY R

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03						Land Total 41,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1977	14X70	D 100	84,690	Fair	30%	50%	100%	12,704
14' Mobile Home	1977	14X70	D 100	84,690	Fair	30%	50%	100%	12,704
12' Mobile Home	1977	12X45	D 100	51,862	Fair	30%	50%	100%	7,779
Frame Shed	1977	50	D 100	329	Fair	56%	100%	100%	184
2,500 SFLA									Outbuilding Total 33,371

Acpt Land 41,300 **Accepted Bldg** 33,400 **Total** 74,700

Name: HUBER, MICHAEL S

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HUBER, JEAN E

Map/Lot:

U23-002

Account: 1887 Card: 1 of 1

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

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 1950, Renovated 0, Kitchens TYPICAL, Baths TYPICAL, Condition Average, Layout Typical, Total 177,470.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Functional Obsolescence None, Economic Obsolescence None, Phys. % 69%, Func. % 100%, Econ. % 100%, Value(Rcnld) 122,454.

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.., 1.820 SFLA, and Outbuilding Total.

Acpt Land 41,900 Accepted Bldg 167,400 Total 209,300

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/27/2023

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Account: 1977 Card: 1 of 1

Map/Lot: U23-003-001
 Location: OLD BATH ROAD

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 03/24/2021
Topography	Level	Sale Price 299,999
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	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	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
1.00	Acres-Rear Land 1-10	2,500.00	2,500	50%	Restrictio	1,250
Total Acres 2.00						Land Total 21,875

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
SLAB.....	2022	2083	C 100	6,510	Avq.	92%	100%	100%	5,989	
Outbuilding Total									5,989	
Acpt Land		21,900		Accepted Bldg		6,000		Total		27,900

Valuation Report

Map/Lot:

U23-003-002

Account: 1978 Card: 1 of 1

Location:

OLD BATH ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
 Topography Level
 Utilities Drilled WellSeptic System
 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 #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	37,500.00	37,500	50%	Restrictio	18,750	
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875	
1.00	Acres-Rear Land 1-10	2,500.00	2,500	50%	Restrictio	1,250	
Total Acres 2.00						Land Total	21,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SLAB.....	2022	3246	C 100	10,144	Avg.	92%	100%	100%	9,332
Outbuilding Total									9,332

Acpt Land 21,900 **Accepted Bldg** 9,300 **Total** 31,200

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/27/2023

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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	37,500.00	37,500	50%	Restrictio	18,750	
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875	
1.10	Acres-Rear Land 1-10	2,500.00	2,750	50%	Restrictio	1,375	
Total Acres 2.10					Land Total	22,000	

Accpt Land	22,000	Accepted Bldg	0	Total	22,000
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

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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	37,500.00	37,500	50%	Restrictio	18,750	
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875	
0.60	Acres-Rear Land 1-10	2,500.00	1,500	50%	Restrictio	750	
Total Acres 1.60			Land Total			21,375	
Accpt Land		21,400	Accepted Bldg		0	Total	
						21,400	

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

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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	37,500.00	37,500	50%	Restrictio	18,750	
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875	
1.10	Acres-Rear Land 1-10	2,500.00	2,750	50%	Restrictio	1,375	
Total Acres 2.10			Land Total			22,000	
Accpt Land		22,000	Accepted Bldg		0	Total	
						22,000	

WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/27/2023

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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	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
0.70	Acres-Rear Land 1-10	2,500.00	1,750	50%	Restrictio	875
Total Acres 1.70					Land Total	21,500

Accpt Land	21,500	Accepted Bldg	0	Total	21,500
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

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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	37,500.00	37,500	50%	Restrictio	18,750	
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875	
1.70	Acres-Rear Land 1-10	2,500.00	4,250	50%	Restrictio	2,125	
Total Acres 2.70					Land Total	22,750	

Accpt Land	22,800	Accepted Bldg	0	Total	22,800
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

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Map/Lot:

U23-003-008

Account: 1984 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 #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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	45,500

Accpt Land	45,500	Accepted Bldg	0	Total	45,500
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/27/2023

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Map/Lot:

U23-003-009

Account: 1985 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 #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	37,500.00	37,500	25%	Restrictio	9,375	
1.00	Acres-HS Size Adj	3,750.00	3,750	25%	Restrictio	938	
1.80	Acres-Rear Land 1-10	2,500.00	4,500	25%	Restrictio	1,125	
Total Acres 2.80					Land Total	11,438	

Accpt Land	11,400	Accepted Bldg	0	Total	11,400
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/27/2023

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Map/Lot:

U23-003-010

Account: 1986 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 #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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80					Land Total	45,750

Accpt Land	45,800	Accepted Bldg	0	Total	45,800
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WISCASSET
 Name: RHI-RED OAK 10, LLC

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80					Land Total	45,750
Accpt Land		45,800	Accepted Bldg		0	Total
						45,800

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 42,400 Accepted Bldg 203,800 Total 246,200

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 columns: Units, Method - Description, 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 1982, 0 TYPICAL, TYPICAL, Average, Typical, 148,704.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 121,937.

Outbuildings/Additions/Improvements

Table with 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 42,500 Accepted Bldg 164,500 Total 207,000

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)	Land Schedule 108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00			Land Total			41,250

Dwelling Description				Replacement Cost New	
Ranch	One Story	864 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	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	106,114	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		87%	100%	100%	92,319
Acpt Land		41,300	Accepted Bldg		92,300	Total	133,600

WISCASSET
 Name: HESSELTINE, LAWRENCE W
 MEWA, LAURA A

Valuation Report

09/27/2023

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Account: 2312 Card: 1 of 1

Map/Lot: U23-003-D
 Location: 50 OAK RIDGE WEST

Neighborhood	SOUTHWEST	Sale Data
Zoning/Use	RESIDENTIAL	Sale Date 07/30/2019
Topography	Level	Sale Price 247,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.84	Acres-Rear Land 1-10	2,500.00	7,100	100%		7,100
Total Acres 3.84						Land Total 48,350

Dwelling Description				Replacement Cost New		
Colonial	Two Story	1,008 Sqft	Grade B 100	Base		227,275
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		8,165
Attic	None			Attic		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	235,440				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	91%	100%	100%	214,250					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld
Frame Garage	2005	676	C 100	23,464	Avq.	91%	100%	100%	21,352	
Wood Deck	2005	54	C 100	876	Avq.	91%	100%	100%	797	
Wood Deck	2005	360	C 100	4,778	Avq.	91%	100%	100%	4,348	
Open Frame Porch	2005	360	C 100	9,399	Avq.	91%	100%	100%	8,553	
Frame Shed	2008	80	C 100	612	Avq-	82%	100%	100%	502	
2,016 SFLA									Outbuilding Total	35,552
Acpt Land		48,400		Accepted Bldg		249,800		Total		298,200

Name: GEIB, LUDWIG W

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GEIB, ELIZABETH K

Map/Lot:

U23-004

Account: 1892 Card: 1 of 1

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

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(Rcnd).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 2 Story/BASEMENT, Frame Bay Window, Wood Deck, Frame Garage, Frame Shed, Encl Frame Porch, 4,320 SFLA.

Summary row: Acpt Land 43,500 Accepted Bldg 398,300 Total 441,800

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, Average, Typical, 183,931.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 80%, 100%, 100%, 147,145.

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 41,000 Accepted Bldg 234,600 Total 275,600

WISCASSET
 Name: SOUZA, TODD D J/T
 SOUZA, STACEY J

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
0.65	Acres-HS Size Adj	3,750.00	2,438	100%		2,437
Total Acres 0.65						Land Total 39,937

Dwelling Description				Replacement Cost New		
Raised Ranch	One & 3/4 Story	828 Sqft	Grade B 95	Base		146,117
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		25,177
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6	HEARTH				
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,654
Attic	None			Attic		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	175,948			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	79%	100%	100%	138,999				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1982	88	B 95	4,416	Avq.	79%	100%	100%	3,489
1SFr Overhang	1980	36	B 95	3,085	Avq.	79%	100%	100%	2,437
Wood Deck	1974	288	B 95	4,216	Avq.	79%	100%	100%	3,331
Frame Garage	1974	650	C 100	22,724	Avq.	76%	100%	100%	17,270
Frame Shed	1980	240	C 100	1,836	Avq.	79%	100%	100%	1,450
1,485 SFLA						Outbuilding Total			27,977
Acpt Land		39,900	Accepted Bldg		167,000	Total		206,900	

Name: STOVER, NANCY P J/T

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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 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, Units, Price/Unit, Condition, 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 1975, 0 TYPICAL, TYPICAL, Average, Typical, 180,138.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, Frame Garage, Wood Deck, Swimming Pool, 1,596 SFLA, Outbuilding Total.

Summary row: Acpt Land 40,100 Accepted Bldg 172,100 Total 212,200

Name: EMERY, TIMOTHY E

Page 2616

EMERY, MARSHA H

Map/Lot:

U23-008

Account: 1896 Card: 1 of 1

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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.58 Acres-HS Size Adj, and Total Acres 0.58.

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, 187,782.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 81%, 100%, 100%, 152,103.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Wood Deck, Frame Garage, 1,562 SFLA.

Summary row: Acpt Land 39,700 Accepted Bldg 171,000 Total 210,700

Name: ANZALONE, JOHN P J/T

Page 2617

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, 144,347.

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Garage, Frame Shed, 1.50 ST GARAGE.., Open Frame Porch, Wood Deck, 954 SFLA.

Acpt Land 40,000 Accepted Bldg 190,700 Total 230,700

Name: PONTAU, ROBERT A

Page 2618

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, 159,964.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 80%, 100%, 100%, 127,971.

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 40,100 Accepted Bldg 160,500 Total 200,600

Name: DUNNING, JOHN A. & HOPE M. J/T

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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

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 1973, 0 TYPICAL, TYPICAL, Fair, Typical, 67,499.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 57%, 95%, 100%, 36,551.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, 714 SFLA, and Outbuilding Total.

Summary row: Acpt Land 41,900 Accepted Bldg 40,300 Total 82,200

Name: DUNNING, JOHN A. & HOPE M. J/T

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) 50 0 0 Land Schedule 108

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 1945, 0, OLD TYPE, TYPICAL, Fair, Typical, 67,691.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 44%, 100%, 100%, 29,784.

Table with columns: Outbuildings/Additions/Improvements, Percent Good, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Summary row: Acpt Land 0 Accepted Bldg 66,500 Total 66,500

WISCASSET

Valuation Report

09/27/2023

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	41,900	40,300	82,200	41,900	40,300	82,200
2	0	66,500	66,500	0	66,500	66,500
TOTAL	41,900	106,800	148,700	41,900	106,800	148,700

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 Total Acres 0.42.

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 1940, 0 OLD TYPE, Old Type, Poor, Typical, 58,950, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd), 14,738.

Acpt Land 39,100 Accepted Bldg 14,700 Total 53,800

WISCASSET
 Name: BERRY, SALLY A

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500	
0.26	Acres-HS Size Adj	3,750.00	975	100%		975	
Total Acres 0.26					Land Total	38,475	
Acpt Land		38,500	Accepted Bldg		0	Total	38,500

WISCASSET
 Name: SPINNEY, RICHARD A J/T
 SPINNEY, JANET

Valuation Report

09/27/2023

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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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	42,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16' Mobile Home	1994	16X72	C 100	132,912	Avq+	75%	50%	100%	49,986
ONE STORY FRAME	2015	96	C 100	7,531	Avq.	92%	100%	100%	6,929
1.50 ST GARAGE..	2012	840	D 100	52,532	Avq.	92%	100%	100%	48,329
Frame Shed	2013	224	C 100	1,714	Avq.	92%	100%	100%	1,577
Unfin Basement	2016	1152	C 100	5,760	Avq.	92%	100%	100%	5,299
Outbuilding Total									112,120

Acpt Land 42,500 **Accepted Bldg** 112,100 **Total** 154,600

Name: STROZIER, SHELLEY J J/T

STROZIER, EDWARD II

Map/Lot:

U23-014-A

Account: 1904 Card: 1 of 1

Location: 274 OLD BATH ROAD

Neighborhood SOUTHWEST

Sale Data

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellPublic Sewer
Street Paved

Sale Date 12/14/2009
Sale Price 80,000
Sale Type Land & Buildings
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

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Base Homesite Value, 0.76 Acres-HS Size Adj, and Total Acres 0.76.

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, Below Average, Typical, 116,748, None, 70%, 100%, 100%, 81,724, Outbuildings/Additions/Improvements, 1975, 120 D 100, 1,478 Fair, 55%, 100%, 100%, 813, 960 SFLA, Outbuilding Total 813.

Acpt Land 40,400 Accepted Bldg 82,500 Total 122,900

Name: BROWN, JOHANNA J/T

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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 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/Quantity, 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. Includes Functional and Economic Obsolescence, and Outbuildings/Improvements table with columns for Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value.

Acpt Land 40,300 Accepted Bldg 99,700 Total 140,000

Valuation Report

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	37,500.00	37,500	100%		37,500
0.72	Acres-HS Size Adj	3,750.00	2,700	100%		2,700
					Land Total	40,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
Wood Deck	1985	240	D 100	2,792	Fair	30%	50%	100%	419
Frame Garage	1985	528	C 100	19,250	Avq.	81%	100%	100%	15,592
924 SFLA									28,129
Accpt Land		40,200	Accepted Bldg		28,100	Total		68,300	

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)	50 0 0	Land Schedule	108

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.30	Acres-Rear Land 1-10	2,500.00	10,750	100%		10,750
Total Acres 5.30					Land Total	52,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,157 Sqft	Grade B 95	Base		144,894
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	144,894			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	121,711		
Outbuildings/Additions/Improvements						Percent Good	Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1987	120	B 95	10,285	Avq.	84%	100%	100%	8,639
Open Frame Porch	2001	180	B 95	5,290	Avq.	84%	100%	100%	4,444
Open Frame Porch	1987	18	B 95	811	Avq.	84%	100%	100%	681
Frame Garage	1987	672	B 95	25,510	Avq.	84%	100%	100%	21,428
Frame Shed	1987	360	D 100	2,369	Avq.	82%	100%	100%	1,943
1,277 SFLA									37,135
Acpt Land		52,000	Accepted Bldg		158,800	Total		210,800	

Valuation Report

Map/Lot: U23-014-E

Account: 1908 Card: 1 of 1

Location: 294 OLD BATH ROAD

Neighborhood: SOUTHWEST
 Zoning/Use: RESIDENTIAL
 Topography: Level
 Utilities: Public Sewer
 Street: Paved

Sale Data
 Sale Date: 06/02/2003
 Sale Price: 132,500
 Sale Type: Land & Buildings
 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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	41,325

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 105	Base	146,539
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	146,539
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	126,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	234	C 105	3,330	Avq.	86%	100%	100%	2,864
Wood Deck	1992	40	C 105	732	Avq.	86%	100%	100%	630
1,512 SFLA						Outbuilding Total			3,494

Acpt Land 41,300 **Accepted Bldg** 129,500 **Total** 170,800

WISCASSET
 Name: MCIVOR, JENNIFER

Valuation Report

09/27/2023
 Page 2630
 U23-014-E SOLAR
 294 OLD BATH

Account: 2786 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) 55 0 0 Land Schedule 108

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SOLAR PANELS	2022								4,200
----- SOUND VALUE -----									
								Outbuilding Total	4,200
Accpt Land			0	Accepted Bldg			4,200	Total	4,200

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02			Land Total			41,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 105	Base		189,958
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	189,958		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		85%	100% 100%	161,464		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	2001	576	C 100	20,616	Avg.	89%	100%	100%
1,960 SFLA						Outbuilding Total		
						18,348		

Acpt Land	41,300	Accepted Bldg	179,800	Total	221,100
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Name: TALBERT, THEODORE J

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	37,500.00	37,500	100%		37,500
0.46	Acres-HS Size Adj	3,750.00	1,725	100%		1,725
Total Acres 0.46						39,225

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	720 Sqft	Grade C 105	Base	124,558
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	124,558			
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
Frame Shed	1940	120	C 105	964	Avq.	65%	100%	100%	627
1,260 SFLA							627		

Acpt Land 39,200 **Accepted Bldg** 94,000 **Total** 133,200

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

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 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 1973, 0, TYPICAL, TYPICAL, Above Average, Typical, 188,428.

Table for Outbuildings/Additions/Improvements with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Open Frame Porch, Frame Garage, Swimming Pool, Wood Deck, and 2,143 SFLA.

Acpt Land 41,700 Accepted Bldg 220,800 Total 262,500

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography Steep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/08/2015
Sale Price 99,900
Sale Type Land & Buildings
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	37,500.00	37,500	100%		37,500
0.65	Acres-HS Size Adj	3,750.00	2,438	100%		2,437
Total Acres 0.65						Land Total 39,937

Dwelling Description

Replacement Cost New

Colonial	Two Story	1,064 Sqft	Grade B 95	Base	227,907
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	-8,253
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
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	231,280			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	182,711		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1984	160	B 95	7,626	Avq.	79%	100%	100%	6,025
2,128 SFLA						Outbuilding Total			6,025

Acpt Land 39,900 **Accepted Bldg** 188,700 **Total** 228,600

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47					Land Total	42,425

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	161,872
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	-7,059
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	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	157,916
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	126,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	428	B 95	6,166	Avq.	80%	100%	100%	4,933
Open Frame Porch	2015	192	C 100	5,146	Avq.	92%	100%	100%	4,734
1,820 SFLA						Outbuilding Total			9,667

Acpt Land	42,400	Accepted Bldg	136,000	Total	178,400
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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	37,500.00	37,500	100%		37,500
0.91	Acres-HS Size Adj	3,750.00	3,413	100%		3,413
Total Acres 0.91					Land Total	40,913

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,610 Sqft	Grade B 95	Base		205,740
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		4,654
Attic	None			Attic		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	210,394	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	100%	100%	174,627

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	576	B 95	22,524	Avq.	83%	100%	100%	18,695
Wood Deck	1985	180	B 95	2,712	Avq.	83%	100%	100%	2,251
Open Frame Porch	1985	80	B 95	2,525	Avq.	83%	100%	100%	2,096
1,610 SFLA									
Outbuilding Total									23,042

Acpt Land	40,900	Accepted Bldg	197,700	Total	238,600
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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	37,500.00	37,500	100%		37,500
0.75	Acres-HS Size Adj	3,750.00	2,813	100%		2,813
Total Acres 0.75						Land Total 40,313

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	782 Sqft	Grade C 105	Base		91,470
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		37,017
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,008
Rooms	5	HEARTH				
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,982
Attic	None			Attic		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	127,461			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		80%	100%	100%	101,969			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	92	C 105	4,415	Avq.	80%	100%	100%	3,532
ONE STORY FRAME	1978	414	C 105	34,102	Avq.	80%	100%	100%	27,282
1SFr Overhang	1978	26	C 105	2,142	Avq.	80%	100%	100%	1,714
Frame Shed	2008	64	C 100	490	Avq.	92%	100%	100%	451
Wood Deck	2007	96	C 100	1,411	Avq.	92%	100%	100%	1,298
1,222 SFLA	Outbuilding Total 34,277								
Acpt Land	40,300		Accepted Bldg	136,200		Total	176,500		

Name: WHITNEY, LAURA G

Page 2638

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/Additions/Improvements.

Acpt Land

40,100

Accepted Bldg

112,400

Total

152,500

Valuation Report

Map/Lot: U23-022

Account: 1917 Card: 1 of 1

Location: 5 OAK RIDGE WEST

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	37,500.00	37,500	100%		37,500
0.81	Acres-HS Size Adj	3,750.00	3,038	100%		3,038
Total Acres 0.81						Land Total 40,538

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,200 Sqft	Grade C 105	Base		143,170
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		4,680
Heating	100% Electric	Cooling	0% None	Heat		-4,473
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	143,377			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	113,268		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1975	42	C 105	3,460	Avq.	79%	100%	100%	2,733
Encl Frame Porch	1975	144	C 105	6,644	Avq.	79%	100%	100%	5,249
1,242 SFLA									Outbuilding Total 7,982

Acpt Land 40,500 **Accepted Bldg** 121,300 **Total** 161,800

Name: DATTILO, MONICA A J/T

Page 2640

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.73	Acres-HS Size Adj	3,750.00	2,738	100%		2,738
Total Acres 0.73						Land Total 40,238

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,092 Sqft	Grade C 105	Base		134,117
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% 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	1			Fireplace		6,701
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			140,818
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		81%	100%	100%		114,063	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1980	116	C 105	3,384	Avq.	81%	100%	100%	2,741
Open Frame Porch	1980	312	C 105	8,592	Avq.	81%	100%	100%	6,960
1,092 SFLA									Outbuilding Total 9,701

Acpt Land 40,200 **Accepted Bldg** 123,800 **Total** 164,000

Name: PATEL, NIMESH A J/T

Page 2641

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, 0.66 Acres-HS Size Adj, and Total Acres 0.66.

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 1965, 0 TYPICAL, TYPICAL, Average, Typical, 155,573.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 75%, 100%, 100%, 116,680.

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 Garage, 1,672 SFLA.

Acpt Land 40,000 Accepted Bldg 143,900 Total 183,900

Name: BRADFORD, CAROL L (TRUSTEE)

Page 2642

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 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 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1985, 0, TYPICAL, TYPICAL, Average, Typical, 294,250.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include ONE STORY FRAME, Frame Garage, Frame Garage, and 2,769 SFLA.

Acpt Land 42,700 Accepted Bldg 293,100 Total 335,800

Name: VINCENT, JEANNETTE L J/T

Page 2643

VINCENT, KEVIN N

Map/Lot:

U23-025-A

Account: 1921 Card: 1 of 1

Location:

10 ACORN ROAD

Neighborhood SOUTHWEST

Zoning/Use RESIDENTIAL
Topography RollingAbove Street
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 09/21/2005
Sale Price 185,000
Sale Type Land & Buildings
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

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 1983, 0, TYPICAL, TYPICAL, Average, Typical, 97,934.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 80,306.

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....., Encl Frame Porch, Wood Deck, Frame Shed, Frame Shed, 950 SFLA.

Acpt Land 41,900 Accepted Bldg 157,700 Total 199,600

Valuation Report

Map/Lot: U23-026

Account: 1922 Card: 1 of 1

Location: 42 OAK RIDGE DRIVE

Neighborhood SOUTHWEST
 Zoning/Use RESIDENTIAL
 Topography Rolling
 Utilities Public Sewer
 Street Paved

Sale Data
 Sale Date 07/27/2012
 Sale Price 160,250
 Sale Type Land & Buildings
 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	37,500.00	37,500	100%		37,500
0.73	Acres-HS Size Adj	3,750.00	2,738	100%		2,738
Total Acres 0.73						Land Total 40,238

Dwelling Description

Replacement Cost New

Colonial	Two Story	832 Sqft	Grade B 95	Base	181,777
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	4,654
Attic	None			Attic	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	186,431			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	154,738			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1985	192	B 95	2,879	Avq.	83%	100%	100%	2,390
Frame Shed	1985	36	B 95	300	Avq.	83%	100%	100%	249
1,664 SFLA	Outbuilding Total								2,639

Acpt Land 40,200 **Accepted Bldg** 157,400 **Total** 197,600

Name: GARDNER, CLAIRE B

Page 2645

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, 204,750.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 81%, 100%, 100%, 165,848.

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 40,000 Accepted Bldg 172,800 Total 212,800

Name: PONTAU, SCOTT A

Page 2646

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 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 1981, 0 TYPICAL, TYPICAL, Average, Typical, 146,714.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 82%, 100%, 100%, 120,305.

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, Frame Shed, 1,040 SFLA.

Summary row: Acpt Land 41,000 Accepted Bldg 126,600 Total 167,600

WISCASSET

Valuation Report

09/27/2023

Name: CROXFORD, LANCE WAYNE J/T
ROGERS SR., TROY RANDALL

Page 2647

Map/Lot:

U23-029

Account: 1925 Card: 1 of 1

Location:

258 OLD BATH ROAD

Neighborhood SOUTHWEST

Sale Data	
Sale Date	08/24/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

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	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.03	Acres-Rear Land 1-10	2,500.00	5,075	100%		5,075
Total Acres 3.03					Land Total	46,325

Accpt Land	46,300	Accepted Bldg	0	Total	46,300
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