

Map Lot U04-001

Account 1432

Location 93 CHURCHILL STREET

Card 1 Of 1 10/05/2023

LINCOLN COUNTY DENTAL INC.  
C/O KATHRYN YOUNG REGISTERED AGENT  
BOOTHBAY ME 04537

B3612P199 B5373P100

Previous Owner  
BUNIN-STEVENSON, CATHERINE A  
PO BOX 276

WISCASSET ME 04578  
Sale Date: 4/15/2019

Previous Owner  
DOERING JR., RALPH H.

PO BOX 215  
WISCASSET ME 04578  
Sale Date: 12/20/2005

Previous Owner  
MORGAN, ANNA LEE

PO BOX 103  
WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-FORMER OWNER: ANNA MORGAN BK2472 PG148  
2006-PREVIOUS OWNER: RALPH DOERING BK3094 PG35.  
BOUGHT 6/2003 FOR \$95,000.  
COND= COMPLETE REMOD,2007, PLUS NEW ADDITION REAR

WISCASSET

## Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	4/15/2019		
Price	280,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	67,300	267,200	0	334,500
2011	67,300	267,200	0	334,500
2012	67,300	267,200	0	334,500
2013	67,300	267,200	0	334,500
2014	67,300	267,200	0	334,500
2015	67,300	267,200	0	334,500
2016	67,300	267,200	0	334,500
2017	67,300	267,200	0	334,500
2018	67,300	267,200	0	334,500
2019	67,300	267,200	0	334,500
2020	67,300	267,200	334,500	0
2021	67,300	267,200	334,500	0
2022	67,300	267,200	334,500	0
2023	84,100	305,100	389,200	0

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.69				

# WISCASSET

Map Lot U04-001


Account 1432

Location 93 CHURCHILL STREET

Card 1

Of 1

10/05/2023

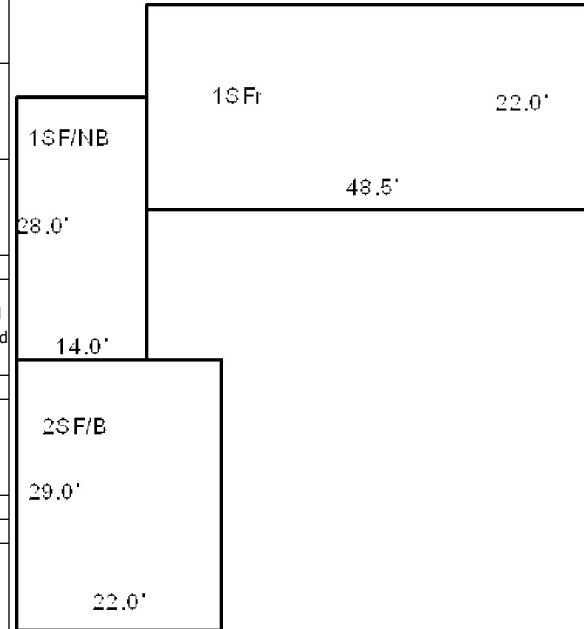
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>638</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>8 Excellent</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1890</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2004</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/27/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	362	0 0	0	0 %	100 %	
23 Frame Garage	1970	308	3 100	3	0 %	100 %	
68 Wood Deck	2005	144	3 100	4	0 %	100 %	
281 MEDICAL OFF...	2006	1056	0 0	0	0 %	0 %	
68 Wood Deck	2006	150	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



GARAGE 14X22



Property Data			Assessment Record				
Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total
Tree Growth Year    0			2010	41,500	91,200	10,000	122,700
FARM LAND YEAR    0			2011	41,500	91,200	10,000	122,700
OPEN SPACE YEAR    0			2012	41,500	91,200	10,000	122,700
Zone/Land Use    21 RURAL			2013	41,500	91,200	10,000	122,700
Secondary Zone			2014	41,500	91,200	10,000	122,700
			2015	41,500	91,200	10,000	122,700
Topography    1 Level			2016	41,500	91,200	15,000	117,700
1.Level	4.Below St	7.Steep	2017	41,500	91,200	20,000	112,700
2.Rolling	5.Low	8.Rough	2018	41,500	91,200	20,000	112,700
3.Above St	6.Swampy	9.	2019	41,500	91,200	20,000	112,700
Utilities    4 Drilled Well    6 Septic System			2020	41,500	91,200	25,000	107,700
1.Public	4.Dr Well	7.Cesspool	2021	41,500	91,200	25,000	107,700
2.Water	5.DUG/LAKE	8.	2022	41,500	91,200	24,000	108,700
3.Sewer	6.Septic	9.None	2023	51,800	113,900	25,000	140,700
Street    1 Paved							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.					
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN    0							
CONSERV   EASE    0							
Sale Data							
Sale Date							
Price							
Sale Type							
1.Land	4.Mobile	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.					
Financing							
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown					
Validity							
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose					
Verified							
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					

# WISCASSET

Map Lot U04-002





Account 1433

Location 49 WILLOW LANE

Card 1

Of 1

10/05/2023

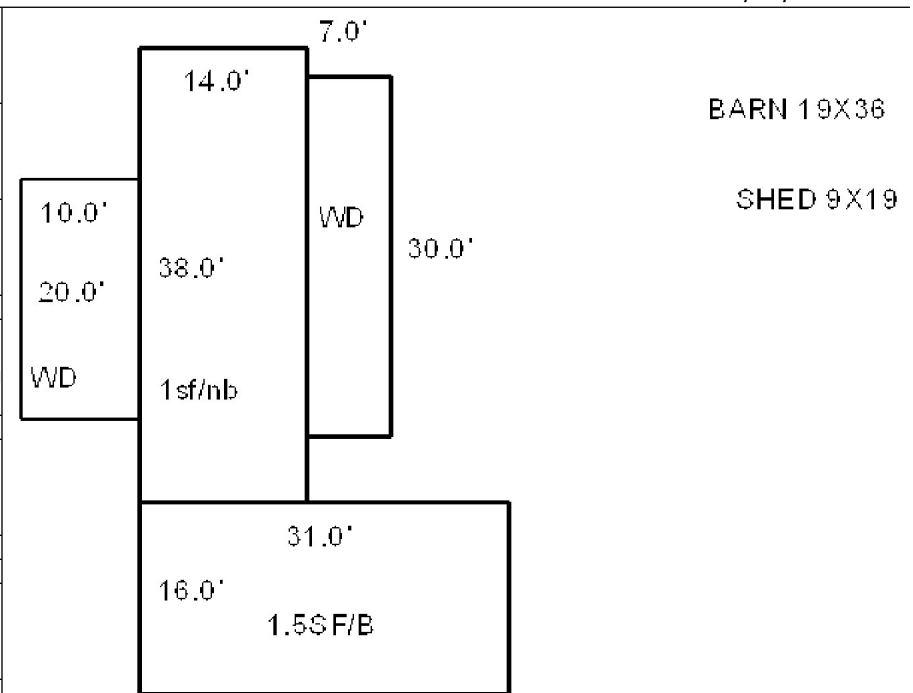
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>576</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1870</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/22/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	532	0 0	0	0 %	0 %	
68 Wood Deck	0	210	0 0	0	0 %	0 %	
68 Wood Deck	0	200	0 0	0	0 %	0 %	
155 1 ST BARN.....	1880	648	2 100	3	0 %	100 %	
24 Frame Shed	1960	171	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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





Map Lot U04-003

Account 1434

Location 21 WILLOW LANE

Card 1 Of 1 10/05/2023

EICHLER, WENDY ROSS WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood	103 RURAL WEST		Year	Land	Buildings	Exempt	Total		
			Tree Growth Year	0		2010	39,800	231,900	10,000	261,700		
			FARM LAND YEAR	0		2011	39,800	231,900	0	271,700		
B1941P44 B3970P119 B4495P25			OPEN SPACE YEAR	0		2012	39,800	234,800	0	274,600		
Previous Owner ROSS, ELIZABETH SORTWELL EICHLER, WENDY ROSS(TRUSTEES)			Zone/Land Use	21 RURAL		2013	39,800	234,800	10,000	264,600		
			Secondary Zone			2014	39,800	234,800	10,000	264,600		
						2015	39,800	234,800	10,000	264,600		
			WISCASSET ME 04578 Sale Date: 12/20/2010			Topography	1 Level		2016	39,800	234,800	15,000
1.Level	4.Below St	7.Steep				2017	39,800	234,800	20,000	254,600		
2.Rolling	5.Low	8.Rough				2018	39,800	234,800	20,000	254,600		
3.Above St	6.Swampy	9.				2019	39,800	234,800	20,000	254,600		
			Utilities	1 All Public		2020	39,800	234,800	25,000	249,600		
			1.Public	4.Dr Well	7.Cesspool	2021	39,800	234,800	25,000	249,600		
			2.Water	5.DUG/LAKE	8.	2022	39,800	234,800	24,000	250,600		
			3.Sewer	6.Septic	9.None	2023	49,800	356,000	25,000	380,800		
			Street	1 Paved		Land Data						
			1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
			2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
			3.Gravel	6.Pub Eas	9.NoStreet							
Inspection Witnessed By:			TREE GROWTH PLAN	0		11.Regular Lot				%	1.Open Space	
			CONSERV EASE	0		12.Delta Triangle				%	2.Neighborhood A	
			Sale Data		13.Nabla Triangle				%	3.Topography		
			Sale Date	12/20/2010		14.Rear Land				%	4.Size/Shape	
X			Price			15.Front Foot				%	5.Access	
Date			Sale Type	2 Land & Buildings		Square Foot		Square Feet				6.Restriction
			1.Land	4.Mobile	7.				%	7.Corner/Locatio		
No./Date	Description	Date Insp.	2.L & B	5.Other	8.					%	8.View/Environ	
			3.Building	6.	9.					%	9.Fract Share	
			Financing	9 Unknown					%	30.Rear 20+		
			1.Convent	4.Seller	7.			%	31.Waterfront Rea			
			2.FHA/VA	5.Private	8.			%	32.Open Space			
			3.Assumed	6.Cash	9.Unknown			%	33.RestrictEsm			
Notes:			Validity	2 Related Parties					%	34.PASTURE 1		
			1.Valid	4.Split	7.Renovate				%	35.HORTICULTURAL-		
			2.Related	5.Partial	8.Other				%	36.Pasture 3		
			3.Distress	6.Exempt	9.Foreclose				%	37.Softwood		
			Verified	7 Family Member					%	38.Mixed Wood		
			1.Buyer	4.Agent	7.Family				%	39.Hardwood		
			2.Seller	5.Pub Rec	8.Other				%	40.Wasteland		
			3.Lender	6.MLS	9.				%	41.CAMP SITE		
WISCASSET						Fract. Acre		Acreage/Sites				42.Mobile Home Si
						21.HS Size Adj	20	1.00	100	%	0	43.Condo Site
						22.Base Waterfron	21	1.00	100	%	0	44.Site Improve
						23.Deep WF Size A	28	0.10	100	%	0	45.CAMP SITE
			Acres			24.Base Waterfron	Total Acreage 1.10					46.PAVING/00
						25.Shallow WF Siz						
						26.Base Water Inf						
						27.Influence W Si						
						28.Rear Land 1-10						
						29.Rear Land 11-2						

# WISCASSET

Map Lot U04-003

Account 1434

Location 21 WILLOW LANE

Card 1

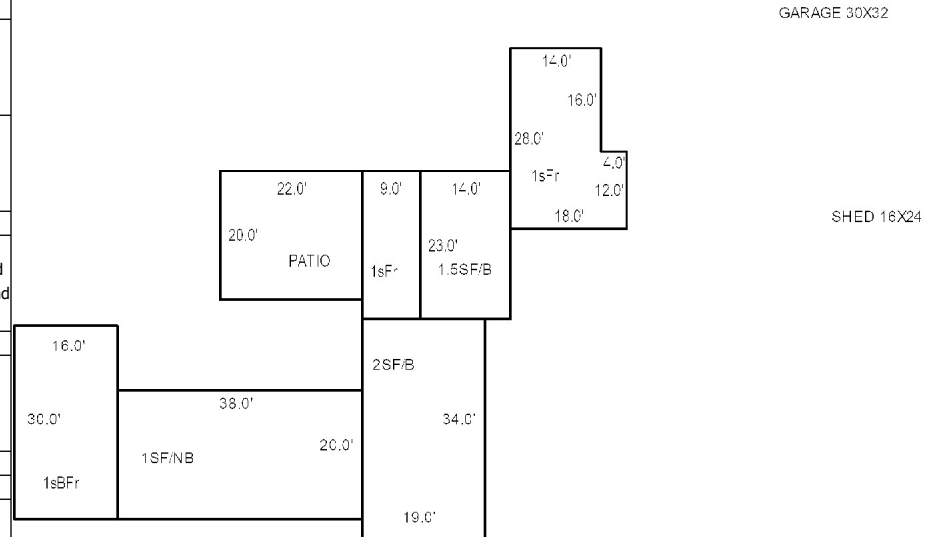
Of 1

10/05/2023

Building Style <b>5 Colonial</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 1 Hot Water BB</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>		
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories <b>2 Two Story</b>			4.Steam 8.Fl/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls <b>8 ALUM/VINYL</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>2 TYPICAL</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>4 Good 100%</b>		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 TYPICAL</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>646</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>7 Very Good</b>		
3.Metal	6.Other	9.	3.OLD Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>12</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>4</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>3</b>			Phys. % Good <b>0%</b>		
Year Built <b>1880</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>1</b>			Functional Code <b>9 None</b>		
Foundation <b>3 Brick &amp;/or Stone</b>			# Fireplaces <b>2</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> Software A Division of Harris Computer Systems</p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good <b>100%</b>		
Basement <b>3 3/4 Basement</b>						Economic Code <b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>5 Estimated</b>		
Wet Basement <b>1 Dry Basement</b>						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					

Date Inspected 1/27/2007

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	760	0 0	0	0 %	0 %	
14 1.5 Story/BSMT	0	322	0 0	0	0 %	0 %	
1 ONE STORY	0	440	0 0	0	0 %	0 %	
23 Frame Garage	1973	960	4 100	4	0 %	100 %	
24 Frame Shed	1920	384	3 100	1	0 %	100 %	
24 Frame Shed	0	48	1 100	1	0 %	100 %	
24 Frame Shed	1980	48	2 100	4	0 %	100 %	
11 1	2001	480	3 100	4	0 %	100 %	
1 ONE STORY	2022	207	0 0	4	0 %	100 %	
62 Patio	2022	440	2 100	4	0 %	100 %	



Map Lot U04-003-A

Account 1435

Location CHURCHILL STREET

Card 1 Of 1 10/05/2023

EICHLER, WENDY ROSS  
WISCASSET ME 04578

B1941P44 B3970P119

Previous Owner  
EIDHLER, WENDY ROSS (TRUSTEE)PO BOX 955  
WISCASSET ME 04578  
Sale Date: 12/20/2010Previous Owner  
ROSS, ELIZABETH SORTWELL  
EICHLER, WENDY ROSS (TRUSTEES)WISCASSET ME 04578  
Sale Date: 12/20/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-Corrective deed prepared confirming Trust.

WISCASSET

## Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography			
1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/20/2010		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	7 Family Member		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	68,300	0	0	68,300
2011	68,300	0	0	68,300
2012	68,300	0	0	68,300
2013	68,300	0	0	68,300
2014	68,300	0	0	68,300
2015	68,300	0	0	68,300
2016	68,300	0	0	68,300
2017	68,300	0	0	68,300
2018	68,300	0	0	68,300
2019	68,300	0	0	68,300
2020	68,300	0	0	68,300
2021	68,300	0	0	68,300
2022	68,300	0	0	68,300
2023	85,400	0	0	85,400

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.97				

**WISCASSET**

Map Lot U04-003-A

Account 1435

Location CHURCHILL STREET

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code <b>5 Estimated</b>		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/27/2005								1.ONE STORY FRAM
<b>Additions, Outbuildings &amp; Improvements</b>								2.TWO STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot		U04-004	Account	1436	Location	104 CHURCHILL STREET		Card	1	Of	1	10/05/2023
SORTWELL, DANIEL R III WISCASSET ME 04578  B3865P125					Property Data		Assessment Record					
					Neighborhood 103 RURAL WEST		Year	Land	Buildings	Exempt	Total	
					Tree Growth Year 0		2010	105,400	553,100	0	658,500	
					FARM LAND YEAR 0		2011	105,400	553,100	10,000	648,500	
					OPEN SPACE YEAR 0		2012	105,400	553,100	10,000	648,500	
Previous Owner SORTWELL JR., D.R. (DEVISEE) SORTWELL, DANIEL,EDWARD, & CYNTHIA C/O DANIEL R. SORTWELL, III WISCASSET ME 04578 Sale Date: 6/15/2007					Zone/Land Use 21 RURAL		2013	105,400	553,100	10,000	648,500	
					Secondary Zone		2014	105,400	553,100	10,000	648,500	
							2015	105,400	553,100	10,000	648,500	
					Topography 1 Level		2016	105,400	553,100	15,000	643,500	
					Previous Owner SORTWELL JR., D.R. P.O. BOX 433  WISCASSET ME 04578 Sale Date: 9/08/2005					1.Level 4.Below St 7.Steep		2017
2.Rolling 5.Low 8.Rough		2018	105,400	553,100						20,000	638,500	
3.Above St 6.Swampy 9.		2019	105,400	553,100						20,000	638,500	
Utilities 1 All Public		2020	105,400	553,100						25,000	633,500	
1.Public 4.Dr Well 7.Cesspool		2021	105,400	553,100						25,000	633,500	
Inspection Witnessed By:   <												



# WISCASSET

Map Lot U04-004


Account 1436

Location 104 CHURCHILL STREET

Card 1

Of 1

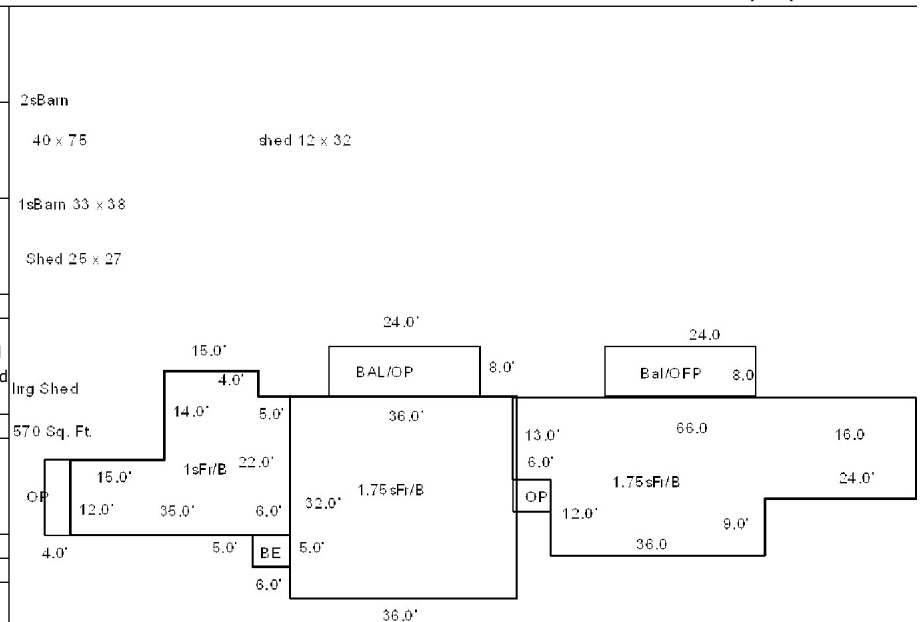
10/05/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1152</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>8 Excellent</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>10</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>5</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>4</b>	Phys. % Good <b>0%</b>
Year Built <b>1810</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2005</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>2</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 1.75 Story/BSMT	2007	1362	4 105	4	0 %	100 %	
21 Open Frame	2007	48	0 0	0	0 %	100 %	
21 Open Frame	2007	192	0 0	0	0 %	100 %	
21 Open Frame	2007	192	0 0	0	0 %	100 %	
11 1	2007	680	4 100	4	0 %	100 %	
155 1 ST BARN.....	0	1254	4 100	4	0 %	100 %	
159 2.00 ST	0	3000	4 100	4	0 %	100 %	
90 BSMT ENTRY.....	2005	30	4 105	4	0 %	100 %	
24 Frame Shed	1900	384	4 100	4	0 %	100 %	
21 Open Frame	2007	30	0 0	0	0 %	100 %	



Property Data			Assessment Record								
Neighborhood <b>104 RURAL NORTHWEST</b>			Year	Land	Buildings	Exempt	Total				
			2010	3,400	0	3,400	0				
Tree Growth Year <b>0</b>			2011	3,400	0	3,400	0				
FARM LAND YEAR <b>0</b>											
OPEN SPACE YEAR <b>0</b>			2012	3,400	0	3,400	0				
Zone/Land Use <b>21 RURAL</b>			2013	3,400	0	3,400	0				
			2014	3,400	0	3,400	0				
Secondary Zone			2015	3,400	0	3,400	0				
Topography <b>1 Level</b>			2016	3,400	0	3,400	0				
			2017	3,400	0	3,400	0				
1.Level           4.Below St       7.Steep	Utilities <b>9</b> <b>NoWater/NoSewer</b>	2018	3,400	0	3,400	0					
2.Rolling       5.Low           8.Rough											
3.Above St     6.Swampy       9.											
1.Public       4.Dr Well       7.Cesspool											
2.Water       5.DUG/LAKE     8.											
3.Sewer       6.Septic       9.None											
2019							3,400	0	3,400	0	
Street <b>1 Paved</b>			2020	3,400	0	3,400	0				
			2021	3,400	0	3,400	0				
			2022	3,400	0	3,400	0				
			2023	4,200	0	4,200	0				
1.Paved       4.Proposed       7.			<b>Land Data</b>								
2.Semi Imp   5.Private       8.											
3.Gravel      6.Pub Eas      9.NoStreet			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>		
TREE GROWTH PLAN <b>0</b>					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>			
CONSERV   EASE <b>0</b>					11.Regular Lot			%			1.Open Space
<b>Sale Data</b>					12.Delta Triangle			%			2.Neighborhood A
					13.Nabla Triangle			%			3.Topography
					14.Rear Land			%			4.Size/Shape
					15.Front Foot			%			5.Access
			Sale Date <b>6/04/2001</b>			%		6.Restriction			
Price					%		7.Corner/Locatio				
Sale Type <b>1 Land Only</b>			<b>Square Foot</b>	<b>Square Feet</b>							
1.Land       4.Mobile       7.									%		8.View/Environ
2.L & B      5.Other       8.									%		9.Fract   Share
3.Building   6.           9.									%		<b>Acres</b>
Financing <b>9 Unknown</b>									%		30.Rear 20+
1.Convent   4.Seller       7.									%		31.Waterfront Rea
2.FHA/VA    5.Private      8.									%		32.Open Space
3.Assumed   6.Cash        9.Unknown									%		33.RestrictEsm
Validity <b>6 Exempt Property</b>									%		34.PASTURE 1
1.Valid      4.Split       7.Renovate									%		35.HORTICULTURAL-
2.Related   5.Partial     8.Other			%		36.Pasture 3						
3.Distress   6.Exempt     9.Foreclose			%		37.Softwood						
Verified <b>5 Public Record</b>			%		38.Mixed Wood						
			%		39.Hardwood						
			%		40.Wasteland						
			%		41.CAMP SITE						
1.Buyer      4.Agent       7.Family			<b>Total Acreage   0.20</b>		%		42.Mobile Home Si				
2.Seller     5.Pub Rec     8.Other					%		43.Condo Site				
3.Lender     6.MLS        9.					%		44.Site Improve				
					%		45.CAMP SITE				
			46.PAVING/00								

**WISCASSET**

Map Lot U04-005

Account 1437

Location GARDINER/HOOPER/CHURCHILL

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>5 Estimated</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>5 Estimate</b>		
Date Inspected 1/27/2007			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U04-006

Account 1438

Location 104 GARDINER ROAD

Card 1 Of 1 10/05/2023

KNEELAND, DAVID B  
PO BOX 524  
WOOLWICH ME 04579

B3296P23 B3876P304

Previous Owner  
ADAMS, DONNA A. J/T  
KNEELAND, DAVID B.  
C/O DAVID B. KNEELAND  
WISCASSET ME 04578  
Sale Date: 7/06/2007

Previous Owner  
ERICKSON & RALPH, INC

PO BOX 627  
WALDOBORO ME 04572  
Sale Date: 1/31/2005

Previous Owner  
HEWSON, DAVID L.  
HEWSON, TERESA M.

WALDOBORO ME 04572  
Sale Date: 5/21/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: DAVID & TERESA HEWSON BK2124 PG221 \$45,000, WHO THEN SOLD TO ERICKSON & RALPH, INC. BK3269 PG113 \$42,000, WHO THEN SOLD TO DONNA A. ADAMS & DAVID B. KNEELAND BK3296 PG23 \$42,953. 2006-GARAGE ADDED IN SUMMER. ADD IN 2007.

WISCASSET

Property Data			Assessment Record								
Neighborhood <b>104 RURAL NORTHWEST</b>			Year	Land		Buildings		Exempt	Total		
			2010	29,900		110,100		0	140,000		
Tree Growth Year <b>0</b>			2011	29,900		110,100		0	140,000		
FARM LAND YEAR <b>0</b>			2012	29,900		110,100		0	140,000		
OPEN SPACE YEAR <b>0</b>			2013	29,900		110,100		10,000	130,000		
Zone/Land Use <b>21 RURAL</b>			2014	29,900		110,100		10,000	130,000		
Secondary Zone			2015	29,900		110,100		10,000	130,000		
			2016	29,900		110,100		15,000	125,000		
Topography <b>2 Rolling</b>			2017	29,900		110,100		20,000	120,000		
1.Level	4.Below St	7.Steep	2018	29,900		110,100		20,000	120,000		
2.Rolling	5.Low	8.Rough	2019	29,900		110,100		20,000	120,000		
3.Above St	6.Swampy	9.	2020	29,900		110,100		25,000	115,000		
Utilities <b>1 All Public</b>			2021	29,900		110,100		25,000	115,000		
1.Public	4.Dr Well	7.Cesspool	2022	29,900		110,100		24,000	116,000		
2.Water	5.DUG/LAKE	8.	2023	37,400		137,600		25,000	150,000		
3.Sewer	6.Septic	9.None	Land Data								
Street <b>1 Paved</b>											
1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot							1.Open Space	
TREE GROWTH PLAN <b>0</b>			12.Delta Triangle							2.Neighborhood A	
CONSERV EASE <b>0</b>			13.Nabla Triangle							3.Topography	
Sale Data			14.Rear Land							4.Size/Shape	
			15.Front Foot								5.Access
Price			Square Foot			Square Feet				6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>											7.Corner/Locatio
1.Land	4.Mobile	7.									8.View/Enviro
2.L & B	5.Other	8.									9.Fract Share
3.Building	6.	9.									<b>Acres</b>
Financing <b>9 Unknown</b>											30.Rear 20+
1.Convent	4.Seller	7.									31.Waterfront Rea
2.FHA/VA	5.Private	8.									32.Open Space
3.Assumed	6.Cash	9.Unknown							33.RestrictEsm		
Validity <b>2 Related Parties</b>			Fract. Acre			Acreage/Sites				34.PASTURE 1	
1.Valid	4.Split	7.Renovate				20	1.00	100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other	22.Base Waterfron		21	0.69	100	%	0	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A							37.Softwood	
Verified <b>5 Public Record</b>			Acres							38.Mixed Wood	
											39.Hardwood
1.Buyer	4.Agent	7.Family	24.Base Waterfron							40.Wasteland	
2.Seller	5.Pub Rec	8.Other	25.Shallow WF Siz							41.CAMP SITE	
3.Lender	6.MLS	9.	26.Base Water Inf							42.Mobile Home Si	
			27.Influence W Si							43.Condo Site	
			28.Rear Land 1-10							44.Site Improve	
			29.Rear Land 11-2							45.CAMP SITE	


# WISCASSET

Map Lot U04-006

Account 1438

Location 104 GARDINER ROAD

Card 1 Of 1 10/05/2023

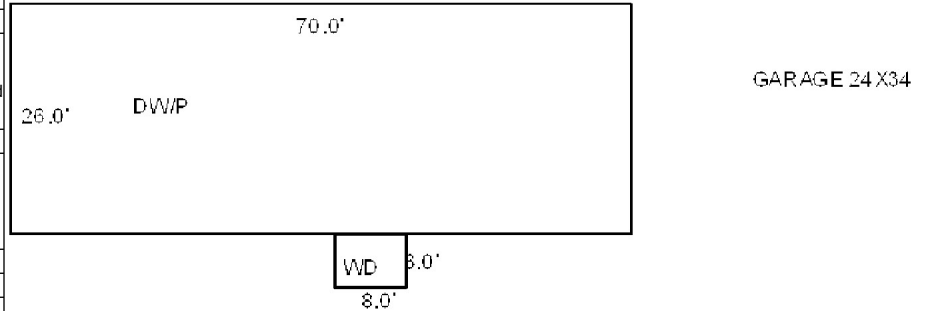
Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1820</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/27/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2005	400	3 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2004	32	3 100	3	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	2006	816	4 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 20X20





Map Lot U04-007

Account 1439

Location 112 GARDINER ROAD

Card 1 Of 1 10/05/2023

APPLIN, REBEKAH M WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year        0			2010	40,000	81,100	10,000	111,100			
			FARM LAND YEAR            0			2011	40,000	81,100	10,000	111,100			
			OPEN SPACE YEAR           0			2012	40,000	81,100	10,000	111,100			
B1912P234 B4614P187 Previous Owner APPLIN, REBEKAH. M. JUMPER, DENNIS J.			Zone/Land Use        21 RURAL			2013	40,000	88,500	10,000	118,500			
			Secondary Zone			2014	40,000	101,300	10,000	131,300			
						2015	40,000	101,300	10,000	131,300			
						Topography                1 Level			2016	40,000	101,300	15,000	126,300
			WISCASSET ME 04578 Sale Date: 1/04/2013			1.Level                    4.Below St                7.Steep 2.Rolling                   5.Low                      8.Rough 3.Above St                6.Swampy                9.			2017	40,000	101,300	20,000	121,300
Utilities                    1 All Public						2018	40,000	101,300	20,000	121,300			
1.Public                    4.Dr Well                7.Cesspool 2.Water                    5.DUG/LAKE            8. 3.Sewer                    6.Septic                9.None						2019	40,000	101,300	20,000	121,300			
Street                    1 Paved						2020	40,000	101,300	25,000	116,300			
1.Paved                    4.Proposed               7. 2.Semi Imp                5.Private                8. 3.Gravel                   6.Pub Eas                9.NoStreet						2021	40,000	101,300	25,000	116,300			
			1.Level                    4.Below St                7.Steep 2.Rolling                   5.Low                      8.Rough 3.Above St                6.Swampy                9.			2022	40,000	101,300	24,000	117,300			
			Utilities                    1 All Public			2023	50,000	126,600	25,000	151,600			
			Street                    1 Paved			Land Data							
			1.Paved                    4.Proposed               7. 2.Semi Imp                5.Private                8. 3.Gravel                   6.Pub Eas                9.NoStreet			Front Foot		Type	Effective		Influence		Influence Codes
			TREE GROWTH PLAN        0						Frontage	Depth	Factor	Code	
Inspection Witnessed By:			CONSERV EASE            0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space	
			Sale Data									2.Neighborhood A	
			Sale Date                    1/04/2013									3.Topography	
			Price									4.Size/Shape	
			Sale Type                    2 Land & Buildings									5.Access	
X <div>Date</div>			1.Land                    4.Mobile                   7.			Square Foot						6.Restriction	
			2.L & B                    5.Other                    8.									7.Corner/Locatio	
			3.Building                6.                            9.									8.View/Environ	
			Financing                   9 Unknown									9.Fract Share	
			1.Convent                4.Seller                   7.									Acres	
Notes: 11/13/02-REMODELED KITCHEN IN 2002. UPDATED CARD AND RECORD FOR 2003. 10/18/04-PER PROPERTY OWNER NO HEARTH, AND NO FINISHED ATTIC, ACTUALLY IT IS ONLY 1ST/BASE. CORRECTED AND ABATEMENT FORM GIVEN TO PROPERTY OWNER. 2013-24 x 28 garage added. Addition added to garage for tax year 2014. 2014-Added 12 x 16 addition to garage and 5 x 30 deck. WISCASSET			2.FHA/VA                5.Private                   8.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						30.Rear 20+	
			3.Assumed                6.Cash                    9.Unknown									31.Waterfront Rea	
			Validity                    2 Related Parties									32.Open Space	
			1.Valid                    4.Split                    7.Renovate									33.RestrictEsm	
			2.Related                5.Partial                8.Other									34.PASTURE 1	
			3.Distress                6.Exempt                9.Foreclose			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2						35.HORTICULTURAL-	
			Verified                    5 Public Record									36.Pasture 3	
			1.Buyer                    4.Agent                   7.Family									37.Softwood	
			2.Seller                    5.Pub Rec                8.Other									38.Mixed Wood	
			3.Lender                   6.MLS                    9.									39.Hardwood	
						Total Acreage    1.21						40.Wasteland	
												41.CAMP SITE	
												42.Mobile Home Si	
												43.Condo Site	
												44.Site Improve	
												45.CAMP SITE	
												46.PAVING/00	

# WISCASSET

Map Lot U04-007

Account 1439

Location 112 GARDINER ROAD

Card 1

Of 1

10/05/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>9</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>66% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>567</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1840</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/22/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	234	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	18	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	2012	672	3 100	4	0 %	100 %		3.THREE STORY FR
1 ONE STORY	2013	192	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2013	165	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

2012-REMOVED BARN

GARAGE 2013

24 X 28=672

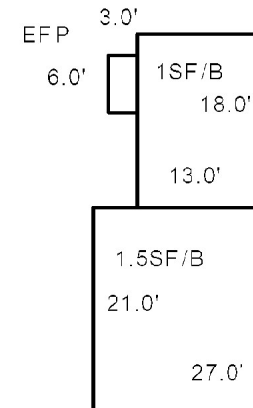
FOR 2014

GARAGE ADDITION

12 X 16=192

DECK

5 X 33=165



BAILEY, JOSHUA R J/T BAILEY, DESIREE M WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings		Exempt	Total		
			Tree Growth Year <b>0</b>			2010	76,700	118,200		0	194,900		
			FARM LAND YEAR <b>0</b>			2011	76,700	118,200		0	194,900		
			OPEN SPACE YEAR <b>0</b>			2012	76,700	118,200		0	194,900		
B4592P166 Previous Owner DICKAU, JAMES M.   J/T COY, TRACY			Zone/Land Use <b>19 COMMERCIAL</b>			2013	76,700	118,200		0	194,900		
			Secondary Zone			2014	76,700	118,200		0	194,900		
						2015	76,700	118,200		0	194,900		
			Topography <b>2 Rolling</b>			2016	76,700	118,200		0	194,900		
			Previous Owner COY, TRACY       J/T DICKAU, JAMES M. & MILLER, MICHELLE L.			1.Level	4.Below St	7.Steep	2017	76,700	118,200		0
2.Rolling	5.Low	8.Rough				2018	76,700	118,200		0	194,900		
3.Above St	6.Swampy	9.				2019	76,700	118,200		0	194,900		
Utilities <b>3 Public Sewer</b> <b>4 Drilled Well</b>						2020	76,700	118,200		0	194,900		
1.Public	4.Dr Well	7.Cesspool				2021	76,700	118,200		0	194,900		
2.Water	5.DUG/LAKE	8.				2022	76,700	118,200		0	194,900		
3.Sewer	6.Septic	9.None				2023	81,300	147,700		0	229,000		
Street <b>1 Paved</b>						Land Data							
1.Paved	4.Proposed	7.											
2.Semi Imp						5.Private	8.						
3.Gravel			6.Pub Eas	9.NoStreet									
TREE GROWTH PLAN <b>0</b>			Front Foot		Type	Effective		Influence		Influence Codes			
CONSERV EASE <b>0</b>						Frontage	Depth	Factor	Code				
Sale Data			Square Foot			Square Feet							
Sale Date <b>11/10/2012</b>													
Price <b>232,000</b>			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot										
Sale Type <b>2 Land &amp; Buildings</b>													
1.Land			4.Mobile	7.									
2.L & B			5.Other	8.									
3.Building			6.	9.									
Financing <b>9 Unknown</b>													
1.Convent			4.Seller	7.									
2.FHA/VA			5.Private	8.									
3.Assumed			6.Cash	9.Unknown									
Validity <b>1 Arms Length Sale</b>													
1.Valid			4.Split	7.Renovate									
2.Related			5.Partial	8.Other									
3.Distress			6.Exempt	9.Foreclose									
Verified <b>5 Public Record</b>													
1.Buyer			4.Agent	7.Family									
2.Seller			5.Pub Rec	8.Other									
3.Lender			6.MLS	9.									
Notes:													
2002-FORMER OWNER: EARL & PATRICIA DIGHTON BK1138 PG0064 BEAUTY SHOP GONE, NOW DAYCARE.			Fract. Acre		Acres/Sites								
2003-APPLIED FOR CHARITABLE AND BENEVOLENT EXEMPTION - DO NOT QUALIFY AS THE ENTIRE PROPERTY IS NOT USED AS DAYCARE AND HOUSE IS RENTED OUT.													
2004-ISSUED 911 # TO DAYCARE ON PROPERTY, 147 GARDINER ROAD.			Acres										
2005-FORMER OWNER: BOOTHBAY REGION YOUNG MEN'S CHRISTIAN ASSOCIATION BK2708 PG260 - \$169,000.													
WISCASSET ME 04578			21.HS Size Adj		47		1.00		100 % 0				
WISCASSET ME 04578													
WISCASSET ME 04578			22.Base Waterfron		48		1.00		100 % 0				
WISCASSET ME 04578													
WISCASSET ME 04578			23.Deep WF Size A		49		1.00		50 % 0				
WISCASSET ME 04578													
WISCASSET ME 04578			24.Base Waterfron		50		0.55		100 % 0				
WISCASSET ME 04578													
WISCASSET ME 04578			25.Shallow WF Siz										
WISCASSET ME 04578													
WISCASSET ME 04578			26.Base Water Inf										
WISCASSET ME 04578													
WISCASSET ME 04578			27.Influence W Si										
WISCASSET ME 04578													
WISCASSET ME 04578			28.Rear Land 1-10										
WISCASSET ME 04578													
WISCASSET ME 04578			29.Rear Land 11-2										
WISCASSET ME 04578													
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# WISCASSET

Map Lot U04-008

Account 1440

Location 145 GARDINER ROAD

Card 1 Of 2 10/05/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>475</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>9 OTHER</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1107</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>72</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1963</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	2 100	4	0 %	100 %	
23 Frame Garage	0	550	0 0	0	0 %	0 %	
24 Frame Shed	1970	176	3 100	4	0 %	100 %	
63 Swimming Pool	1970	1	3 100	4	99 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

11X16 SHED

20X40 IGPOOL

OFF  
12.0'  
12.0'

PATIO

14.0'

14.0'

25.0'

22.0'

GARAGE

4.0'

1SF/B

27.0'

41.0'



Map Lot U04-008			Account 1440			Location 147 GARDINER ROAD			Card 2		Of 2		10/05/2023		
BAILEY, JOSHUA R J/T BAILEY, DESIREE M WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	0	55,900	0	55,900		
						FARM LAND YEAR 0			2011	0	55,900	0	55,900		
						OPEN SPACE YEAR 0			2012	0	55,900	0	55,900		
B4592P166						Zone/Land Use 19 COMMERCIAL			2013	0	55,900	0	55,900		
Previous Owner DICKAU, JAMES M. J/T COY, TRACY						Secondary Zone			2014	0	55,900	0	55,900		
									2015	0	55,900	0	55,900		
DRESDEN ME 04342						Topography 2 Rolling			2016	0	55,900	0	55,900		
Sale Date: 11/10/2012									2017	0	55,900	0	55,900		
Previous Owner COY, TRACY J/T DICKAU, JAMES M. & MILLER, MICHELLE L.						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	55,900	0	55,900		
						Utilities 3 Public Sewer 4 Drilled Well			2019	0	55,900	0	55,900		
DRESDEN ME 04342						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	55,900	0	55,900		
									2021	0	55,900	0	55,900		
Previous Owner BOOTHBAY REGION YMCA						Street 1 Paved			2022	0	55,900	0	55,900		
									2023	0	59,200	0	59,200		
PO BOX 500 BOOTHBAY HARBOR ME 04538 Sale Date: 12/30/2004						Land Data									
						Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
Frontage	Depth	Factor	Code												
		%													
		%													
		%													
		%													
		%													
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
				%											
				%											
				%											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites												
				%											
				%											
				%											
				%											
				%											
				%											
Notes:								Total Acreage		0.00					



**WISCASSET**

Map Lot U04-008

Account 1440

Location 147 GARDINER ROAD

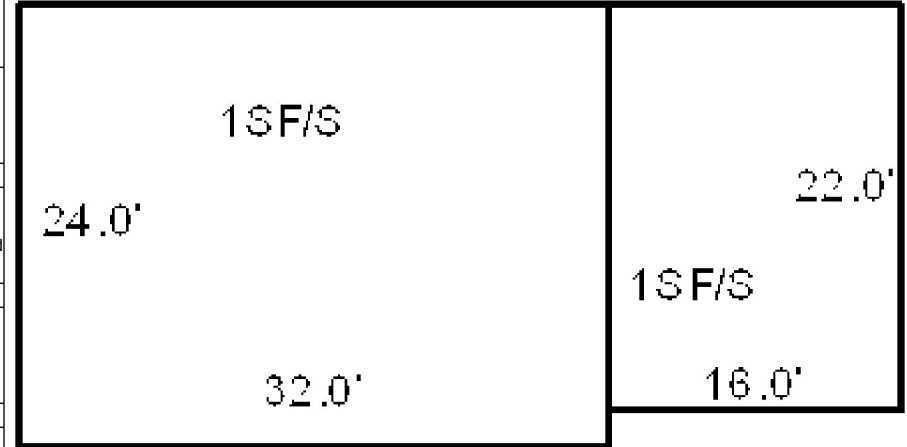
Card 2 Of 2 10/05/2023

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

Date Inspected 11/27/2006

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
287 OFFICE	2001	1000	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



CRONK, JR., OSCAR E. CRONK, EDITH A WISCASSET ME 04578			Property Data			Assessment Record										
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total						
						2010	75,400	58,200	16,000	117,600						
						2011	75,400	58,200	16,000	117,600						
			Tree Growth Year        0			2012	75,400	58,200	16,000	117,600						
FARM LAND YEAR                0			2013	75,400	58,200	16,000	117,600									
OPEN SPACE YEAR                0			2014	75,400	58,200	16,000	117,600									
B578P385			Zone/Land Use    19 COMMERCIAL			2015	75,400	58,200	16,000	117,600						
			Secondary Zone			2016	75,400	58,200	21,000	112,600						
						2017	75,400	58,200	26,000	107,600						
						2018	75,400	58,200	26,000	107,600						
						Topography                1 Level			2019	75,400	58,200	26,000	107,600			
1.Level                4.Below St                7.Steep 2.Rolling                5.Low                8.Rough 3.Above St                6.Swampy                9.  Utilities                1 All Public						2020	75,400	58,200	31,000	102,600						
						2021	75,400	58,200	31,000	102,600						
						2022	75,400	58,200	29,760	103,840						
						Street                1 Paved			2023	79,900	72,800	31,000	121,700			
			1.Paved                4.Proposed                7. 2.Semi Imp                5.Private                8. 3.Gravel                6.Pub Eas                9.NoStreet			Land Data										
						Front Foot		Type	Effective		Influence		Influence Codes			
									Frontage	Depth	Factor	Code				
			11.Regular Lot						1.Open Space							
12.Delta Triangle				2.Neighborhood A												
Inspection Witnessed By:			13.Nabla Triangle		14.Rear Land		15.Front Foot		3.Topography							
									4.Size/Shape							
									5.Access							
									6.Restriction							
									7.Corner/Locatio							
X			Date		No./Date		Description		Date Insp.		8.View/Environ					
											9.Fract Share					
											Acres					
											30.Rear 20+					
											31.Waterfront Rea					
											32.Open Space					
											33.RestrictEsm					
											34.PASTURE 1					
											35.HORTICULTURAL-					
											36.Pasture 3					
											37.Softwood					
											38.Mixed Wood					
											39.Hardwood					
											40.Wasteland					
											41.CAMP SITE					
Notes:													42.Mobile Home Si			
													43.Condo Site			
													44.Site Improve			
													45.CAMP SITE			
													46.PAVING/00			
WISCASSET															Total Acreage    2.25	

# WISCASSET

Map Lot U04-009

Account 1441

Location 133 GARDINER ROAD

Card 1 Of 2 10/05/2023

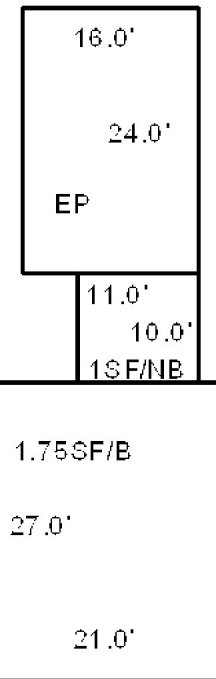
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>4 ASBESTOS/ASPHALT</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>686</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1900</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>3 3/4 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	110	0 0	0	0 %	0 %	
22 Encl Frame Porch	1970	384	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U04-009

Account 1441

Location 133 GARDINER ROAD

Card 2 Of 2 10/05/2023

CRONK, JR., OSCAR E.  
CRONK, EDITH A  
WISCASSET ME 04578

B578P385

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

### Property Data

Neighborhood		104 RURAL NORTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	0	50,800	0	50,800
2011	0	50,800	0	50,800
2012	0	50,800	0	50,800
2013	0	50,800	0	50,800
2014	0	50,800	0	50,800
2015	0	50,800	0	50,800
2016	0	50,800	0	50,800
2017	0	50,800	0	50,800
2018	0	50,800	0	50,800
2019	0	50,800	0	50,800
2020	0	50,800	0	50,800
2021	0	50,800	0	50,800
2022	0	50,800	0	50,800
2023	0	55,400	0	55,400

### Land Data

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

**WISCASSET**

Map Lot U04-009

Account 1441

Location 133 GARDINER ROAD

Card 2 Of 2 10/05/2023

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

Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1997	672	2 100	4	0 %	90 %		1.ONE STORY FRAM
23 Frame Garage	1997	280	2 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1997	144	2 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

16.0'

9.0' SHED

SHOP

24.0'

12.0'

24.0'

28.0'

GAR





HOUSTON RIVERTON PROPERTIES, LLC. 1126 RIVER BEND DRIVE HOUSTON TX 77063			Property Data			Assessment Record								
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year <b>0</b>			2010	46,500	71,500	0	118,000				
			FARM LAND YEAR <b>0</b>			2011	46,500	71,500	0	118,000				
			OPEN SPACE YEAR <b>0</b>			2012	46,500	71,500	0	118,000				
B5922P301 Previous Owner CRONK, JR., OSCAR E. CRONK, EDITH A			Zone/Land Use <b>16 RESIDENTIAL</b>			2013	46,500	71,500	0	118,000				
			Secondary Zone			2014	46,500	71,500	0	118,000				
						2015	46,500	71,500	0	118,000				
WISCASSET ME 04578 Sale Date: 8/03/2022			Topography <b>2 Rolling</b>			2016	46,500	71,500	0	118,000				
			1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St     6.Swampy       9.			2017	46,500	71,500	0	118,000				
			Utilities <b>1 All Public</b>			2018	46,500	71,500	0	118,000				
						2019	46,500	71,500	0	118,000				
			1.Public       4.Dr Well       7.Cesspool 2.Water       5.DUG/LAKE   8. 3.Sewer       6.Septic       9.None			2020	46,500	71,500	0	118,000				
			Street <b>1 Paved</b>			2021	46,500	71,500	0	118,000				
						2022	46,500	71,500	0	118,000				
			1.Paved       4.Proposed     7. 2.Semi Imp   5.Private       8. 3.Gravel      6.Pub Eas     9.NoStreet			2023	50,100	75,900	0	126,000				
			Inspection Witnessed By:			Land Data								
						Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00	
									Frontage	Depth	Factor	Code		
											%			
											%			
											%			
											%			
											%			
		%												
X  <div>Date</div>			Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet								
							%							
							%							
							%							
							%							
							%							
							%							
							%							
Notes:  '23 adjust acres per survey to .51			Fract. Acre  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreege/Sites								
						47	1.00	100	%	0				
						48	0.51	100	%	0				
									%					
									%					
									%					
									%					
									%					
			WISCASSET					Total Acreage   0.51						


# WISCASSET

Map Lot U04-010

Account 1442

Location 127 GARDINER ROAD

Card 1 Of 1 10/05/2023

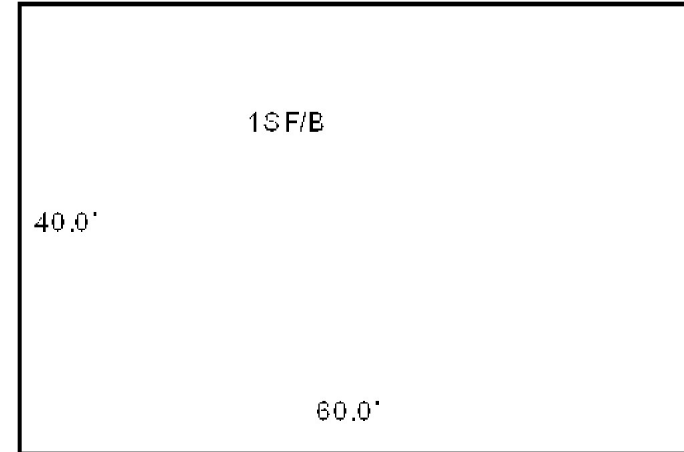
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full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

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1971	2400	2 100	3	0 %	50 %		1.ONE STORY FRAM
221 BSMT	0	2400	2 100	3	0 %	50 %		2.TWO STORY FRAM
24 Frame Shed	0	224	3 100	3	0 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 14X16



Map Lot U04-011

Account 1443

Location 119 GARDINER ROAD

Card 1 Of 1 10/05/2023

COLBY, DARLENE M  
WISCASSET ME 04578

B2678P262

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-ADDED NIECE TO PROPERTY OWNERSHIP(BK2678  
PG0262) PREVIOUS BK0629 PG0158  
MURIEL BEAN DECEASED 1/21/2002

WISCASSET

### Property Data

Neighborhood	104 RURAL NORTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	5/18/2001		
Price	5,600		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	30,800	29,900	0	60,700
2011	30,800	29,900	0	60,700
2012	30,800	29,900	0	60,700
2013	30,800	29,900	0	60,700
2014	30,800	29,900	0	60,700
2015	30,800	29,900	0	60,700
2016	30,800	29,900	0	60,700
2017	30,800	29,900	0	60,700
2018	30,800	29,900	0	60,700
2019	30,800	29,900	0	60,700
2020	30,800	29,900	0	60,700
2021	30,800	29,900	0	60,700
2022	30,800	29,900	0	60,700
2023	38,500	37,300	0	75,800

### Land Data

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

# WISCASSET

Map Lot U04-011

Account 1443

Location 119 GARDINER ROAD

Card 1

Of 1

10/05/2023

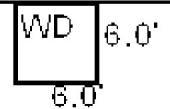
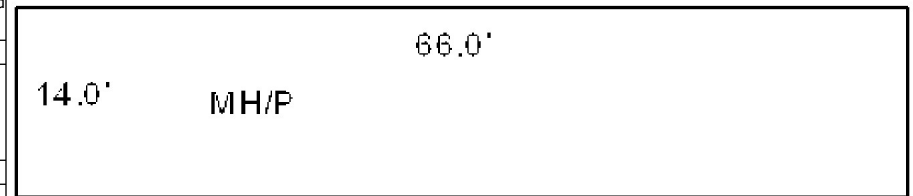
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full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

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2001	80	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1994	36	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1994	80	3 100	4	0 %	100 %		3.THREE STORY FR
998 14' Mobile	1994	14x66	3 100	4	0 %	50 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X10



Map Lot U04-012

Account 1444

Location 8 LANGDON ROAD

Card 1 Of 1 10/05/2023

DIVECE, PHILLIP  
DI VECE, MARJORIE  
WISCASSET ME 04578

B1181P168

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 104 RURAL NORTHWEST			Year	Land		Buildings	Exempt	Total	
Tree Growth Year 0			2010	29,500		72,700	10,000	92,200	
FARM LAND YEAR 0			2011	29,500		72,700	10,000	92,200	
OPEN SPACE YEAR 0			2012	29,500		72,700	10,000	92,200	
Zone/Land Use 16 RESIDENTIAL			2013	29,500		72,700	10,000	92,200	
Secondary Zone			2014	29,500		72,700	10,000	92,200	
			2015	29,500		72,700	10,000	92,200	
Topography 7 Steep			2016	29,500		72,700	15,000	87,200	
1.Level	4.Below St	7.Steep	2017	29,500		72,700	20,000	82,200	
2.Rolling	5.Low	8.Rough	2018	29,500		72,700	20,000	82,200	
3.Above St	6.Swampy	9.	2019	29,500		72,700	20,000	82,200	
Utilities 1 All Public			2020	29,500		72,700	25,000	77,200	
1.Public	4.Dr Well	7.Cesspool	2021	29,500		72,700	25,000	77,200	
2.Water	5.DUG/LAKE	8.	2022	29,500		72,700	24,000	78,200	
3.Sewer	6.Septic	9.None	2023	36,900		90,900	25,000	102,800	
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code	
TREE GROWTH PLAN 0				11.Regular Lot			%		1.Open Space
CONSERV EASE 0				12.Delta Triangle			%		2.Neighborhood A
Sale Data				13.Nabla Triangle			%		3.Topography
			14.Rear Land			%		4.Size/Shape	
Sale Date			15.Front Foot			%		5.Access	
Price						%		6.Restriction	
Sale Type						%		7.Corner/Locatio	
1.Land	4.Mobile	7.	Square Foot	Square Feet					8.View/Environ
2.L & B	5.Other	8.					%		9.Fract Share
3.Building	6.	9.					%		Acres
Financing				16.Regular Lot			%		30.Rear 20+
1.Convent	4.Seller	7.		17.Secondary Site			%		31.Waterfront Rea
2.FHA/VA	5.Private	8.		18.Secondary Site			%		32.Open Space
3.Assumed	6.Cash	9.Unknown		19.Condominium			%		33.RestrictEsm
Validity				20.Base Homesite			%		34.PASTURE 1
1.Valid	4.Split	7.Renovate	Fract. Acre	Acreage/Sites					35.HORTICULTURAL-
2.Related	5.Partial	8.Other		20	1.00		100	%	0
3.Distress	6.Exempt	9.Foreclose	21	0.53		100	%	0	37.Softwood
Verified						%			38.Mixed Wood
						%			39.Hardwood
1.Buyer	4.Agent	7.Family	24.Base Waterfron			%			40.Wasteland
2.Seller	5.Pub Rec	8.Other	25.Shallow WF Siz			%			41.CAMP SITE
3.Lender	6.MLS	9.	26.Base Water Inf			%			42.Mobile Home Si
			27.Influence W Si			%			43.Condo Site
			28.Rear Land 1-10	Total Acreage 0.53					44.Site Improveveme
			29.Rear Land 11-2						45.CAMP SITE



# WISCASSET

Map Lot U04-012


Account 1444

Location 8 LANGDON ROAD

Card 1

Of 1

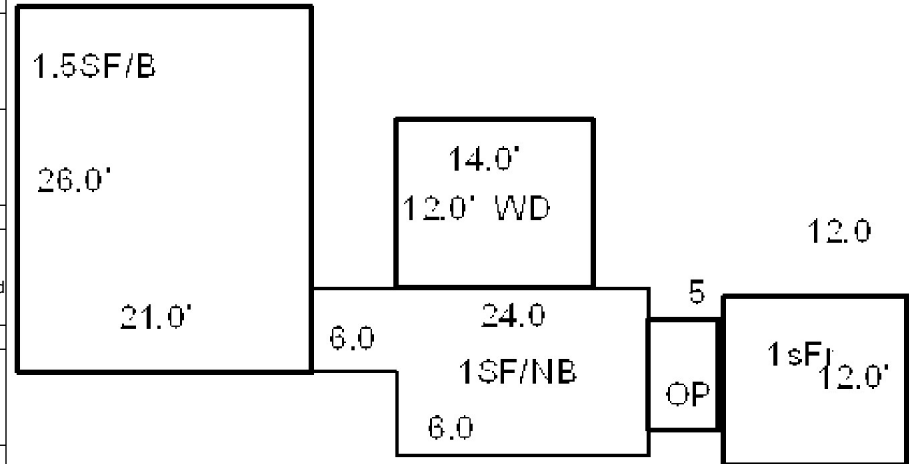
10/05/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>1</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>526</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1900</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1960</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	252	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	40	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	168	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





Map Lot U04-013

Account 1445

Location 16 LANGDON ROAD

Card 1 Of 1 10/05/2023

JOHNSON, LORIE J J/T WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood	104 RURAL NORTHWEST		Year	Land	Buildings	Exempt	Total				
			Tree Growth Year	0		2010	29,200	46,900	0	76,100				
			FARM LAND YEAR	0		2011	29,200	67,400	0	96,600				
B5554P271			OPEN SPACE YEAR	0		2012	29,200	67,400	10,000	86,600				
Previous Owner ABBOTT, ELLIOTT C. (DEWISEE) C/O LORI JOHNSON 16 LANGDON ROAD WISCASSET ME 04578 Sale Date: 9/10/2010			Zone/Land Use	16 RESIDENTIAL		2013	29,200	67,400	10,000	86,600				
			Secondary Zone			2014	29,200	67,400	10,000	86,600				
						2015	29,200	67,400	10,000	86,600				
						2016	29,200	67,400	15,000	81,600				
			Topography	7 Steep		2017	29,200	67,400	20,000	76,600				
			1.Level 2.Rolling 3.Above St	4.Below St 5.Low 6.Swampy	7.Steep 8.Rough 9.	2018	29,200	67,400	20,000	76,600				
Utilities	1 All Public		2019	29,200	67,400	20,000	76,600							
1.Public 2.Water 3.Sewer	4.Dr Well 5.DUG/LAKE 6.Septic	7.Cesspool 8. 9.None	2020	29,200	67,400	25,000	71,600							
	Street	1 Paved		2021	29,200	67,400	0	96,600						
		1.Paved 2.Semi Imp 3.Gravel	4.Proposed 5.Private 6.Pub Eas	7. 8. 9.NoStreet	2022	29,200	67,400	0	96,600					
					2023	36,500	84,200	0	120,700					
	TREE GROWTH PLAN			0		Land Data								
	CONSERV EASE			0										
	Sale Data													
Sale Date			9/10/2010											
Price														
Sale Type			2 Land & Buildings											
1.Land			4.Mobile	7.	Front Foot									
2.L & B			5.Other	8.										
3.Building			6.	9.										
Financing			9 Unknown											
1.Convent			4.Seller	7.										
2.FHA/VA			5.Private	8.										
3.Assumed			6.Cash	9.Unknown										
Validity			2 Related Parties		Square Foot									
1.Valid			4.Split	7.Renovate										
2.Related			5.Partial	8.Other										
3.Distress			6.Exempt	9.Foreclose										
Verified			5 Public Record											
1.Buyer			4.Agent	7.Family										
2.Seller			5.Pub Rec	8.Other	Fract. Acre									
3.Lender			6.MLS	9.										
21.HS Size Adj			22.Base Waterfron							Acres				
22.Base Waterfron			23.Deep WF Size A											
23.Deep WF Size A			24.Base Waterfron											
24.Base Waterfron			25.Shallow WF Siz											
25.Shallow WF Siz			26.Base Water Inf											
26.Base Water Inf			27.Influence W Si		Total Acreage 0.44									
27.Influence W Si			28.Rear Land 1-10											
28.Rear Land 1-10			29.Rear Land 11-2											
29.Rear Land 11-2														

Inspection Witnessed By:					
X		Date			
No./Date	Description	Date Insp.			
Notes:					
2009-Removed Vet. Ex. & Homestead as passed away 02/27/2009. Property left in all three children's names. Send bill to Roland Abbott.					
2011-Remodel house (kitchen windows, doors & bath). Old EFP is now part of living space. New deck also.					
WISCASSET					

# WISCASSET

Map Lot U04-013


Account 1445

Location 16 LANGDON ROAD

Card 1

Of 1

10/05/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>528</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1940</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2010</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1950	308	2 100	2	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1965	80	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1970	64	2 100	1	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2010	474	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1940	96	3 100	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2010	160	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

S-ED 6X6

S-ED 6X10

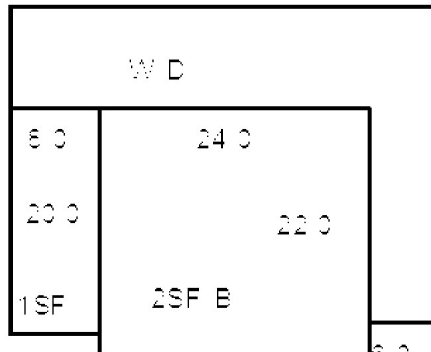
S-ED 6X6

GARAGE 22X14

66 0

6 0

W D



26 0

Not --

Living Space

6 0



Map Lot U04-014			Account 1446			Location 22 LANGDON ROAD			Card 1		Of 1		10/05/2023		
GAUDETTE, JULIA E GAUDETTE, MICHAEL 22 LANGDON ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	28,800	81,000	0	109,800		
						FARM LAND YEAR 0			2011	28,800	81,000	0	109,800		
						OPEN SPACE YEAR 0			2012	28,800	81,000	0	109,800		
B5709P27						Zone/Land Use 16 RESIDENTIAL			2013	28,800	81,000	0	109,800		
Previous Owner BACHELDER, MATTHEW A BACHELDER, MELISSA D 22 LANGDON ROAD WISCASSET ME 04578 Sale Date: 5/11/2021						Secondary Zone			2014	28,800	81,000	0	109,800		
									2015	28,800	81,000	0	109,800		
Previous Owner MOREQUITY, INC. C/O MATTHEW A. BACHELDER 22 LANGDON ROAD WISCASSET ME 04578 Sale Date: 4/30/2010						Topography 7 Steep			2016	28,800	81,000	0	109,800		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	28,800	81,000	0	109,800		
						Utilities 1 All Public			2018	28,800	81,000	0	109,800		
									2019	28,800	81,000	0	109,800		
									2020	28,800	81,000	0	109,800		
Previous Owner SMITH, TIMOTHY J.  1504 NE 8TH STREET FORT LAUDERDALE FL 33304 2909 Sale Date: 2/25/2010						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	28,800	81,000	0	109,800		
						Street 1 Paved			2022	28,800	81,000	0	109,800		
									2023	36,100	101,200	25,000	112,300		
						Land Data									
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
						11.Regular Lot					%		1.Open Space		
						12.Delta Triangle					%		2.Neighborhood A		
						13.Nabla Triangle					%		3.Topography		
						14.Rear Land					%		4.Size/Shape		
						15.Front Foot					%		5.Access		
											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
X						Square Foot			Square Feet				9.Fract Share		
						16.Regular Lot					%		Acres		
						17.Secondary Site					%		30.Rear 20+		
						18.Secondary Site					%		31.Waterfront Rea		
						19.Condominium					%		32.Open Space		
						20.Base Homesite					%		33.RestrictEsm		
											%		34.PASTURE 1		
											%		35.HORTICULTURAL-		
											%		36.Pasture 3		
											%		37.Softwood		
Notes: 5/9/05-PER PROBATE RECORD SEND TO P/R PAULA J. CAMPBELL 2 SQUAW CREEK DR. HAVERILL, MA 01830 DEVEISEES AS FOLLOWS: PAULA J. CAMPBELL, CAROLE GOODMAN, LLEWELLYN H. DELANO, III, & CAROLYN VANHORN. 2010-Previous owner: Timothy J. Smith BK3615 PG103 bought for \$107,000 in 2006 (related parties). Sold 4/30/10 to Matthew Bachelder for \$59,900??						Fract. Acre			Acreage/Sites				38.Mixed Wood		
						21.HS Size Adj		20	1.00	100	%	0	39.Hardwood		
						22.Base Waterfron		21	0.30	100	%	0	40.Wasteland		
						23.Deep WF Size A					%		41.CAMP SITE		
						Acres					%		42.Mobile Home Si		
						24.Base Waterfron					%		43.Condo Site		
						25.Shallow WF Siz					%		44.Site Improve		
						26.Base Water Inf					%		45.CAMP SITE		
						27.Influence W Si					%		46.PAVING/00		
						28.Rear Land 1-10		Total Acreage		0.30					
29.Rear Land 11-2															
WISCASSET															

# WISCASSET

Map Lot U04-014

Account 1446

Location 22 LANGDON ROAD

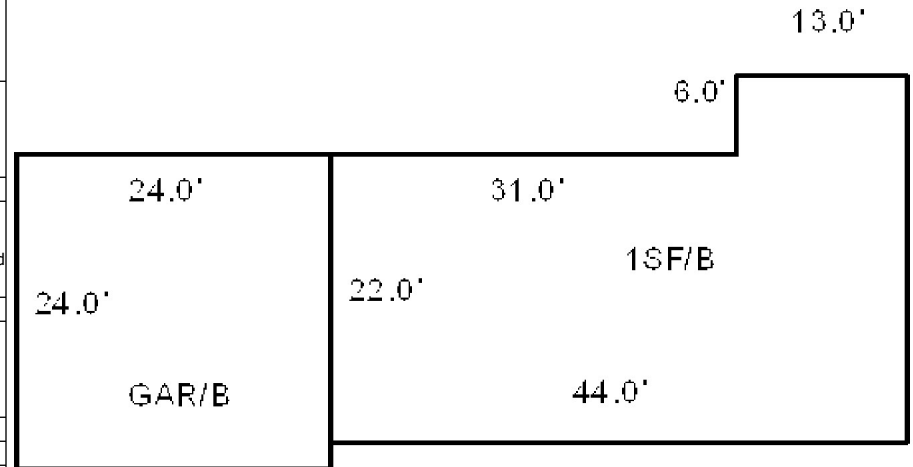
Card 1 Of 1 10/05/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1046</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1947</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>2</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1970	480	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1970	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1970	528	3 100	4	0 %	80 %		3.THREE STORY FR
24 Frame Shed	1970	96	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1980				%	%	200	5.1 & 3/4 STORY
21 Open Frame	0	28	0 0	0	0 %	0 %		6.2 & 1/2 STORY
27 Unfin Basement	0	576	0 0	0	0 %	0 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U04-015		Account		1447		Location		36 LANGDON ROAD		Card		1		Of		1		10/05/2023	
WHITFIELD, STEPHEN L WISCASSET ME 04578				Property Data				Assessment Record													
				Neighborhood				104 RURAL NORTHWEST				Year		Land		Buildings		Exempt		Total	
				Tree Growth Year				0				2010		30,200		115,100		0		145,300	
				FARM LAND YEAR				0				2011		30,200		115,100		0		145,300	
B3979P93 B4078P139 B4078P141				OPEN SPACE YEAR				0				2012		30,200		115,100		0		145,300	
Previous Owner WHITFIELD, STEPHEN & BERNICE (DEVISEES) BERGERON, DEBRA J. C/O STEPHEN WHITFIELD WISCASSET ME 04578 Sale Date: 12/08/2009				Zone/Land Use				16 RESIDENTIAL				2013		30,200		115,100		0		145,300	
				Secondary Zone				2014		30,200		115,100		0		145,300					
								2015		30,200		115,100		0		145,300					
				Topography				1 Level				2016		30,200		115,100		0		145,300	
				Previous Owner WHITFIELD, WILLIAM B. WHITFIELD, BERNICE M.				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2017		30,200		115,100		0		145,300	
Utilities 4 Drilled Well 3 Public Sewer								2018		30,200		115,100		0		145,300					
								2019		30,200		115,100		0		145,300					
								2020		30,200		115,100		0		145,300					
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None								2021		30,200		115,100		0		145,300					
WISCASSET ME 04578 Sale Date: 3/09/2005				Street 1 Paved				2022		30,200		115,100		0		145,300					
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2023		37,800		143,900		0		181,700					
				Land Data																	
				Front Foot		Type	Effective		Influence		Influence Codes										
							Frontage	Depth	Factor	Code											
		%																			
		%																			
		%																			
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Square Feet						1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00													
16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet																			
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites																			
				20		1.00		100 % 0													
				21		0.80		100 % 0													
Total Acreage		0.80																			



# WISCASSET

Map Lot U04-015


Account 1447

Location 36 LANGDON ROAD

Card 1

Of 1

10/05/2023

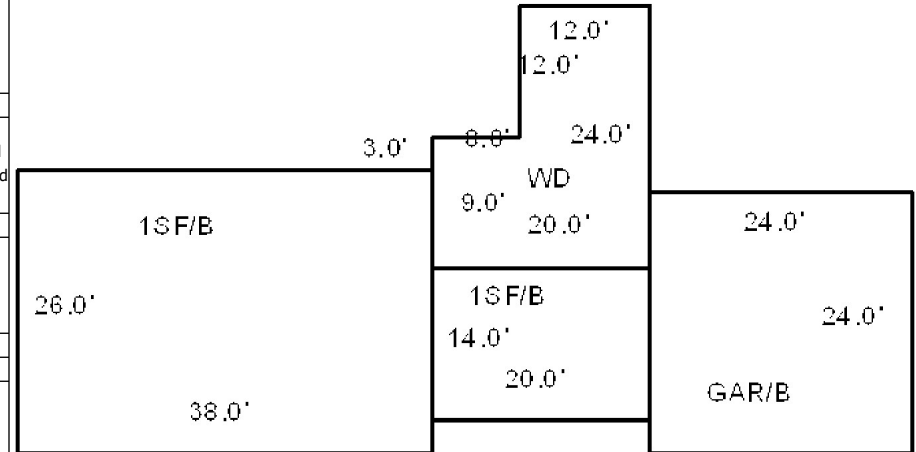
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>988</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1958</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>1</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>2 Relative</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/17/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	280	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	384	0 0	0	0 %	0 %		3.THREE STORY FR
63 Swimming Pool	1991	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
27 Unfin Basement	0	576	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

IG POOL 18X36





Property Data			Assessment Record							
Neighborhood <b>104 RURAL NORTHWEST</b>			Year	Land	Buildings	Exempt	Total			
			2010	29,900	139,100	10,000	159,000			
Tree Growth Year <b>0</b>			2011	29,900	139,100	10,000	159,000			
FARM LAND YEAR <b>0</b>										
OPEN SPACE YEAR <b>0</b>			2012	29,900	139,100	10,000	159,000			
Zone/Land Use <b>16 RESIDENTIAL</b>			2013	29,900	139,100	10,000	159,000			
			2014	29,900	139,100	10,000	159,000			
Secondary Zone			2015	29,900	139,100	10,000	159,000			
Topography <b>7 Steep</b>			2016	29,900	139,100	15,000	154,000			
1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St     6.Swampy       9.			2017	29,900	139,100	20,000	149,000			
			2018	29,900	139,100	20,000	149,000			
Utilities <b>1 All Public</b>			2019	29,900	139,100	20,000	149,000			
1.Public           4.Dr Well       7.Cesspool 2.Water          5.DUG/LAKE    8. 3.Sewer          6.Septic       9.None			2020	29,900	139,100	25,000	144,000			
			2021	29,900	139,100	25,000	144,000			
Street <b>1 Paved</b>			2022	29,900	139,100	24,000	145,000			
1.Paved           4.Proposed       7. 2.Semi Imp       5.Private       8. 3.Gravel          6.Pub Eas      9.NoStreet			2023	37,300	173,900	25,000	186,200			
Land Data										
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
							%		1.Open Space	
							%		2.Neighborhood A	
							%		3.Topography	
							%		4.Size/Shape	
							%		5.Access	
							%		6.Restriction	
						%		7.Corner/Locatio		
			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Foot	Square Feet			
		%						9.Fract Share		
		%								
		%						30.Rear 20+		
		%						31.Waterfront Rea		
		%						32.Open Space		
		%						33.RestrictEsm		
		%						34.PASTURE 1		
		%					35.HORTICULTURAL-			
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2						Fract. Acre	Acreage/Sites			
			20	1.00	100 %		0	37.Softwood		
			21	0.67	100 %		0	38.Mixed Wood		
					%			39.Hardwood		
					%			40.Wasteland		
					%			41.CAMP SITE		
					%			42.Mobile Home Si		
					%			43.Condo Site		
			Verified <b>5 Public Record</b> 1.Buyer           4.Agent           7.Family 2.Seller           5.Pub Rec       8.Other 3.Lender           6.MLS           9.			Total Acreage   0.67				44.Site Improveme
										45.CAMP SITE 46.PAVING/00

# WISCASSET

Map Lot U04-015-A


Account 1448

Location 30 LANGDON ROAD

Card 1

Of 1

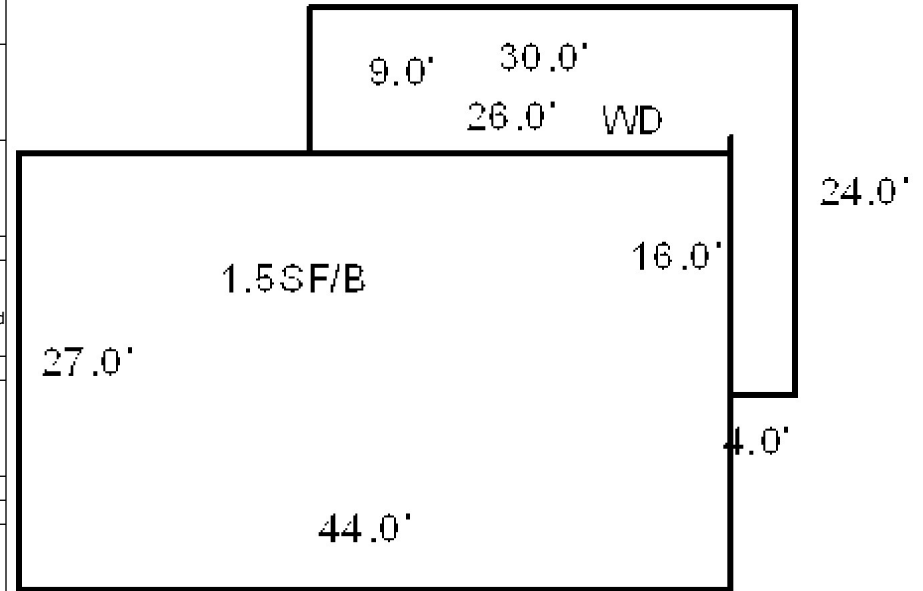
10/05/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>2 Heavy</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1188</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1993</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	308	0 0	0	0 %	0 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U04-016

Account 1449

Location 48 LANGDON ROAD

Card 1 Of 2 10/05/2023

BLAGDON, JOHN L  
BLAGDON, GERTRUDE H  
WISCASSET ME 04578

B928P54

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

ADDED MOTHERS HOUSE TO THIS PIECE IN 1999. IN 2001  
TOOK MOTHERS HOUSE, NOWSON MICHAEL OFF AND PUT  
BACK ONTO LOT R-6-28B

WISCASSET

### Property Data

Neighborhood		104 RURAL NORTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		2 Rolling	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	36,200	166,000	10,000	192,200
2011	36,200	166,000	10,000	192,200
2012	36,200	166,000	10,000	192,200
2013	36,200	166,000	10,000	192,200
2014	36,200	166,000	10,000	192,200
2015	36,200	166,000	10,000	192,200
2016	36,200	166,000	15,000	187,200
2017	36,200	166,000	20,000	182,200
2018	36,200	166,000	20,000	182,200
2019	36,200	166,000	20,000	182,200
2020	36,200	166,000	25,000	177,200
2021	36,200	166,000	25,000	177,200
2022	36,200	166,000	24,000	178,200
2023	45,300	207,600	25,000	227,900

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.70				

# WISCASSET

Map Lot U04-016

Account 1449

Location 48 LANGDON ROAD

Card 1

Of 2

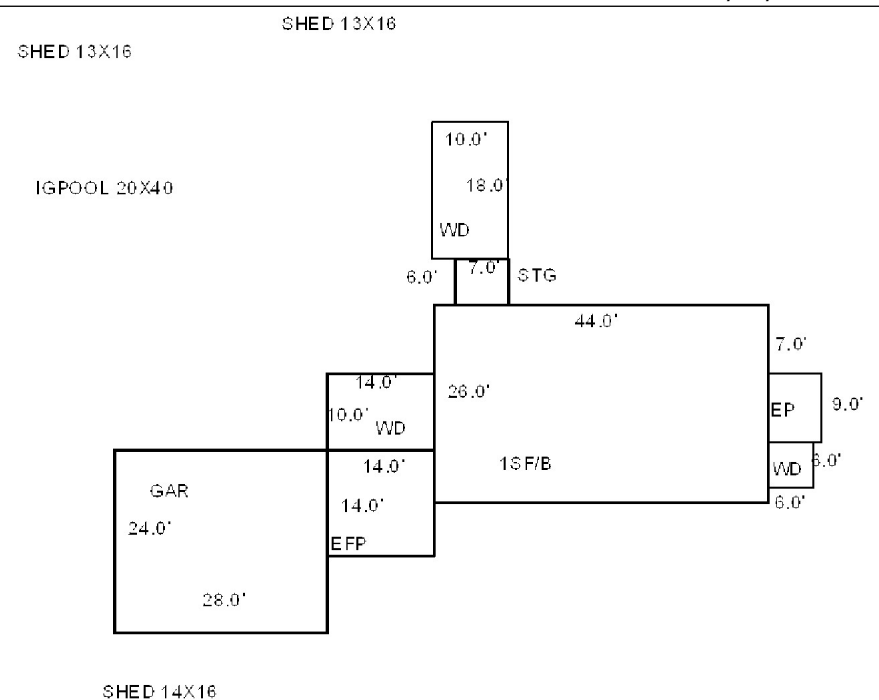
10/05/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>1100</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1144</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1965</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	63	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	196	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	36	2 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	140	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	0	672	0 0	0	0 %	0 %		5.1 & 3/4 STORY
63 Swimming Pool	0	1	3 100	4	99 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	224	2 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	0	180	0 0	0	0 %	0 %		22.Encl Frame Por
24 Frame Shed	0	42	0 0	0	0 %	100 %		23.Frame Garage
24 Frame Shed	1968	208	2 0	2	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U04-016

Account 1449

Location 48 LANGDON ROAD

Card 2 Of 2

10/05/2023

BLAGDON, JOHN L  
BLAGDON, GERTRUDE H  
WISCASSET ME 04578

B928P54

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

### Property Data

Neighborhood **104 RURAL NORTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **1 All Public**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

### Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	0	500	0	500
2011	0	0	0	0
2012	0	0	0	0
2013	0	0	0	0
2014	0	0	0	0
2015	0	0	0	0
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0

### Land Data

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




**WISCASSET**

Map Lot U04-016

Account 1449

Location 48 LANGDON ROAD

Card 2 Of 2 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected 11/27/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1966	208	2 0	2	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U04-017

Account 1450

Location 35 LANGDON ROAD

Card 1 Of 1 10/05/2023

CUNNINGHAM, WARD E T/C  
CUNNINGHAM, GLENN F  
C/O WARD CUNNINGHAM  
LISBON ME 04250

B2978P204

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-MYRTLE ADDED HER SONS TO THE PROPERTY.  
PREVIOUS BK476 PG481

2003-MYRTLE DIED FALL 2002. REMOVED HER NAME AND  
HOMESTEAD EXEMPTION.

2003-SEVERED JOINT TENANCY NOW TENANTS IN COMMON  
PREVIOUS BK2745 PG0293

WISCASSET

### Property Data

Neighborhood	104 RURAL NORTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	1/08/2003		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	39,900	84,200	10,000	114,100
2011	39,900	84,200	10,000	114,100
2012	39,900	84,200	10,000	114,100
2013	39,900	84,200	10,000	114,100
2014	39,900	84,200	10,000	114,100
2015	39,900	84,200	10,000	114,100
2016	39,900	84,200	15,000	109,100
2017	39,900	84,200	20,000	104,100
2018	39,900	84,200	20,000	104,100
2019	39,900	84,200	20,000	104,100
2020	39,900	84,200	25,000	99,100
2021	39,900	84,200	25,000	99,100
2022	39,900	84,200	24,000	100,100
2023	49,900	105,200	25,000	130,100

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		5.55				

# WISCASSET

Map Lot U04-017

Account 1450

Location 35 LANGDON ROAD

Card 1

Of 1

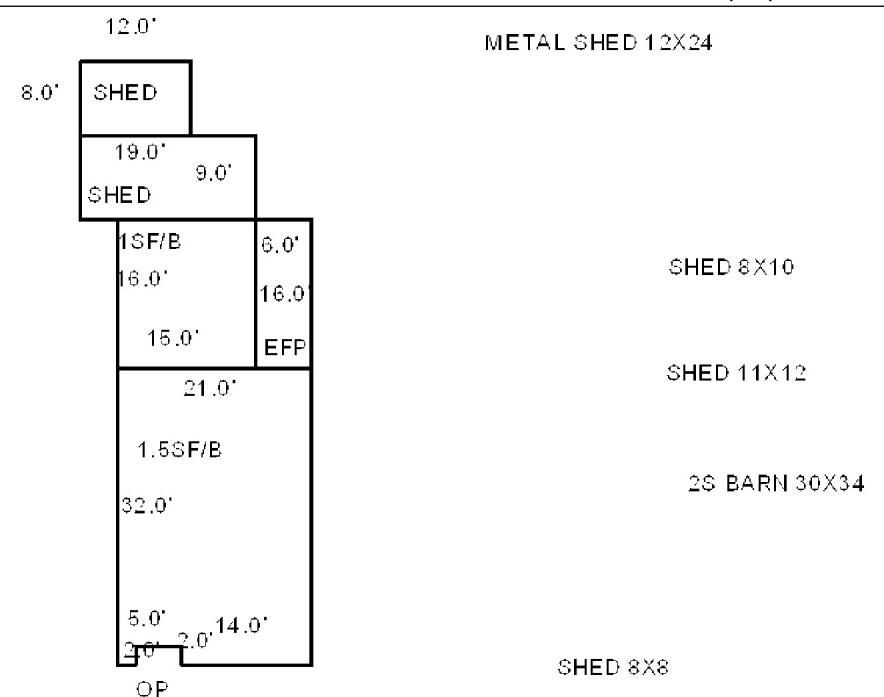
10/05/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>662</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1800</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>1 1/4 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>3 Tenant</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	10	0 0	0	0 %	0 %	
11 1	0	240	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	96	0 0	0	0 %	0 %	
24 Frame Shed	0	171	2 100	4	0 %	100 %	
24 Frame Shed	0	96	2 100	4	0 %	100 %	
159 2.00 ST	0	1020	3 100	4	0 %	50 %	
24 Frame Shed	0	80	2 100	1	0 %	100 %	
24 Frame Shed	0	132	2 100	1	0 %	100 %	
24 Frame Shed	0	48	2 100	1	0 %	100 %	
27 Unfin Basement	0	171	0 0	0	0 %	0 %	



Map Lot U04-017-A

Account 1451

Location 43 LANGDON ROAD

Card 1 Of 1 10/05/2023

CHUBBUCK, BRIAN W WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2010	32,700	46,100	10,000	68,800			
			FARM LAND YEAR 0			2011	32,700	46,100	10,000	68,800			
			OPEN SPACE YEAR 0			2012	32,700	46,100	10,000	68,800			
B2275P204 B4456P1 B4500P156			Zone/Land Use 16 RESIDENTIAL			2013	32,700	46,100	10,000	68,800			
Previous Owner CHUBBUCK, ELIZABETH G. CHUBBUCK, BRIAN W.			Secondary Zone			2014	32,700	46,100	10,000	68,800			
			Topography 1 Level			2015	32,700	46,100	10,000	68,800			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	32,700	46,100	15,000	63,800			
			Utilities 3 Public Sewer			2017	32,700	46,100	20,000	58,800			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	32,700	46,100	20,000	58,800			
WISCASSET ME 04578 Sale Date: 11/04/2011			Street 1 Paved			2019	32,700	46,100	20,000	58,800			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	32,700	46,100	25,000	53,800			
			TREE GROWTH PLAN 0			2021	32,700	46,100	25,000	53,800			
			CONSERV EASE 0			2022	32,700	46,100	24,000	54,800			
			Sale Data			2023	40,900	57,600	25,000	73,500			
Inspection Witnessed By:			Sale Date 11/04/2011			Land Data							
			Price			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
			Sale Type 2 Land & Buildings						Frontage	Depth	Factor	Code	
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								%		
			Financing 9 Unknown								%		
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown					%								
Notes: 2012-Elizabeth Chubbuck passed away 8/25/2011 leaving property to husband, Brian.			Validity 2 Related Parties			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet				
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose								%		
			Verified 5 Public Record								%		
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								%		
											%		
WISCASSET						Fract. Acre			Acreage/Sites				
						21.HS Size Adj	20		1.00	100	%	0	
						22.Base Waterfron	21		1.00	100	%	0	
						23.Deep WF Size A	28		0.96	100	%	0	
						Acres				%			
			24.Base Waterfron						Total Acreage		1.96		
			25.Shallow WF Siz										
			26.Base Water Inf										
			27.Influence W Si										
			28.Rear Land 1-10										
			29.Rear Land 11-2										

# WISCASSET

Map Lot U04-017-A


Account 1451

Location 43 LANGDON ROAD

Card 1

Of 1

10/05/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>5 T-111</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>2 Fair</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1982</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1982	60	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



10.0'



Map Lot U04-018

Account 1452

Location 15 LANGDON ROAD

Card 1 Of 1 10/05/2023

CORWIN, MATTHEW J/T CORWIN, MURIELLE M 15 LANGDON ROAD WISCASSET ME 04578  B3566P290			Property Data			Assessment Record					
			Neighborhood <b>104 RURAL NORTHWEST</b>			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year <b>0</b>			2010	43,800	254,100	10,000	287,900	
			FARM LAND YEAR <b>0</b>			2011	43,800	254,100	10,000	287,900	
			OPEN SPACE YEAR <b>0</b>			2012	43,800	254,100	10,000	287,900	
Previous Owner GLEASON, FRANKLIN L. GLEASON, BETTY J.			Zone/Land Use <b>16 RESIDENTIAL</b>			2013	43,800	270,300	10,000	304,100	
			Secondary Zone			2014	43,800	270,300	10,000	304,100	
						2015	43,800	270,300	10,000	304,100	
WISCASSET ME 04578 Sale Date: 10/07/2005			Topography <b>2 Rolling</b>			2016	43,800	270,300	15,000	299,100	
			1.Level                      4.Below St                      7.Steep 2.Rolling                      5.Low                      8.Rough 3.Above St                      6.Swampy                      9.			2017	43,800	270,300	20,000	294,100	
			Utilities <b>3 Public Sewer</b>			2018	43,800	270,300	20,000	294,100	
			1.Public                      4.Dr Well                      7.Cesspool 2.Water                      5.DUG/LAKE                      8. 3.Sewer                      6.Septic                      9.None			2019	43,800	270,300	20,000	294,100	
			1.Paved                      4.Proposed                      7. 2.Semi Imp                      5.Private                      8. 3.Gravel                      6.Pub Eas                      9.NoStreet			2020	43,800	270,300	25,000	289,100	
			Street <b>1 Paved</b>			2021	43,800	270,300	25,000	289,100	
						2022	43,800	270,300	24,000	290,100	
Inspection Witnessed By:  <											



# WISCASSET

Map Lot U04-018




Account 1452

Location 15 LANGDON ROAD

Card 1

Of 1

10/05/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>308</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>2</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1404</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1957</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>3</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>3 3/4 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>1</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

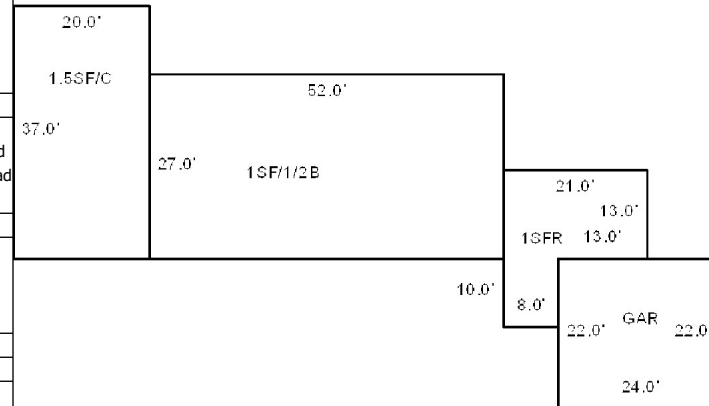
Date Inspected 6/03/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1984	528	0 0	0	0 %	100 %	
63 Swimming Pool	1984	1	3 100	4	99 %	100 %	
1 ONE STORY	1984	353	0 0	0	0 %	100 %	
23 Frame Garage	2003	780	3 100	4	0 %	100 %	
4 1 & 1/2 STORY FR	2006	740	3 100	4	0 %	100 %	
80 1SGAR/BSMT.....	2008	936	6 105	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

IGPOOL 16X32

FR GARAGE/B 26X36





Map Lot U04-019

Account 1453

Location 9 LANGDON ROAD

Card 1 Of 1 10/05/2023

MCKANE, JENNIFER H J/T  
MCKANE, SUMNER A  
WISCASSET ME 04578

B4053P209

Previous Owner  
CAMPBELL, PAULA D.  
GOODMAN, CAROLE L.  
CAMPBELL-GOODMAN TRUST OF 1997  
HAVERHILL MA 04578  
Sale Date: 9/19/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2007-FORMER OWNER: HAROLD DELANO BK467 PG342 AND BK2293 PG163. CAROLE L GOODMAN 1214 NO. HIGH STREET BRIDGTON, ME 04009.  
2009-Former Owners: Carole Goodman & Paula Campbell BK3789 PG30 and Trust in 1997 BK2293 PG163 for \$200,000.

WISCASSET

### Property Data

Neighborhood	104 RURAL NORTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/19/2008		
Price	185,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	36,100	101,300	0	137,400
2011	36,100	101,300	10,000	127,400
2012	36,100	101,300	10,000	127,400
2013	36,100	101,300	10,000	127,400
2014	36,100	101,300	10,000	127,400
2015	36,100	101,300	10,000	127,400
2016	36,100	101,300	15,000	122,400
2017	36,100	101,300	20,000	117,400
2018	36,100	101,300	20,000	117,400
2019	36,100	101,300	20,000	117,400
2020	36,100	101,300	25,000	112,400
2021	36,100	101,300	25,000	112,400
2022	36,100	101,300	24,000	113,400
2023	45,100	126,600	25,000	146,700

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.63				

# WISCASSET

Map Lot U04-019


Account 1453

Location 9 LANGDON ROAD

Card 1

Of 1

10/05/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>720</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1880</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>3 3/4 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

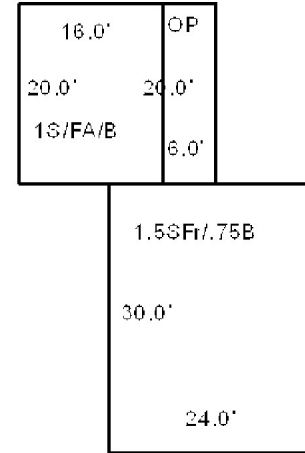
Date Inspected 3/20/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	320	0 0	0	0 %	0 %		1.ONE STORY FRAM
29 Finished Attic	0	320	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	120	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1940	660	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1970	480	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 20X24

GARAGE 22X30



Map Lot    U04-020			Account    1454			Location    3 LANGDON ROAD			Card    1		Of    1		10/05/2023		
SAWYER, DAVID L SAWYER, SHEILA M WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood    104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2010	29,800	153,000	10,000	172,800		
						FARM LAND YEAR    0			2011	29,800	153,000	10,000	172,800		
						OPEN SPACE YEAR    0			2012	29,800	153,000	10,000	172,800		
B912P61						Zone/Land Use    16 RESIDENTIAL			2013	29,800	153,000	10,000	172,800		
						Secondary Zone			2014	29,800	153,000	10,000	172,800		
									2015	29,800	153,000	10,000	172,800		
						Topography    1 Level			2016	29,800	153,000	15,000	167,800		
						1.Level            4.Below St        7.Steep 2.Rolling           5.Low               8.Rough 3.Above St        6.Swampy         9.  Utilities            1 All Public  1.Public            4.Dr Well          7.Cesspool 2.Water            5.DUG/LAKE       8. 3.Sewer            6.Septic           9.None			2017	29,800	153,000	20,000	162,800		
									2018	29,800	153,000	20,000	162,800		
												2019	29,800	153,000	20,000
									2020	29,800	153,000	25,000	157,800		
									2021	29,800	153,000	25,000	157,800		
									2022	29,800	153,000	24,000	158,800		
									2023	37,200	191,300	25,000	203,500		
Inspection Witnessed By:						Land Data									
						Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share  Acres  30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
		%													
X  No./Date															

# WISCASSET

Map Lot U04-020

Account 1454

Location 3 LANGDON ROAD

Card 1

Of 1

10/05/2023

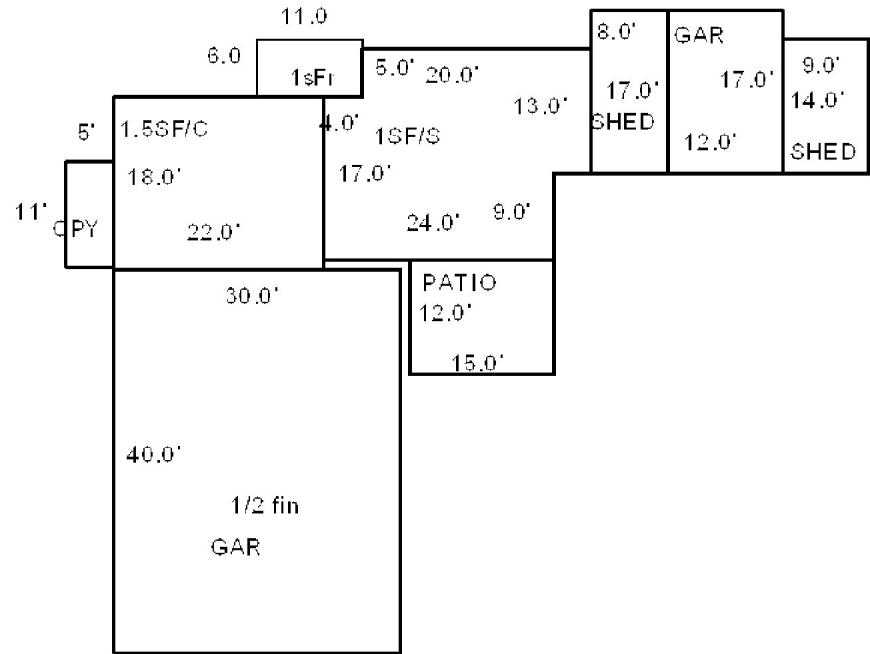
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>396</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1900</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1998</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1984	560	3 105	4	0 %	100 %	
4 1 & 1/2 STORY FR	1998	396	3 105	4	0 %	100 %	
1 ONE STORY	1998	66	3 105	4	0 %	100 %	
23 Frame Garage	1900	204	3 105	4	0 %	100 %	
24 Frame Shed	1998	136	3 105	4	0 %	100 %	
93 1/2S AD/GAR.....	1998	1200	3 105	4	0 %	100 %	
24 Frame Shed	1900	126	3 105	4	0 %	100 %	
61 Canopy	2000	55	3 105	4	0 %	100 %	
					%	%	
					%	%	

SHED 9X3



Map Lot U04-020-A

Account 1455

Location LANGDON ROAD

Card 1 Of 1 10/05/2023

SAWYER, DAVID L  
SAWYER, SHEILA M  
WISCASSET ME 04578

B1363P272

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

### Property Data

Neighborhood	104 RURAL NORTHWEST	
Tree Growth Year	0	
FARM LAND YEAR	0	
OPEN SPACE YEAR	0	
Zone/Land Use	16 RESIDENTIAL	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	9 NoWater/NoSewer	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN	0	
CONSERV EASE	0	
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	32,400	0	0	32,400
2011	32,400	0	0	32,400
2012	32,400	0	0	32,400
2013	32,400	0	0	32,400
2014	32,400	0	0	32,400
2015	32,400	0	0	32,400
2016	32,400	0	0	32,400
2017	32,400	0	0	32,400
2018	32,400	0	0	32,400
2019	32,400	0	0	32,400
2020	32,400	0	0	32,400
2021	32,400	0	0	32,400
2022	32,400	0	0	32,400
2023	40,600	0	0	40,600

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.82				



**WISCASSET**

Map Lot U04-020-A

Account 1455

Location LANGDON ROAD

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code <b>5 Estimated</b>		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 11/27/2006								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Property Data			Assessment Record						
Neighborhood    101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	97,200	212,700	0	309,900		
Tree Growth Year        0			2011	97,200	212,700	0	309,900		
FARM LAND YEAR            0			2012	97,200	212,700	0	309,900		
OPEN SPACE YEAR           0			2013	97,200	212,700	0	309,900		
Zone/Land Use        16 RESIDENTIAL			2014	97,200	212,700	0	309,900		
Secondary Zone			2015	97,200	212,700	0	309,900		
			2016	93,800	212,700	0	306,500		
Topography                    1 Level			2017	93,800	212,700	0	306,500		
1.Level	4.Below St	7.Steep	2018	93,800	212,700	0	306,500		
2.Rolling	5.Low	8.Rough	2019	93,800	212,700	20,000	286,500		
3.Above St	6.Swampy	9.	2020	93,800	212,700	25,000	281,500		
Utilities                        1 All Public			2021	93,800	212,700	25,000	281,500		
1.Public	4.Dr Well	7.Cesspool	2022	93,800	212,700	24,000	282,500		
2.Water	5.DUG/LAKE	8.	2023	117,300	265,800	25,000	358,100		
3.Sewer	6.Septic	9.None	Land Data					Influence Codes	
Street                        1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot			%		
TREE GROWTH PLAN        0				12.Delta Triangle			%		
CONSERV EASE            0				13.Nabla Triangle			%		
Sale Data				14.Rear Land			%		
				15.Front Foot			%		
Sale Date	11/17/2015			Square Foot		Square Feet			
Price	197,000						%		
Sale Type	2 Land & Buildings					%			
1.Land	4.Mobile	7.				%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing                    9 Unknown						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites				
3.Assumed	6.Cash	9.Unknown					%		
Validity	1 Arms Length Sale			20	1.00	75 %	2		
1.Valid	4.Split	7.Renovate		21	1.00	100 %	0		
2.Related	5.Partial	8.Other		28	0.16	100 %	0		
3.Distress	6.Exempt	9.Foreclose				%			
Verified                        5 Public Record						%			
						%			
1.Buyer	4.Agent	7.Family	Total Acreage    1.16						
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

# WISCASSET

Map Lot U04-021


Account 1456

Location 43 HOOPER STREET

Card 1

Of 1

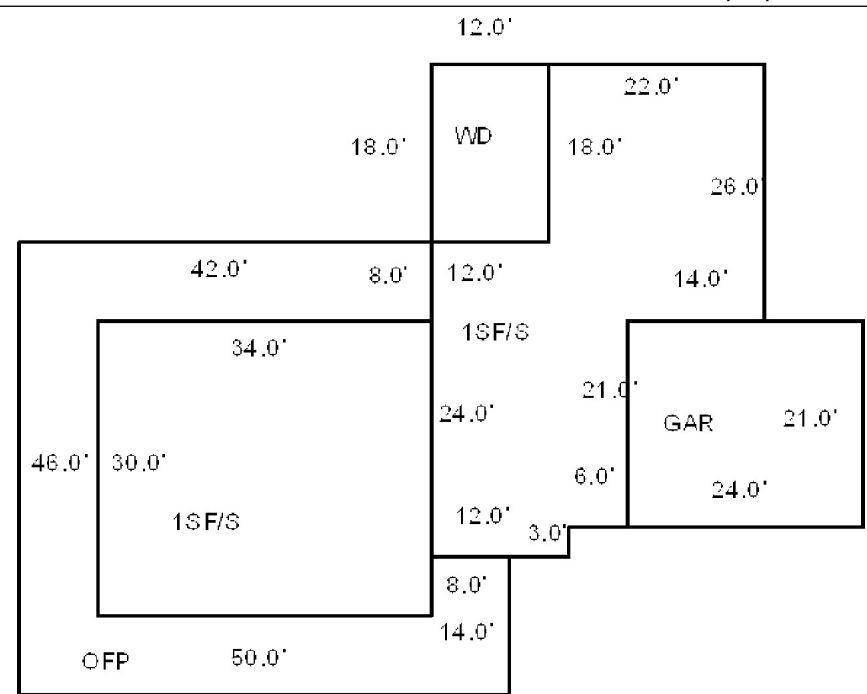
10/05/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>2050</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2006</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/23/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	504	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	216	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	0	1024	4 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U04-021-A

Account 1457

Location 49 HOOPER STREET

Card 1 Of 1 10/05/2023

MILES MEMORIAL HOSPITAL  
C/O LINCOLNHEALTH  
WISCASSET ME 04578

B2476P317

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
2012-Corrected land factor from 100% to 180% to be consistent with other commercial properties in the area.

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			2010	101,500	1,084,900	0	1,186,400		
Tree Growth Year <b>0</b>			2011	101,500	1,084,900	0	1,186,400		
FARM LAND YEAR <b>0</b>			2012	137,500	1,084,900	0	1,222,400		
OPEN SPACE YEAR <b>0</b>			2013	137,500	1,084,900	0	1,222,400		
Zone/Land Use <b>16 RESIDENTIAL</b>			2014	137,500	1,084,900	0	1,222,400		
Secondary Zone			2015	137,500	1,084,900	0	1,222,400		
			2016	137,500	1,084,900	0	1,222,400		
Topography <b>1 Level</b>			2017	137,500	1,084,900	0	1,222,400		
1.Level	4.Below St	7.Steep	2018	137,500	1,084,900	0	1,222,400		
2.Rolling	5.Low	8.Rough	2019	137,500	1,084,900	0	1,222,400		
3.Above St	6.Swampy	9.	2020	137,500	1,084,900	0	1,222,400		
Utilities <b>1 All Public</b>			2021	137,500	1,084,900	0	1,222,400		
1.Public	4.Dr Well	7.Cesspool	2022	137,500	1,084,900	0	1,222,400		
2.Water	5.DUG/LAKE	8.	2023	145,700	1,149,900	0	1,295,600		
3.Sewer	6.Septic	9.None	Land Data					Influence Codes	
Street <b>1 Paved</b>									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet				%			
TREE GROWTH PLAN <b>0</b>				11.Regular Lot		%			
CONSERV EASE <b>0</b>				12.Delta Triangle		%			
Sale Data				13.Nabla Triangle		%			
				14.Rear Land		%			
Sale Date <b>7/01/1999</b>			15.Front Foot		%				
Price <b>75,000</b>			Square Foot	Square Feet					
Sale Type <b>1 Land Only</b>						%			
1.Land	4.Mobile	7.				%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing <b>9 Unknown</b>						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity <b>1 Arms Length Sale</b>				Fract. Acre	Acreage/Sites				
1.Valid	4.Split	7.Renovate	47		1.00	180	% 2		
2.Related	5.Partial	8.Other	48		1.00	100	% 0		
3.Distress	6.Exempt	9.Foreclose	49		1.05	100	% 0		
Verified <b>5 Public Record</b>						%			
1.Buyer	4.Agent	7.Family	24.Base Waterfron					Total Acreage 2.05	
2.Seller	5.Pub Rec	8.Other	25.Shallow WF Siz						
3.Lender	6.MLS	9.	26.Base Water Inf						
			27.Influence W Si						
			28.Rear Land 1-10						
			29.Rear Land 11-2						


# WISCASSET

Map Lot U04-021-A

Account 1457

Location 49 HOOPER STREET

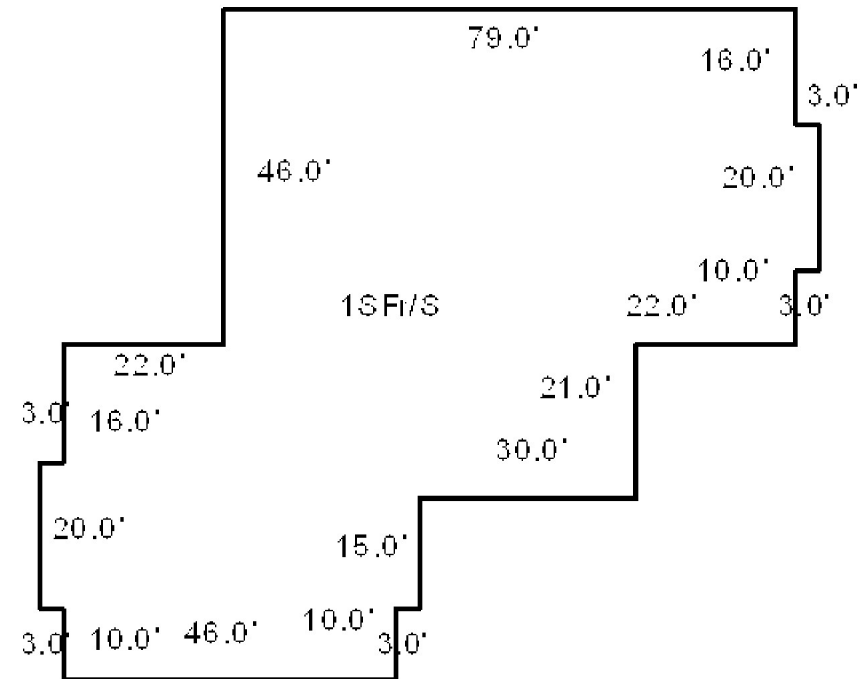
Card 1 Of 1 10/05/2023

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

Date Inspected 11/27/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
281 MEDICAL OFF...	1999	6598	4 100	4	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	1999	18000	3 100	4	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





Map Lot U04-021-B

Account 1429

Location

Card 1 Of 1 10/05/2023

DUNBAR, SHARON  
45 FEDERAL STREET  
WISCASSET ME 04578

B4852P312

Previous Owner  
BENDIX ENTERPRIZES,INC.  
C/O JAMES BENDIX  
3170 NORTH ATLANTIC AVENUE #104  
COCOA BEACH FL  
Sale Date: 12/31/2014

Previous Owner  
THOMPSON, KATHARINE V.

PO BOX 131  
WISCASSET ME 04578  
Sale Date: 1/27/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 1.69 ACRES RETAINED FROM SALE

WISCASSET

## Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography			
1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/31/2014		
Price	30,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2015	94,900	0	0	94,900
2016	94,900	0	0	94,900
2017	94,900	0	0	94,900
2018	94,900	0	0	94,900
2019	94,900	0	0	94,900
2020	94,900	0	0	94,900
2021	94,900	0	0	94,900
2022	94,900	0	0	94,900
2023	118,600	0	0	118,600

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.69				

**WISCASSET**

Map Lot U04-021-B

Account 1429

Location

Card 1 Of 1 10/05/2023

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

Map Lot		U04-022	Account	1458	Location	71 GARDINER ROAD		Card	1	Of	1	10/05/2023	
GAJANAN, LLC. PO BOX 459 WISCASSET ME 04578  B5854P154					<b>Property Data</b>		<b>Assessment Record</b>						
					Neighborhood <b>101 VILLAGE</b>		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year <b>0</b>		2010	260,600	432,200	0	692,800		
					FARM LAND YEAR <b>0</b>		2011	260,600	488,700	0	749,300		
					OPEN SPACE YEAR <b>0</b>		2012	260,600	488,700	0	749,300		
Previous Owner GAS PLUS, INC.  PO BOX 459 WISCASSET ME 04578 Sale Date: 3/01/2022					Zone/Land Use <b>17 BUSINESS</b>		2013	260,600	488,700	0	749,300		
					Secondary Zone		2014	260,600	488,700	0	749,300		
							2015	260,600	488,700	0	749,300		
					Topography <b>1 Level</b>		2016	260,600	492,700	0	753,300		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	260,600	492,700	0	753,300		
2018	260,600	492,700	0	753,300									
Previous Owner BENEDIX ENTERPRISES, INC. C/O NEXT GEN RETAIL LLC 108 DEVEREAUX CIRCLE SO. PORTLAND ME 04106 Sale Date: 8/19/2008					Utilities <b>1 All Public</b>		2019	260,600	492,700	0	753,300		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	260,600	492,700	0	753,300		
							2021	260,600	492,700	0	753,300		
					Street <b>1 Paved</b>		2022	260,600	492,700	0	753,300		
							2023	276,500	524,300	0	800,800		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		<b>Land Data</b>						
							<b>Front Foot</b>		<b>Type</b>	<b>Effective</b>		<b>Influence</b>	
									<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
							11.Regular Lot				%		1.Open Space
							12.Delta Triangle				%		2.Neighborhood A
		13.Nabla Triangle				%		3.Topography					
		14.Rear Land				%		4.Size/Shape					
		15.Front Foot				%		5.Access					
						%		6.Restriction					
						%		7.Corner/Locatio					
						%		8.View/Environ					
						%		9.Fract Share					
						%		<b>Acres</b>					
						%		30.Rear 20+					
						%		31.Waterfront Rea					
						%		32.Open Space					
						%		33.RestrictEsm					
						%		34.PASTURE 1					
						%		35.HORTICULTURAL-					
						%		36.Pasture 3					
						%		37.Softwood					
						%		38.Mixed Wood					
						%		39.Hardwood					
						%		40.Wasteland					
						%		41.CAMP SITE					
						%		42.Mobile Home Si					
						%		43.Condo Site					
						%		44.Site Improveveme					
						%		45.CAMP SITE					
						%		46.PAVING/00					
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# WISCASSET

Map Lot U04-022




Account 1458

Location 71 GARDINER ROAD

Card 1

Of 1

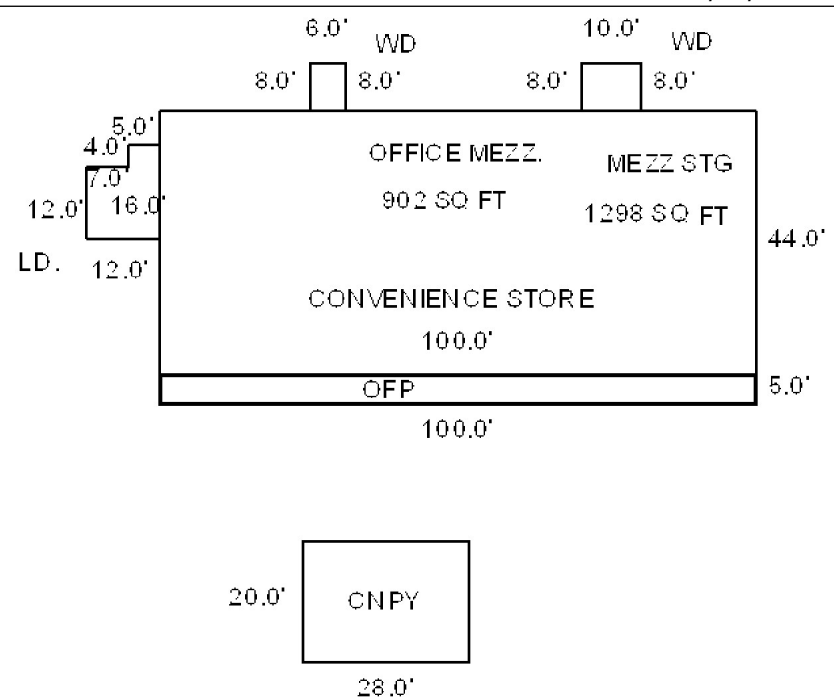
10/05/2023

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

Date Inspected 3/20/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
308 CANOPY	2015	680	3 100	4	0 %	100 %		1.ONE STORY FRAM
233 CONVENIENCE	2004	4400	4 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2004	500	3 100	4	0 %	100 %		3.THREE STORY FR
271 OFFICE MEZZ	2004	902	4 100	4	0 %	100 %		4.1 & 1/2 STORY
251 LOAD	2004	164	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2004	48	3 100	4	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	2004	80	3 100	4	0 %	100 %		21.Open Frame Por
337 COOLER.....	2004	480	3 100	4	0 %	100 %		22.Encl Frame Por
344 PAVING.....	2004	15000	3 100	4	0 %	50 %		23.Frame Garage
270	2004	1298	4 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.15Fr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U04-023

Account 1459

Location 65 GARDINER ROAD

Card 1 Of 1 10/05/2023

STUM, CORRINNA  
65 GARDINER ROAD  
WISCASSET ME 04578

B5972P158

Previous Owner  
BICKFORD, INC.

65 GARDINER ROAD  
WISCASSET ME 04578  
Sale Date: 1/25/2023

Previous Owner  
AVANTI, LLC  
C/O TONY BICKFORD  
65 GARDINER ROAD  
WISCASSET ME 04578  
Sale Date: 5/02/2017

Previous Owner  
BUSCANERA, MARK A.  
SIMONETTI, GAYLE  
C/O AVANTI, LLC  
WISCASSET ME 04578  
Sale Date: 5/30/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

08/9/2018 W/ Tony new siding, addition & patio and sv shed.  
2003-FORMER OWNER: FRANCIS & CAROLYN SOULE BK1199 PG300 (WAS PATTY'S PLACE)  
07/17/08-Former owner: Mark Buscanera BK2993 PG22, who bought 01/29/2003 for \$105,000. Then sold 1/2 to Gayle Simonetti BK4009 PG103 05/30/08 for \$75,000 and then both did transfer to LLC with no consideration (Avanti, LLC) BK4009 PG105 (deed had Westport Island address).

**WISCASSET****Property Data**

Neighborhood		103 RURAL WEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		19 COMMERCIAL	
Secondary Zone			
Topography			
		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		1/25/2023	
Price		330,000	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2010	46,600	118,100	0	164,700
2011	46,600	118,100	0	164,700
2012	46,600	118,100	0	164,700
2013	46,600	118,100	0	164,700
2014	46,600	118,100	0	164,700
2015	46,600	118,100	0	164,700
2016	46,600	118,100	0	164,700
2017	46,600	118,100	0	164,700
2018	46,600	148,100	0	194,700
2019	46,600	148,100	0	194,700
2020	46,600	148,100	0	194,700
2021	46,600	148,100	0	194,700
2022	46,600	148,100	0	194,700
2023	49,400	157,700	0	207,100

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
<b>Total Acreage</b>		0.36				

**Front Foot**

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

**Square Foot**

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

**Fract. Acre**

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

**Acres**

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

Map Lot U04-023





Account 1459

Location 65 GARDINER ROAD

Card 1

Of 1

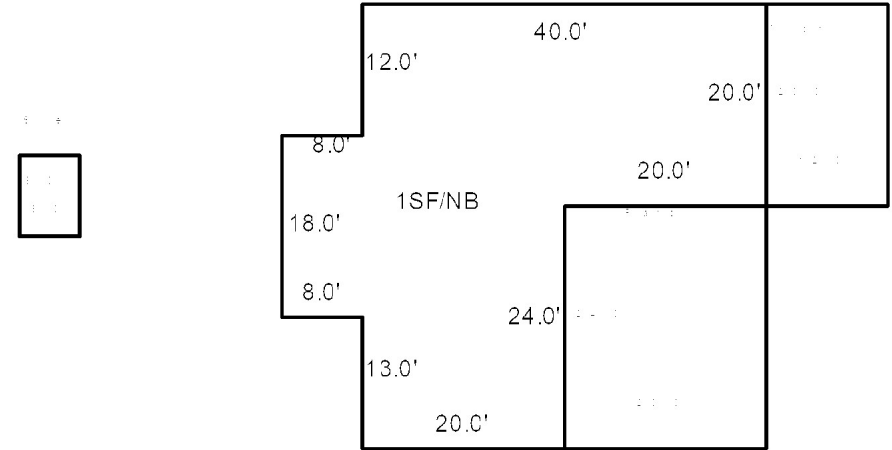
10/05/2023

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

Date Inspected 3/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
236 RESTAURANT	1972	1424	2 100	3	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	1972	7000	2 100	3	0 %	50 %		2.TWO STORY FRAM
236 RESTAURANT	2017	240	2 100	4	0 %	100 %		3.THREE STORY FR
62 Patio	2017	480	2 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2017	48	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U04-024		Account		2112		Location		53 LANGDON ROAD		Card		1		Of		2		10/05/2023	
RANKIN, THOMAS E RANKIN, SUZANNE S 53 LANGDON ROAD WISCASSET ME 04578				Property Data				Assessment Record													
								Neighborhood		104 RURAL NORTHWEST		Year		Land		Buildings		Exempt		Total	
				Tree Growth Year		0		2010		35,200		45,100		0		80,300					
				FARM LAND YEAR		0		2011		35,200		45,100		0		80,300					
				OPEN SPACE YEAR		0		2012		35,200		45,100		0		80,300					
B3425P272 B3843P130				Zone/Land Use				16 RESIDENTIAL		2013		35,200		45,100		0		80,300			
				Secondary Zone				2014		35,200		45,100		0		80,300					
								2015		35,200		45,100		0		80,300					
				Topography				4 Below Street		2016		35,200		45,100		0		80,300			
				Previous Owner RANKIN, JR. EDGAR				1.Level		4.Below St		7.Steep		2017		35,200		45,100		0	
2.Rolling		5.Low						8.Rough		2018		35,200		66,900		0		102,100			
3.Above St		6.Swampy						9.		2019		35,200		73,000		20,000		88,200			
Utilities								4 Drilled Well		3 Public Sewer		2020		35,200		73,000		25,000		83,200	
1.Public		4.Dr Well						7.Cesspool		2021		35,200		73,000		25,000		83,200			
PO BOX 711 WISCASSET ME 04578 Sale Date: 1/12/2005				2.Water		5.DUG/LAKE		8.		2022		35,200		73,000		24,000		84,200			
				3.Sewer		6.Septic		9.None		2023		44,000		41,100		25,000		60,100			
				Street				1 Paved													
				1.Paved		4.Proposed		7.													
				2.Semi Imp		5.Private		8.													
Inspection Witnessed By:				3.Gravel		6.Pub Eas		9.NoStreet													
				TREE GROWTH PLAN				0													
				CONSERV EASE				0													
				Sale Data																	
				Sale Date				1/12/2005													
X				Price				90,000													
				Sale Type				4 Mobile Home													
				1.Land		4.Mobile		7.													
				2.L & B		5.Other		8.													
				3.Building		6.		9.													
Notes: 6/5/23 NAH AT EITHER BUILDING- CALL DWL IN BARN COMP W/UNFIN (P/O DOWNSTAIRS UNFIN PER OLD NOTES), ADJ GRADE, +MVR. PUT ON NEW CARD 2. 4/13/20 EST N/C 5/17/19 NAH LOOKS MORE COMP BUT STILL INC. '18 w/ son outside(some info) add basment & op to barn. adjust condition. ' Mrs called later barn is being remoded to L/Q. 2005-FORMER OWNER: EDGAR T. RANKIN, JR. BK2276 WISCASSET PURPOSES ADDED .86 ACRES FROM LOT 13 (13A) WHICH WAS THOMAS & SUZANNE RANKIN TO THIS				Financing				9 Unknown													
				1.Convent		4.Seller		7.													
				2.FHA/VA		5.Private		8.													
				3.Assumed		6.Cash		9.Unknown													
				Validity				2 Related Parties													
1.Valid		4.Split		7.Renovate																	
2.Related		5.Partial		8.Other																	
3.Distress		6.Exempt		9.Foreclose																	
Verified				5 Public Record																	
1.Buyer		4.Agent		7.Family																	
2.Seller		5.Pub Rec		8.Other																	
3.Lender		6.MLS		9.																	
														</							


# WISCASSET

Map Lot U04-024

Account 2112

Location 53 LANGDON ROAD

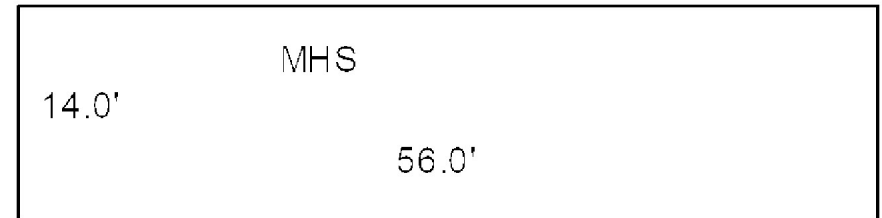
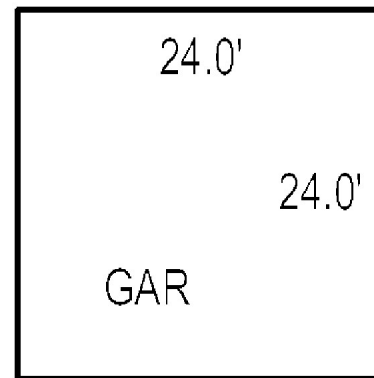
Card 1 Of 2 10/05/2023

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

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1998	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
998 14' Mobile	1998	14x56	2 100	3	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U04-024

Account 2112

Location 53 LANGDON ROAD

Card 2 Of 2 10/05/2023

RANKIN, THOMAS E RANKIN, SUZANNE S 53 LANGDON ROAD WISCASSET ME 04578  B3425P272 B3843P130			Property Data			Assessment Record							
			Neighborhood <b>104 RURAL NORTHWEST</b>			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year <b>0</b>			2023	0	57,800	0	57,800			
			FARM LAND YEAR <b>0</b>										
			OPEN SPACE YEAR <b>0</b>										
Previous Owner RANKIN, JR. EDGAR  PO BOX 711 WISCASSET ME 04578 Sale Date: 1/12/2005			Zone/Land Use <b>16 RESIDENTIAL</b>										
			Secondary Zone										
			Topography <b>4 Below Street</b>										
			1.Level            4.Below St            7.Steep 2.Rolling           5.Low                8.Rough 3.Above St        6.Swampy            9.										
			Utilities <b>4 Drilled Well    3 Public Sewer</b>										
			1.Public            4.Dr Well            7.Cesspool 2.Water            5.DUG/LAKE        8. 3.Sewer            6.Septic            9.None										
			Street <b>1 Paved</b>										
			1.Paved            4.Proposed           7. 2.Semi Imp        5.Private            8. 3.Gravel            6.Pub Eas            9.NoStreet										
			TREE GROWTH PLAN <b>0</b>			<b>Land Data</b>							
			CONSERV EASE <b>0</b>										
Inspection Witnessed By:			<b>Sale Data</b>			<b>Front Foot</b>		<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
									<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
X			Sale Date <b>1/12/2005</b>			<b>Square Foot</b>							
			Price <b>90,000</b>										
No./Date			Sale Type <b>4 Mobile Home</b>			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				<b>Square Feet</b>			
			1.Land            4.Mobile            7. 2.L & B            5.Other            8. 3.Building        6.                    9.										
Date			Financing <b>9 Unknown</b>			<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A				<b>Acreege/Sites</b>			
			1.Convent        4.Seller            7. 2.FHA/VA        5.Private           8. 3.Assumed       6.Cash              9.Unknown										
Notes:			Validity <b>2 Related Parties</b>			<b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2				<b>Total Acreege</b>		0.00	
			1.Valid            4.Split            7.Renovate 2.Related        5.Partial           8.Other 3.Distress       6.Exempt          9.Foreclose										
			Verified <b>5 Public Record</b>							<b>Total Acreege</b>		0.00	
			1.Buyer           4.Agent            7.Family 2.Seller           5.Pub Rec          8.Other 3.Lender          6.MLS              9.										
WISCASSET										<b>Total Acreege</b>		0.00	



# WISCASSET

Map Lot U04-024

Account 2112

Location 53 LANGDON ROAD

Card 2 Of 2 10/05/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>9 OTHER</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>25%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 90%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>625</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1954</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2017	250	2 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

