

[illegible]

WISCASSET

Map Lot U23-001

Account 1885

Location 295 OLD BATH ROAD

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 1 Interior Inspect		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 12/04/2006								1.ONE STORY FRAM
Additions, Outbuildings & Improvements								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

WISCASSET

Map Lot U23-001-A

Account 2245

Location 311 OLD BATH ROAD

Card 1

Of 1

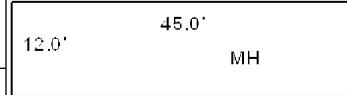
10/05/2023

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

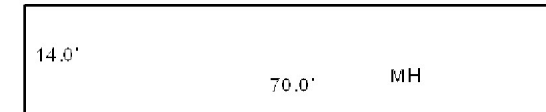
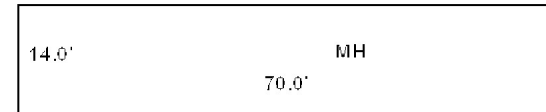
Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1977	14x70	2 100	2	0 %	50 %		1.ONE STORY FRAM
998 14' Mobile	0	14x70	2 100	2	0 %	50 %		2.TWO STORY FRAM
997 12' Mobile	0	12x45	2 100	2	0 %	50 %		3.THREE STORY FR
24 Frame Shed	0	50	2 100	2	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED 5X10



Map Lot U23-002

Account 1887

Location 281 OLD BATH ROAD

Card 1 Of 1 10/05/2023

HUBER, MICHAEL S
HUBER, JEAN E
WISCASSET ME 04578

B1274P132

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	33,500	101,400	10,000	124,900
2011	33,500	101,400	10,000	124,900
2012	33,500	134,000	10,000	157,500
2013	33,500	134,000	10,000	157,500
2014	33,500	134,000	10,000	157,500
2015	33,500	134,000	10,000	157,500
2016	33,500	134,000	15,000	152,500
2017	33,500	134,000	20,000	147,500
2018	33,500	134,000	20,000	147,500
2019	33,500	134,000	20,000	147,500
2020	33,500	134,000	25,000	142,500
2021	33,500	134,000	25,000	142,500
2022	33,500	134,000	24,000	143,500
2023	41,900	167,400	25,000	184,300

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		1.26				

WISCASSET

Map Lot U23-002


Account 1887

Location 281 OLD BATH ROAD

Card 1

Of 1

10/05/2023

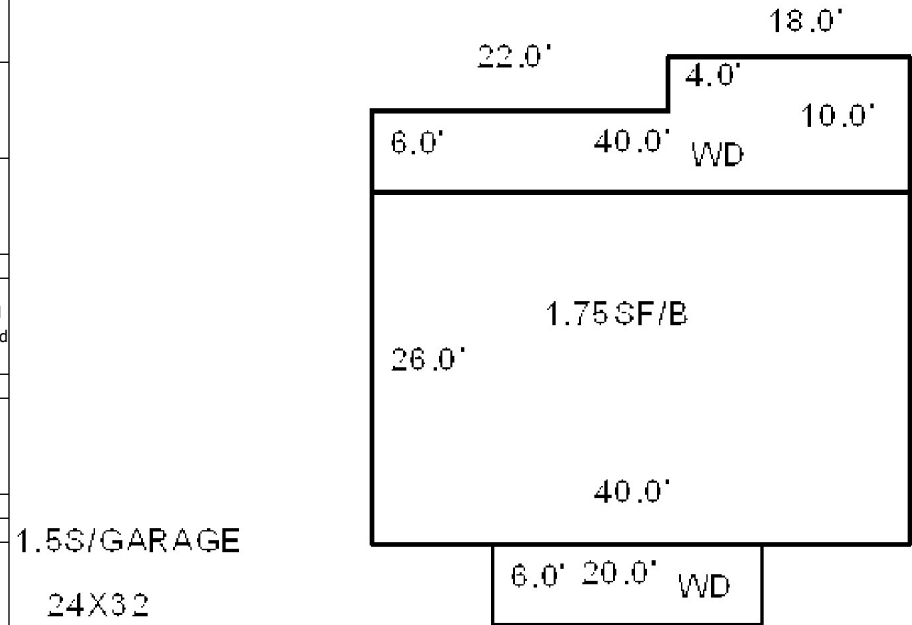
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	312	3 105	0	0 %	100 %	
68 Wood Deck	0	120	3 105	0	0 %	100 %	
77 1.50 ST	1971	768	3 105	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



RHI-RED OAK 10, LLC
220 MIDDLE ROAD
FALMOUTH ME 04105

B5691P282

Previous Owner
SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.

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

Previous Owner
WOOD, STEPHEN J.

PO BOX 272
WINTHROP ME 04364
Sale Date: 10/02/2006

Previous Owner
HESS, EDWIN D. J/T
HESS, CAROLYN D.
C/O STEPHEN WOOD
WINTHROP ME 04364
Sale Date: 10/02/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/6/23 NO ONE AROUND. LOT HAS WELL AND SEPTIC. ADD SLAB.

2005-SUNSET RIDGE SUBDIVISION LOT #1 - 185.7
FRONTAGE

ORIGINAL LOT SOLD FOR \$95,000.

2007-PREVIOUS OWNER: EDWIN & CAROLYN HESS, WHO BOUGHT LAND 03/01/04 FOR \$95,000, BK3243 PG223. 2007 SALE WAS ENTIRE SUBDIVISION/INDIVIDUAL LOTS. 3/13/07-ABATED REQUESTED = NON-SALEABLE LOTS = 50%

WISCONSIN

7007-CONDUCTIVE NEED RECORDED ON ALL 11 LOTS

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	3/24/2021		
Price	299,999		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	17,500	0	0	17,500
2011	17,500	0	0	17,500
2012	17,500	0	0	17,500
2013	17,500	0	0	17,500
2014	17,500	0	0	17,500
2015	17,500	0	0	17,500
2016	17,500	0	0	17,500
2017	17,500	0	0	17,500
2018	17,500	0	0	17,500
2019	17,500	0	0	17,500
2020	17,500	0	0	17,500
2021	17,500	0	0	17,500
2022	17,500	0	0	17,500
2023	21,900	6,000	0	27,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
						9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	20	1.00	50	%	6	38.Mixed Wood
22.Base Waterfron	21	1.00	50	%	6	39.Hardwood
23.Deep WF Size A	28	1.00	50	%	6	40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		2.00		




WISCASSET

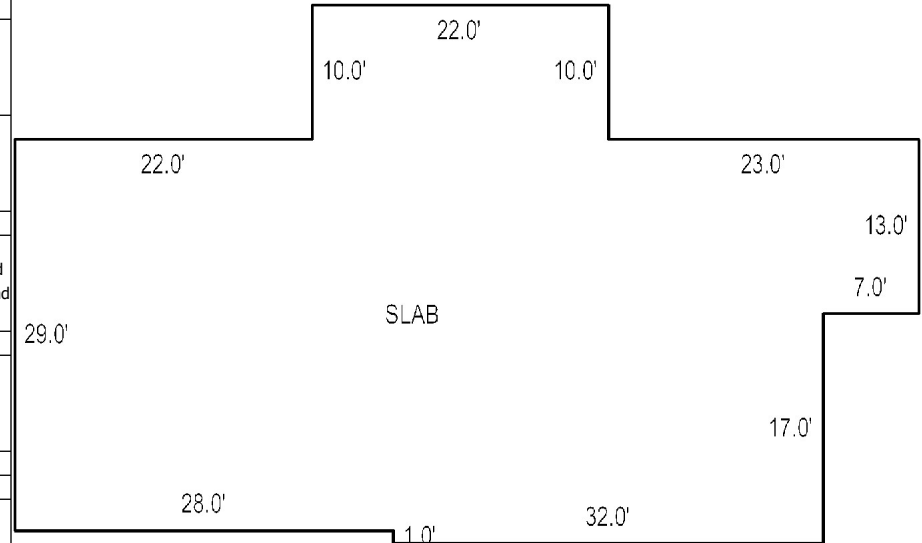
Map Lot U23-003-001

Account 1977

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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



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

Map Lot		U23-003-002	Account	1978	Location	OLD BATH ROAD		Card	1	Of	1	10/05/2023	
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105					Property Data		Assessment Record						
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	17,500	0	0	17,500		
					FARM LAND YEAR 0		2011	17,500	0	0	17,500		
					OPEN SPACE YEAR 0		2012	17,500	0	0	17,500		
B5691P282					Zone/Land Use 16 RESIDENTIAL		2013	17,500	0	0	17,500		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.					Secondary Zone		2014	17,500	0	0	17,500		
					Topography 1 Level		2015	17,500	0	0	17,500		
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	17,500	0	0	17,500		
					Utilities 4 Drilled Well 6 Septic System		2017	17,500	0	0	17,500		
Previous Owner WOOD, STEPHEN J.					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	17,500	0	0	17,500		
					Street 1 Paved		2019	17,500	0	0	17,500		
PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	17,500	0	0	17,500		
					TREE GROWTH PLAN 0 CONSERV EASE 0		2021	17,500	0	0	17,500		
Inspection Witnessed By:					Sale Date 3/24/2021		2022	17,500	0	0	17,500		
					Price		2023	21,900	9,300	0	31,200		
X					Sale Data		Land Data						
					Sale Type 1 Land Only		Front Foot		Type	Effective		Influence	
No./Date		Description	Date Insp.	1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.		11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Frontage	Depth	Factor	Code			
Notes:					Financing 9 Unknown		Square Foot	Square Feet				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres	
					1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown								
6/6/23 LOT HAS WELL AND SEPTIC. ADD SLAB. 2005-SUNSET RIDGE SUBDIVISION LOT #2 - 193.63 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3423 PG223.					Validity 1 Arms Length Sale		Fract. Acre	Acres/Sites					
					1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			20 1.00 50 % 6 21 1.00 50 % 6 28 1.00 50 % 6					
WISCASSET					Verified 5 Public Record		Acres						
					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Total Acreage 2.00			




WISCASSET

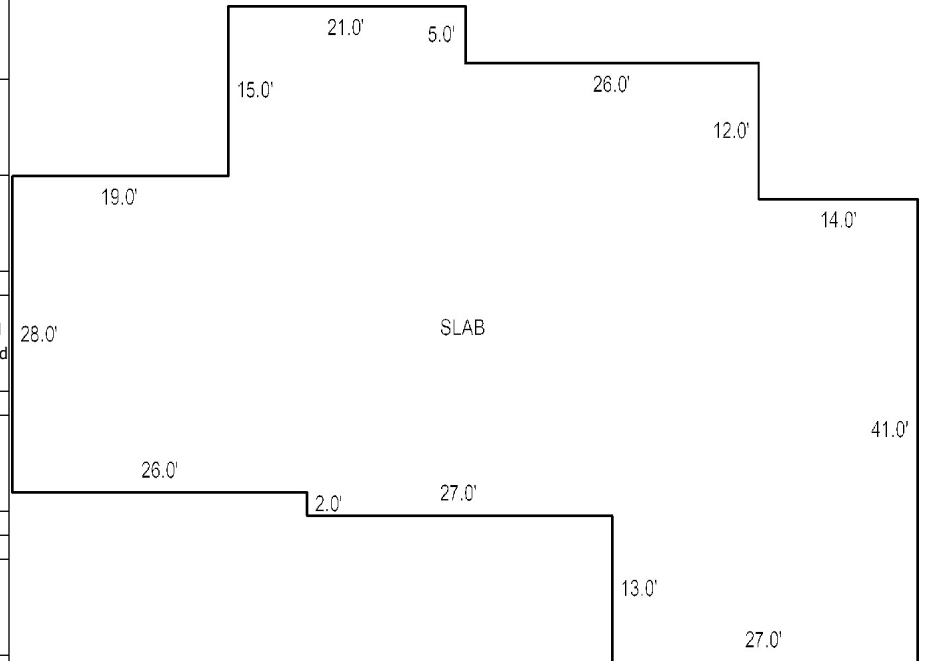
Map Lot U23-003-002

Account 1978

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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



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

Map Lot U23-003-003

Account 1979

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

RHI-RED OAK 10, LLC
220 MIDDLE ROAD
FALMOUTH ME 04105

B5691P282

Previous Owner
SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.

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

Previous Owner
WOOD, STEPHEN J.

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

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-SUNSET RIDGE SUBDIVISION LOT #3 - 200.28
FRONTAGE
2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243
PG223.

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 3/24/2021		
Price		
Sale Type 1 Land Only		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.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	17,600	0	0	17,600
2011	17,600	0	0	17,600
2012	17,600	0	0	17,600
2013	17,600	0	0	17,600
2014	17,600	0	0	17,600
2015	17,600	0	0	17,600
2016	17,600	0	0	17,600
2017	17,600	0	0	17,600
2018	17,600	0	0	17,600
2019	17,600	0	0	17,600
2020	17,600	0	0	17,600
2021	17,600	0	0	17,600
2022	17,600	0	0	17,600
2023	22,000	0	0	22,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		2.10		

WISCASSET

Map Lot U23-003-003

Account 1979

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot		U23-003-004		Account		1980		Location		OLD BATH ROAD		Card		1		Of		1		10/05/2023				
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105						Property Data			Assessment Record															
						Neighborhood			108 SOUTHWEST			Year		Land		Buildings		Exempt		Total				
						Tree Growth Year			0			2010		17,100		0		0		17,100				
						FARM LAND YEAR			0			2011		17,100		0		0		17,100				
B5691P282						OPEN SPACE YEAR			0			2012		17,100		0		0		17,100				
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.						Zone/Land Use			16 RESIDENTIAL			2013		17,100		0		0		17,100				
						Secondary Zone			2014		17,100		0		0		17,100							
									2015		17,100		0		0		17,100							
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Topography			1 Level			2016		17,100		0		0		17,100				
Previous Owner WOOD, STEPHEN J.						1.Level			4.Below St			7.Steep			2017		17,100		0		0		17,100	
						2.Rolling			5.Low			8.Rough			2018		17,100		0		0		17,100	
						3.Above St			6.Swampy			9.			2019		17,100		0		0		17,100	
PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						Utilities			9			2020		17,100		0		0		17,100				
						1.Public			4.Dr Well			7.Cesspool			2021		17,100		0		0		17,100	
						2.Water			5.DUG/LAKE			8.			2022		17,100		0		0		17,100	
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						3.Sewer			6.Septic			9.None			2023		21,400		0		0		21,400	
						Street			1 Paved															
						1.Paved			4.Proposed			7.												
Inspection Witnessed By:						2.Semi Imp			5.Private			8.												
						3.Gravel			6.Pub Eas			9.NoStreet												
						TREE GROWTH PLAN			0															
						CONSERV EASE			0															
X						Date			Sale Data															
No./Date		Description			Date Insp.																			
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #4 - 174.43 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.						Sale Date			3/24/2021															
						Price																		
						Sale Type			1 Land Only															
						1.Land			4.Mobile			7.												
						2.L & B			5.Other			8.												
						3.Building			6.			9.												
						Financing			9 Unknown															
						1.Convent			4.Seller			7.												
						2.FHA/VA			5.Private			8.												
						3.Assumed			6.Cash			9.Unknown												
WISCASSET						Validity			1 Arms Length Sale															
						1.Valid			4.Split			7.Renovate												
						2.Related			5.Partial			8.Other												
						3.Distress			6.Exempt			9.Foreclose												
						Verified			5 Public Record															
						1.Buyer			4.Agent			7.Family												
						2.Seller			5.Pub Rec			8.Other												
						3.Lender			6.MLS			9.												

WISCASSET

WISCASSET

Map Lot U23-003-004

Account 1980

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot		U23-003-005		Account	1981	Location		OLD BATH ROAD		Card	1	Of	1	10/05/2023	
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105 B5691P282						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	17,600	0	0	17,600		
						FARM LAND YEAR 0			2011	17,600	0	0	17,600		
						OPEN SPACE YEAR 0			2012	17,600	0	0	17,600		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Zone/Land Use 16 RESIDENTIAL			2013	17,600	0	0	17,600		
						Secondary Zone			2014	17,600	0	0	17,600		
									2015	17,600	0	0	17,600		
						Topography 1 Level			2016	17,600	0	0	17,600		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	17,600	0	0	17,600		
2018	17,600	0	0	17,600											
2019	17,600	0	0	17,600											
Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	17,600	0	0	17,600		
									2021	17,600	0	0	17,600		
						Street 1 Paved			2022	17,600	0	0	17,600		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	22,000	0	0	22,000		
									Land Data						
Inspection Witnessed By: <															

WISCASSET

Map Lot U23-003-005

Account 1981

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot		U23-003-006		Account	1982	Location		OLD BATH ROAD		Card	1	Of	1	10/05/2023	
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	17,200	0	0	17,200		
						FARM LAND YEAR 0			2011	17,200	0	0	17,200		
						OPEN SPACE YEAR 0			2012	17,200	0	0	17,200		
B5691P282						Zone/Land Use 16 RESIDENTIAL			2013	17,200	0	0	17,200		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.						Secondary Zone			2014	17,200	0	0	17,200		
									2015	17,200	0	0	17,200		
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Topography 1 Level			2016	17,200	0	0	17,200		
Previous Owner WOOD, STEPHEN J.						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	17,200	0	0	17,200		
						2018			17,200	0	0	17,200			
PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						Utilities 9 NoWater/NoSewer			2019	17,200	0	0	17,200		
						2020			17,200	0	0	17,200			
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	17,200	0	0	17,200		
						2022			17,200	0	0	17,200			
Inspection Witnessed By:						Street 1 Paved			2023	21,500	0	0	21,500		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
X						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
Date						11.Regular Lot					%		1.Open Space		
						12.Delta Triangle					%		2.Neighborhood A		
No./Date						13.Nabla Triangle					%		3.Topography		
						14.Rear Land					%		4.Size/Shape		
Description						15.Front Foot					%		5.Access		
											%		6.Restriction		
Date Insp.											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
											%		Acres		
						Square Foot		Square Feet					30.Rear 20+		
						16.Regular Lot					%		31.Waterfront Rea		
						17.Secondary Site					%		32.Open Space		
						18.Secondary Site					%		33.RestrictEsm		
						19.Condominium					%		34.PASTURE 1		
						20.Base Homesite					%		35.HORTICULTURAL-		
Notes:						Fract. Acre		Acreage/Sites					36.Pasture 3		
						21.HS Size Adj		20	1.00	50	%	6	37.Softwood		
2005-SUNSET RIDGE SUBDIVISION LOT #6 - 100.00 FRONTAGE						22.Base Waterfron		21	1.00	50	%	6	38.Mixed Wood		
						23.Deep WF Size A		28	0.70	50	%	6	39.Hardwood		
2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.						Acres					%		40.Wasteland		
						24.Base Waterfron					%		41.CAMP SITE		
						25.Shallow WF Siz					%		42.Mobile Home Si		
						26.Base Water Inf					%		43.Condo Site		
						27.Influence W Si		Total Acreage		1.70			44.Site Improve		
						28.Rear Land 1-10							45.CAMP SITE		
						29.Rear Land 11-2							46.PAVING/00		

WISCASSET

WISCASSET

Map Lot U23-003-006

Account 1982

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot		U23-003-007		Account	1983	Location		OLD BATH ROAD		Card	1	Of	1	10/05/2023	
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105 B5691P282						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	18,200	0	0	18,200		
						FARM LAND YEAR 0			2011	18,200	0	0	18,200		
						OPEN SPACE YEAR 0			2012	18,200	0	0	18,200		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Zone/Land Use 16 RESIDENTIAL			2013	18,200	0	0	18,200		
						Secondary Zone			2014	18,200	0	0	18,200		
									2015	18,200	0	0	18,200		
						Topography 1 Level			2016	18,200	0	0	18,200		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	18,200	0	0	18,200		
2018	18,200	0	0	18,200											
Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						Utilities 9 NoWater/NoSewer			2019	18,200	0	0	18,200		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	18,200	0	0	18,200		
									2021	18,200	0	0	18,200		
						Street 1 Paved			2022	18,200	0	0	18,200		
									2023	22,800	0	0	22,800		
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						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										
Inspection Witnessed By:								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				
										%	Acres				
										%	30.Rear 20+				
										%	31.Waterfront Rea				
										%	32.Open Space				
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #7 - 539.03 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223. 3/13/07-ABATEMENT REQUEST 50% GOOD = NON-SALEABLE						Fract. Acre		Acreage/Sites			33.RestrictEsm				
										%	34.PASTURE 1				
										%	35.HORTICULTURAL-				
										%	36.Pasture 3				
										%	37.Softwood				
WISCASSET								20		1.00	50	%	6	38.Mixed Wood	
								21		1.00	50	%	6	39.Hardwood	
								28		1.70	50	%	6	40.Wasteland	
												%		41.CAMP SITE	
												%		42.Mobile Home Si	
													43.Condo Site		
													44.Site Improve		
													45.CAMP SITE		
													46.PAVING/00		

WISCASSET

Map Lot U23-003-007

Account 1983

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

WISCASSET

WISCASSET

Map Lot U23-003-008

Account 1984

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot		U23-003-009	Account	1985	Location		OLD BATH ROAD		Card	1	Of	1	10/05/2023				
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105					Property Data			Assessment Record									
					Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total					
					Tree Growth Year 0			2010	9,200	0	0	9,200					
					FARM LAND YEAR 0			2011	9,200	0	0	9,200					
					OPEN SPACE YEAR 0			2012	9,200	0	0	9,200					
B5691P282					Zone/Land Use 16 RESIDENTIAL			2013	9,200	0	0	9,200					
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.					Secondary Zone			2014	9,200	0	0	9,200					
								2015	9,200	0	0	9,200					
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021					Topography 1 Level			2016	9,200	0	0	9,200					
Previous Owner WOOD, STEPHEN J.					1.Level 4.Below St 7.Steep			2017	9,200	0	0	9,200					
					2.Rolling 5.Low 8.Rough			2018	9,200	0	0	9,200					
					3.Above St 6.Swampy 9.			2019	9,200	0	0	9,200					
					Utilities 9 NoWater/NoSewer			2020	9,200	0	0	9,200					
					1.Public 4.Dr Well 7.Cesspool			2021	9,200	0	0	9,200					
PO BOX 272 WINTHROP ME 04364 Sale Date: 12/29/2006					2.Water 5.DUG/LAKE 8.			2022	9,200	0	0	9,200					
					3.Sewer 6.Septic 9.None			2023	11,400	0	0	11,400					
					Street 1 Paved			Land Data									
					1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes		
					2.Semi Imp 5.Private 8.						Frontage	Depth	Factor	Code			
Inspection Witnessed By:					3.Gravel 6.Pub Eas 9.NoStreet			11.Regular Lot						1.Open Space			
					TREE GROWTH PLAN 0			12.Delta Triangle						2.Neighborhood A			
					CONSERV EASE 0			13.Nabla Triangle						3.Topography			
					Sale Data			14.Rear Land						4.Size/Shape			
					Sale Date 3/24/2021			15.Front Foot						5.Access			
X					Price								6.Restriction				
Date					Sale Type 1 Land Only								7.Corner/Locatio				
No./Date			Description		Date Insp.		16.Regular Lot		Square Feet				8.View/Environ				
							17.Secondary Site						9.Fract Share				
							18.Secondary Site						Acres				
							19.Condominium						30.Rear 20+				
							20.Base Homesite						31.Waterfront Rea				
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #9 - 766.36 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223. 3/13/07-ABATEMENT REQUEST TO 25% GOOD = COMMON AREA					Financing 9 Unknown								32.Open Space				
					1.Convent 4.Seller 7.									33.RestrictEsm			
					2.FHA/VA 5.Private 8.									34.PASTURE 1			
					3.Assumed 6.Cash 9.Unknown									35.HORTICULTURAL-			
					Validity 1 Arms Length Sale					Fract. Acre		Acreage/Sites				36.Pasture 3	
					1.Valid 4.Split 7.Renovate					21.HS Size Adj		20	1.00	25	%	6	37.Softwood
					2.Related 5.Partial 8.Other					22.Base Waterfron		21	1.00	25	%	6	38.Mixed Wood
					3.Distress 6.Exempt 9.Foreclose					23.Deep WF Size A		28	1.80	25	%	6	39.Hardwood
					Acres					24.Base Waterfron					%		40.Wasteland
					Verified 5 Public Record					25.Shallow WF Siz					%		41.CAMP SITE
1.Buyer 4.Agent 7.Family					26.Base Water Inf					%		42.Mobile Home Si					
2.Seller 5.Pub Rec 8.Other					27.Influence W Si								43.Condo Site				
3.Lender 6.MLS 9.					28.Rear Land 1-10								44.Site Improve				
					29.Rear Land 11-2								45.CAMP SITE				
													46.PAVING/00				

WISCASSET

Map Lot U23-003-009

Account 1985

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot		U23-003-010		Account		1986		Location		OLD BATH ROAD		Card		1		Of		1		10/05/2023			
RHI-RED OAK 10, LLC 220 MIDDLE ROAD FALMOUTH ME 04105				Property Data				Assessment Record															
				Neighborhood				108 SOUTHWEST				Year		Land		Buildings		Exempt		Total			
				Tree Growth Year				0				2010		36,600		0		0		36,600			
				FARM LAND YEAR				0				2011		36,600		0		0		36,600			
B5691P282				OPEN SPACE YEAR				0				2012		36,600		0		0		36,600			
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021				Zone/Land Use				16 RESIDENTIAL				2013		36,600		0		0		36,600			
				Secondary Zone				2014		36,600		0		0		36,600							
								2015		36,600		0		0		36,600							
				Topography				1 Level				2016		36,600		0		0		36,600			
				Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006				1.Level		4.Below St		7.Steep		2017		36,600		0		0		36,600	
2.Rolling		5.Low						8.Rough		2018		36,600		0		0		36,600					
3.Above St		6.Swampy						9.		2019		36,600		0		0		36,600					
Utilities								9 NoWater/NoSewer				2020		36,600		0		0		36,600			
1.Public		4.Dr Well						7.Cesspool		2021		36,600		0		0		36,600					
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006				2.Water		5.DUG/LAKE		8.		2022		36,600		0		0		36,600					
				3.Sewer		6.Septic		9.None		2023		45,800		0		0		45,800					
				Street				1 Paved				Land Data											
				1.Paved		4.Proposed		7.															
				2.Semi Imp		5.Private		8.															
Inspection Witnessed By:				3.Gravel		6.Pub Eas		9.NoStreet		Front Foot		Type		Effective		Influence		Influence Codes					
TREE GROWTH PLAN		0		CONSERV EASE		0		Frontage						Depth		Factor				Code			
Sale Date				3/24/2021				11.Regular Lot												%		1.Open Space	
Price								12.Delta Triangle												%		2.Neighborhood A	
Sale Type				1 Land Only				13.Nabla Triangle												%		3.Topography	
X Date				1.Land		4.Mobile		7.		14.Rear Land						%		4.Size/Shape					
				2.L & B		5.Other		8.		15.Front Foot						%		5.Access					
				3.Building		6.		9.								%		6.Restriction					
				Financing				9 Unknown										%		7.Corner/Location			
				1.Convent		4.Seller		7.		Square Foot		Square Feet								8.View/Environ			
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #10 - 250.48 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.				2.FHA/VA		5.Private		8.		16.Regular Lot						%		9.Fract Share					
				3.Assumed		6.Cash		9.Unknown		17.Secondary Site								%		30.Rear 20+			
				Validity		1 Arms Length Sale				18.Secondary Site								%		31.Waterfront Rea			
				1.Valid		4.Split		7.Renovate		19.Condominium								%		32.Open Space			
				2.Related		5.Partial		8.Other		20.Base Homesite								%		33.RestrictEsm			
WISCASSET				3.Distress		6.Exempt		9.Foreclose								%		34.PASTURE 1					
				Verified				5 Public Record										%		35.HORTICULTURAL-			
				1.Buyer		4.Agent		7.Family		Fract. Acre		Acreege/Sites								36.Pasture 3			
				2.Seller		5.Pub Rec		8.Other		21.HS Size Adj		20		1.00		100		%		0		37.Softwood	
				3.Lender		6.MLS		9.		22.Base Waterfron		21		1.00		100		%		0		38.Mixed Wood	
										23.Deep WF Size A Acres		28		1.80		100		%		0		39.Hardwood	
																		%				40.Wasteland	
																		%				41.CAMP SITE	
																		%				42.Mobile Home Si	
																		%				43.Condo Site	
																		%				44.Site Improve	
																		%				45.CAMP SITE	
																		%				46.PAVING/00	

WISCASSET

Map Lot U23-003-010

Account 1986

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot U23-003-011

Account 1987

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

RHI-RED OAK 10, LLC
220 MIDDLE ROAD
FALMOUTH ME 04105

B5691P282

Previous Owner
SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.

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

Previous Owner
WOOD, STEPHEN J.

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

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-SUNSET RIDGE SUBDIVISION LOT #11 - 156.1
FRONTAGE
2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243
PG223.

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	36,600	0	0	36,600
2011	36,600	0	0	36,600
2012	36,600	0	0	36,600
2013	36,600	0	0	36,600
2014	36,600	0	0	36,600
2015	36,600	0	0	36,600
2016	36,600	0	0	36,600
2017	36,600	0	0	36,600
2018	36,600	0	0	36,600
2019	36,600	0	0	36,600
2020	36,600	0	0	36,600
2021	36,600	0	0	36,600
2022	36,600	0	0	36,600
2023	45,800	0	0	45,800

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		2.80				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

1.Open Space
2.Neighborhood A
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner/Locatio
8.View/Environ
9.Fract Share
Acres
30.Rear 20+
31.Waterfront Rea
32.Open Space
33.RestrictEsm
34.PASTURE 1
35.HORTICULTURAL-
36.Pasture 3
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.CAMP SITE
42.Mobile Home Si
43.Condo Site
44.Site Improve
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot U23-003-011

Account 1987

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Map Lot

U23-003-A

Account

1889

Location

55 OAK RIDGE WEST

Card

1

Of

1

10/05/2023

SIVISKI, DONALD L

SIVISKI, DEBORAH J

WISCASSET ME 04578

Property Data

Neighborhood

108 SOUTHWEST

Tree Growth Year

0

FARM LAND YEAR

0

OPEN SPACE YEAR

0

Zone/Land Use

16 RESIDENTIAL

Secondary Zone

Topography

1 Level

1.Level

4.Below St

7.Steep

2.Rolling

5.Low

8.Rough

3.Above St

6.Swampy

9.

Utilities

4 Drilled Well

6 Septic System

1.Public

4.Dr Well

7.Cesspool

2.Water

5.DUG/LAKE

8.

3.Sewer

6.Septic

9.None

Street

3 Gravel

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

33,900

163,000

10,000

186,900

2011

33,900

163,000

10,000

186,900

2012

33,900

163,000

10,000

186,900

2013

33,900

163,000

10,000

186,900

2014

33,900

163,000

10,000

186,900

2015

33,900

163,000

10,000

186,900

2016

33,900

163,000

15,000

181,900

2017

33,900

163,000

20,000

176,900

2018

33,900

163,000

20,000

176,900

2019

33,900

163,000

20,000

176,900

2020

33,900

163,000

25,000

171,900

2021

33,900

163,000

25,000

171,900

2022

33,900

163,000

24,000

172,900

2023

42,400

203,800

25,000

221,200

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Frontage

Depth

Factor

Code

%

%

%

%

%

%

%

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

%

%

%

%

%

Fract. Acre

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

20

21

28

1.00

1.00

0.47

100

100

100

%

%

%

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

%

%

%

%

Total Acreage

1.47

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U23-003-A


Account 1889

Location 55 OAK RIDGE WEST

Card 1

Of 1

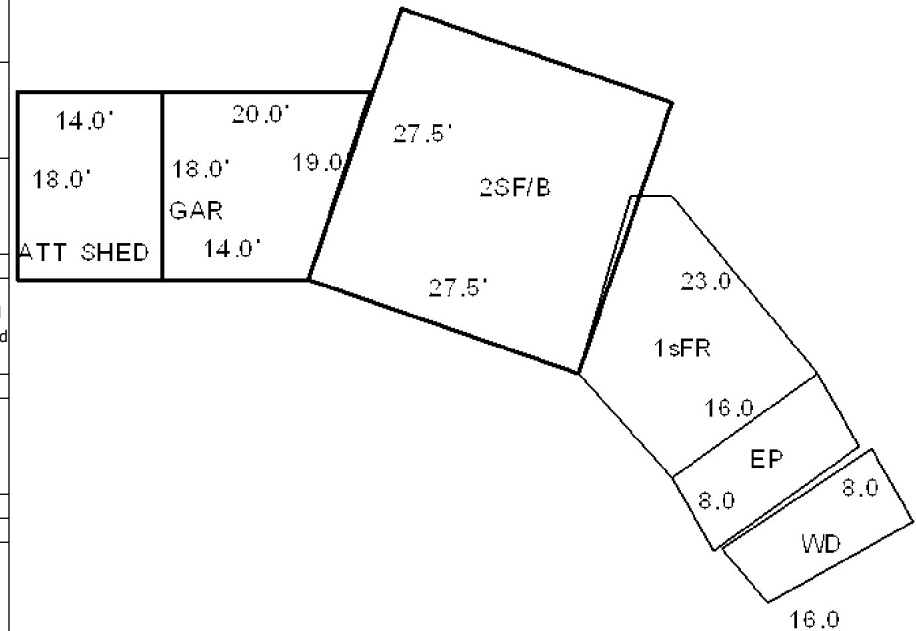
10/05/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 784
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 224	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1979	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	296	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	128	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	315	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	252	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	128	0 0	0	0 %	0 %		5.1 & 3/4 STORY
73 AB.GR. POOL.....	0	1	3 100	4	99 %	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



WISCASSET


WISCASSET

Map Lot U23-003-B

Account 1890

Location 45 OAK RIDGE WEST

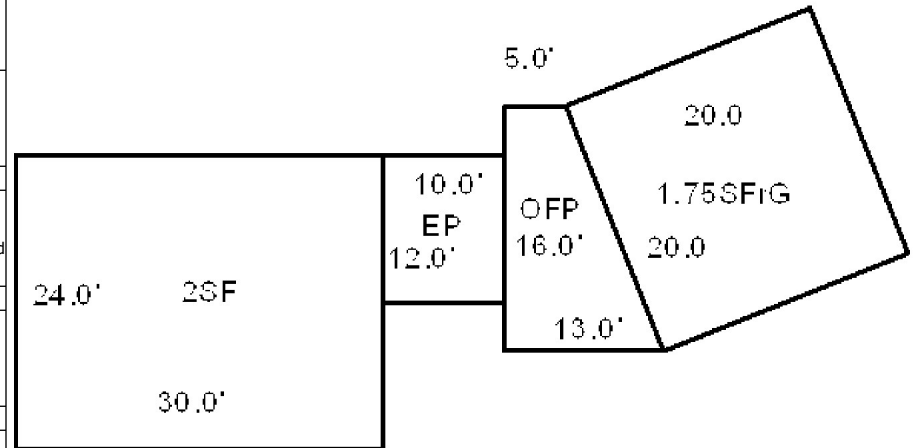
Card 1 Of 1 10/05/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1982	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

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



Map Lot U23-003-C

Account 1891

Location 94 OLD STAGE ROAD

Card 1 Of 1 10/05/2023

HASTINGS(HEIRS OF), STEPHANIE M
94 OLD STAGE ROAD
WISCASSET ME 04578

B2005P254

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'23 Per info provided Staphanie has passed. Delete Homestead Exemption.

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 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 9/01/1994		
Price 19,000		
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
2010	33,000	73,900	10,000	96,900
2011	33,000	73,900	10,000	96,900
2012	33,000	73,900	10,000	96,900
2013	33,000	73,900	10,000	96,900
2014	33,000	73,900	10,000	96,900
2015	33,000	73,900	10,000	96,900
2016	33,000	73,900	15,000	91,900
2017	33,000	73,900	20,000	86,900
2018	33,000	73,900	20,000	86,900
2019	33,000	73,900	20,000	86,900
2020	33,000	73,900	25,000	81,900
2021	33,000	73,900	25,000	81,900
2022	33,000	73,900	24,000	82,900
2023	41,300	92,300	0	133,600

Land Data

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


WISCASSET

Map Lot U23-003-C

Account 1891

Location 94 OLD STAGE ROAD

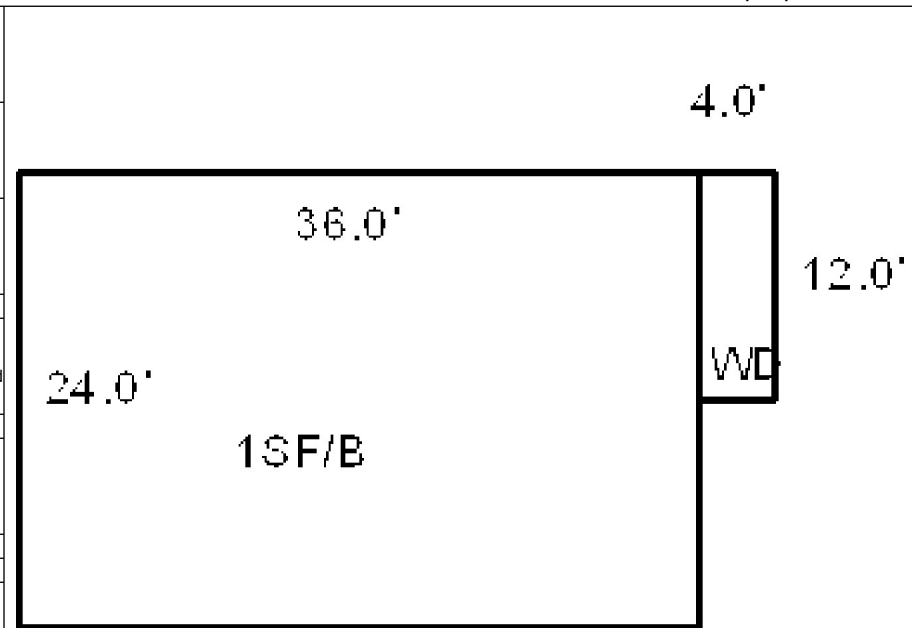
Card 1 Of 1 10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1994	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

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



HESEL TINE, LAWRENCE W
MEWA, LAURA A
50 oak ridge west
wiscasset ME 04578

B5413P30

Previous Owner
VENDUE, LLC.
P.O. BOX 7872

PORTLAND ME 04112
Sale Date: 7/30/2019

Previous Owner
WARD, BRANDON N J/T
WARD, BETHANY R

WISCASSET ME 04578
Sale Date: 11/13/2018

Previous Owner
WALKER, MELANIE J.

50 OAK RIDGE WEST
WISCASSET ME 04578
Sale Date: 1/04/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-NEW HOUSE, GARAGE & DECK ADDED. CHECK FOR
NEW DECK ON BACK IN 2007 AND IF BASEMENT FINISHED
YET.

2013-Previous owner: Melanie Walker BK3174 PG236.

WISCASSET

Property Data

Neighborhood		108 SOUTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		1 Level	
1.Level		4.Below St	
2.Rolling		5.Low	
3.Above St		6.Swampy	
7.Steep		8.Rough	
Utilities		4 Drilled Well	
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
7.Cesspool		8.	
9.None		6 Septic System	
Street		3 Gravel	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Pub Eas	
7.		8.	
9.NoStreet		TREE GROWTH PLAN	
0		CONSERV EASE	
0		Sale Data	
Sale Date		7/30/2019	
Price		247,500	
Sale Type		2 Land & Buildings	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
7.		9.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
7.		9.Unknown	
Validity		1 Arms Length Sale	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
7.Renovate		8.Other	
9.Foreclose		Verified	
5 Public Record		1.Buyer	
4.Agent		2.Seller	
7.Family		3.Lender	
8.Other		6.MLS	
9.			

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	38,700	199,800	10,000	228,500
2011	38,700	199,800	10,000	228,500
2012	38,700	199,800	10,000	228,500
2013	38,700	199,800	10,000	228,500
2014	38,700	199,800	10,000	228,500
2015	38,700	199,800	10,000	228,500
2016	38,700	199,800	15,000	223,500
2017	38,700	199,800	20,000	218,500
2018	38,700	199,800	20,000	218,500
2019	38,700	199,800	0	238,500
2020	38,700	199,800	25,000	213,500
2021	38,700	199,800	25,000	213,500
2022	38,700	199,800	24,000	214,500
2023	48,400	249,800	25,000	273,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
	22.Base Waterfront	21	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	28	2.84	100	%	0	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10				%		44.Site Improve
29.Rear Land 11-2				%		45.CAMP SITE	
		Total Acreage		3.84			46.PAVING/00

WISCASSET

Map Lot U23-003-D


Account 2312

Location 50 OAK RIDGE WEST

Card 1

Of 1

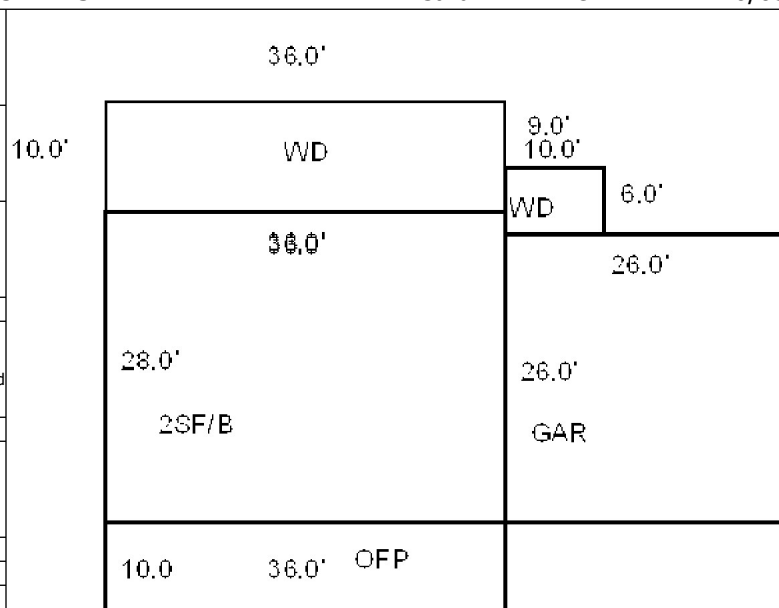
10/05/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2005	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/11/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2005	676	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2005	54	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2005	360	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2005	360	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2008	80	3 100	3	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED



Map Lot U23-004

Account 1892

Location 271 OLD BATH ROAD

Card 1 Of 1 10/05/2023

GEIB, LUDWIG W
GEIB, ELIZABETH K
WISCASSET ME 04578

B781P37

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-PROPERTY LINE ADJUSTMENT ADDED .33 AC PER
BK3174 PG236

2006-ADDED 12 X 25 SUNROOM ON END OF HOUSE.

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 3 Above Street		
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	34,800	318,700	10,000	343,500
2011	34,800	318,700	10,000	343,500
2012	34,800	318,700	10,000	343,500
2013	34,800	318,700	10,000	343,500
2014	34,800	318,700	10,000	343,500
2015	34,800	318,700	10,000	343,500
2016	34,800	318,700	15,000	338,500
2017	34,800	318,700	20,000	333,500
2018	34,800	318,700	20,000	333,500
2019	34,800	318,700	20,000	333,500
2020	34,800	318,700	25,000	328,500
2021	34,800	318,700	25,000	328,500
2022	34,800	318,700	24,000	329,500
2023	43,500	398,300	25,000	416,800

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		1.89				

WISCASSET

Map Lot U23-004

Account 1892

Location 271 OLD BATH ROAD

Card 1

Of 1

10/05/2023

Building Style	5 Colonial		SF Bsmt Living	0		Layout	1 Typical	
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWB	5.FWA	9.No Heat	Attic	9 None	
Dwelling Units	1		2.HWC	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories	5 One & 3/4 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls	9 OTHER		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%	
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 95%	
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	1232	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	0		# Rooms	9		2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM	0		# Bedrooms	4		3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%	
Year Built	1972		# Half Baths	2		Funct. % Good	100%	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None	
Foundation	1 Concrete		# Fireplaces	1		1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	100%	
Basement	4 Full Basement					Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars	0					Entrance Code	1 Interior Inspect	
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	1 Owner	

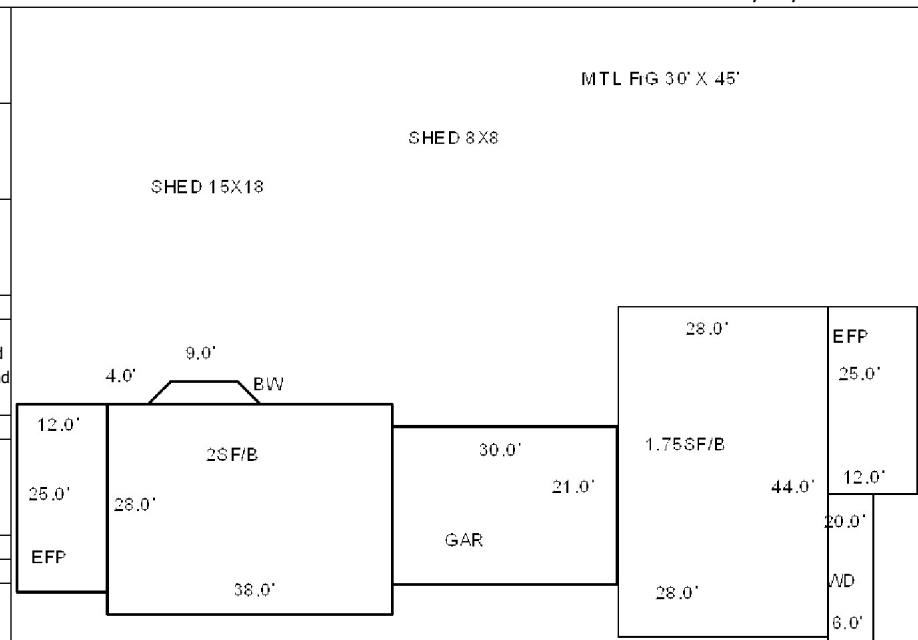
TRIO

Software

A Division of Harris Computer Systems

Date Inspected 3/13/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
12 2	0	1064	0 0	0	0 %	0 %		3.THREE STORY FR
25 Frame Bay	0	36	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	120	0 0	0	0 %	0 %		5.1 & 3/4 STORY
23 Frame Garage	0	630	0 0	0	0 %	0 %		6.2 & 1/2 STORY
23 Frame Garage	0	1350	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	0	270	3 100	3	0 %	100 %		22.Encl Frame Por
24 Frame Shed	0	64	2 100	3	0 %	100 %		23.Frame Garage
22 Encl Frame Porch	2005	300	3 110	4	0 %	100 %		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1Sfr Overhang
								27.Unfin Basement
					%	%		28.Unfinished Att
								29.Finished Attic



Map Lot U23-005

Account 1893

Location 267 OLD BATH ROAD

Card 1 Of 1 10/05/2023

MUCCINO, MICHAEL P
MUCCINO, MAUREEN A
WISCASSET ME 04578

B5685P268

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total
			2010	32,800		157,600		10,000	180,400
Tree Growth Year 0			2011	32,800		157,600		10,000	180,400
FARM LAND YEAR 0			2012	32,800		157,600		10,000	180,400
OPEN SPACE YEAR 0			2013	32,800		157,600		10,000	180,400
Zone/Land Use 16 RESIDENTIAL			2014	32,800		187,600		10,000	210,400
Secondary Zone			2015	32,800		187,600		10,000	210,400
			2016	32,800		187,600		15,000	205,400
Topography 1 Level			2017	32,800		187,600		20,000	200,400
1.Level	4.Below St	7.Steep	2018	32,800		187,600		20,000	200,400
2.Rolling	5.Low	8.Rough	2019	32,800		187,600		20,000	200,400
3.Above St	6.Swampy	9.	2020	32,800		187,600		25,000	195,400
Utilities 3 Public Sewer			2021	32,800		187,600		25,000	195,400
1.Public	4.Dr Well	7.Cesspool	2022	32,800		187,600		24,000	196,400
2.Water	5.DUG/LAKE	8.	2023	41,000		234,600		25,000	250,600
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0									
CONSERV EASE 0									
Sale Data									
Sale Date									
Price									
Sale Type			Square Foot	Square Feet					
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			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20	1.00		100 %	0	
2.Related	5.Partial	8.Other		21	0.92		100 %	0	
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 U23-005

Account 1893

Location 267 OLD BATH ROAD

Card 1

Of 1

10/05/2023

Building Style 5 Colonial	SF Bsmt Living 473	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1978	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

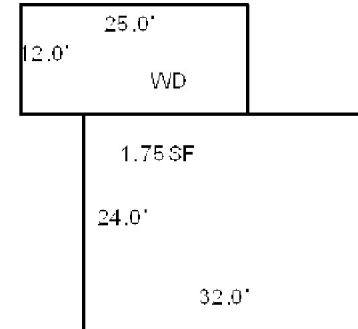
Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

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

SHED 8 X 8

IG POOL



1.5SF GARAGE 24X28



Map Lot U23-006			Account 1894			Location 12 OAK RIDGE DRIVE			Card 1		Of 1		10/05/2023															
SOUZA, TODD D J/T SOUZA, STACEY J WISCASSET ME 04578						Property Data			Assessment Record																			
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total															
						Tree Growth Year 0			2010	32,000	133,600	10,000	155,600															
						FARM LAND YEAR 0			2011	32,000	133,600	10,000	155,600															
						OPEN SPACE YEAR 0			2012	32,000	133,600	10,000	155,600															
B3007P49						Zone/Land Use 16 RESIDENTIAL			2013	32,000	133,600	10,000	155,600															
Previous Owner BELCHER, GEORGE A. BELCHER, KATHLEEN F.						Secondary Zone			2014	32,000	133,600	10,000	155,600															
									2015	32,000	133,600	10,000	155,600															
WESTBROOK ME 04092 Sale Date: 2/20/2003						Topography 1 Level			2016	32,000	133,600	15,000	150,600															
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	32,000	133,600	20,000	145,600															
						Utilities 4 Drilled Well 3 Public Sewer			2018	32,000	133,600	20,000	145,600															
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	32,000	133,600	20,000	145,600															
									2020	32,000	133,600	25,000	140,600															
									2021	32,000	133,600	25,000	140,600															
									2022	32,000	133,600	24,000	141,600															
						Street 1 Paved			2023	39,900	167,000	25,000	181,900															
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data																			
						TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes												
						CONSERV EASE 0						Frontage	Depth	Factor	Code													
						Sale Data																						
Price 145,000																												
Inspection Witnessed By:						Sale Data			Square Foot		Square Feet																	
						Sale Date 2/20/2003																						
X						Price 145,000													11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot									
						Sale Type 2 Land & Buildings																						
No./Date						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite																			
Description						Financing 9 Unknown																						
Date Insp.						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			Fract. Acre		Acreage/Sites																	
						Verified 5 Public Record																						
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.																						
Notes:									21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres		20 1.00 100 % 0 21 0.65 100 % 0																	
2003-FORMER OWNER: GEORGE & KATHY BELCHER BK883 PG84																												
2005-CORRECTED TO TWO BATHROOMS AND PUBLIC SEWER OWN WELL.																												
WISCASSET									Total Acreage 0.65																			

WISCASSET

Map Lot U23-006


Account 1894

Location 12 OAK RIDGE DRIVE

Card 1

Of 1

10/05/2023

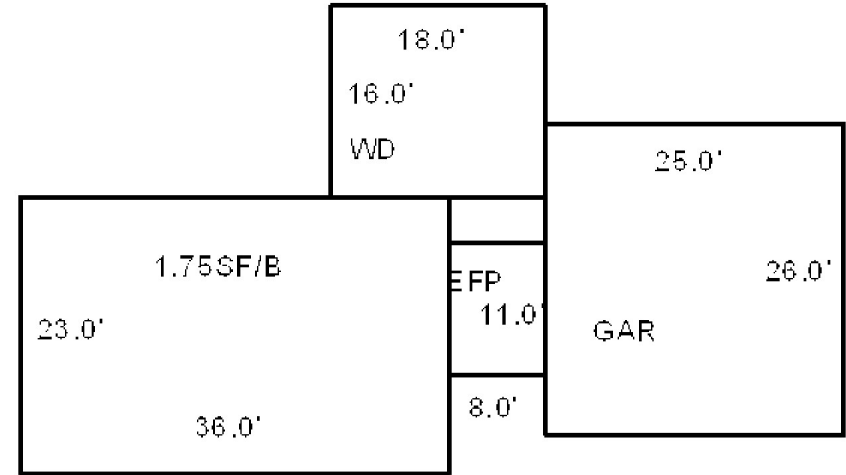
Building Style 3 Raised Ranch	SF Bsmt Living 414	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 828
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1974	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1980	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/28/2007

Additions, Outbuildings & Improvements

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

SHED 12X20=240



OH 1X36



Map Lot U23-007

Account 1895

Location 18 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

STOVER, NANCY P J/T
STOVER, PAUL J
WISCASSET ME 04578

B2167P27 B3635P87 B4643P110

Previous Owner
BREWER, DONALD I.
BREWER, NANCY P.

WISCASSET ME 04578
Sale Date: 2/10/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-ABSTRACT OF DIVORCE DECREE. PREVIOUS BK2167
PG27, BOUGHT 7/1/1996 FOR \$135,000.
2008-NAME CHANGED TO STOVER.
2013-Deed recorded creating joint tenancy with husband.

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	2/10/2006		
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	32,100	137,700	10,000	159,800
2011	32,100	137,700	10,000	159,800
2012	32,100	137,700	10,000	159,800
2013	32,100	137,700	10,000	159,800
2014	32,100	137,700	10,000	159,800
2015	32,100	137,700	10,000	159,800
2016	32,100	137,700	15,000	154,800
2017	32,100	137,700	20,000	149,800
2018	32,100	137,700	20,000	149,800
2019	32,100	137,700	20,000	149,800
2020	32,100	137,700	25,000	144,800
2021	32,100	137,700	25,000	144,800
2022	32,100	137,700	24,000	145,800
2023	40,100	172,100	25,000	187,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		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 U23-007

Account 1895

Location 18 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

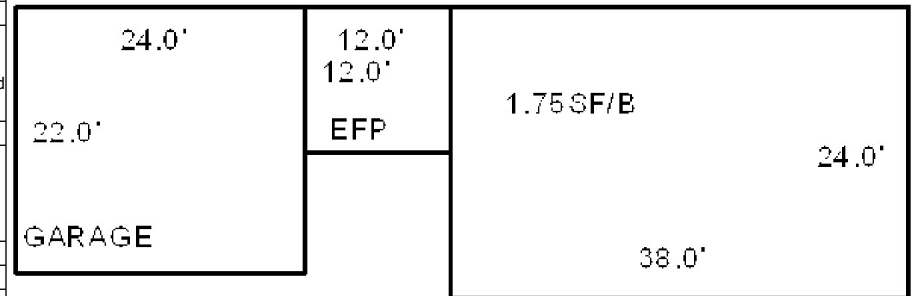
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 912
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	528	3 100	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	192	3 100	4	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

IGPOOL WD 8X24



Map Lot U23-008

Account 1896

Location 14 OAK RIDGE WEST

Card 1 Of 1 10/05/2023

EMERY, TIMOTHY E
EMERY, MARSHA H
WISCASSET ME 04578

B1362P12

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	31,700	136,800	10,000	158,500
2011	31,700	136,800	10,000	158,500
2012	31,700	136,800	10,000	158,500
2013	31,700	136,800	10,000	158,500
2014	31,700	136,800	10,000	158,500
2015	31,700	136,800	10,000	158,500
2016	31,700	136,800	15,000	153,500
2017	31,700	136,800	20,000	148,500
2018	31,700	136,800	20,000	148,500
2019	31,700	136,800	20,000	148,500
2020	31,700	136,800	25,000	143,500
2021	31,700	136,800	25,000	143,500
2022	31,700	136,800	24,000	144,500
2023	39,700	171,000	25,000	185,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Fract. Acre		Acres/Sites				
21.HS Size Adj	20	1.00	100	%	0	
22.Base Waterfron	21	0.58	100	%	0	
23.Deep WF Size A				%		
Acres				%		
24.Base Waterfron				%		
25.Shallow WF Siz				%		
26.Base Water Inf				%		
27.Influence W Si				%		
28.Rear Land 1-10				%		
29.Rear Land 11-2				%		
Total Acreage		0.58				

WISCASSET

Map Lot U23-008


Account 1896

Location 14 OAK RIDGE WEST

Card 1

Of 1

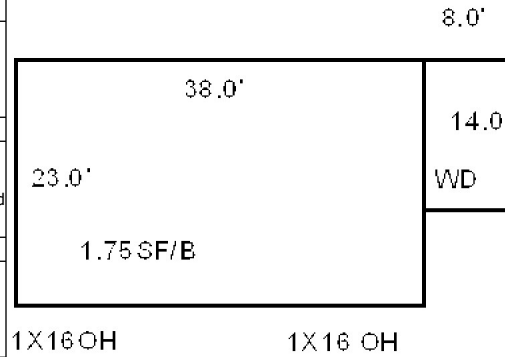
10/05/2023

Building Style 3 Raised Ranch	SF Bsmt Living 437	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 874
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	32	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	112	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	528	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GARAGE 22X24



WISCASSET

Map Lot U23-009

Account 1897

Location 20 OAK RIDGE WEST

Card 1

Of 1

10/05/2023

Building Style	3 Raised Ranch		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	1		
Other Units	0		
Stories	1 One Story		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	8 ALUM/VINYL		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	1 Asphalt Shingles		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	0		
OPEN-3-CUSTOM	0		
OPEN-4-CUSTOM	0		
Year Built	1975		
Year Remodeled	2011		
Foundation	1 Concrete		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	4 Full Basement		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	0		
Wet Basement	1 Dry Basement		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	552		
Fin Bsmt Grade	9 100		
HEARTH	1		
Heat Type	100% 1 Hot Water BB		
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.F/Wall	12.	
Cool Type	0% 9 None		
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	2 TYPICAL		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	2 TYPICAL		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	7		
# Bedrooms	3		
# Full Baths	2		
# Half Baths	0		
# Addn Fixtures	0		
# Fireplaces	0		

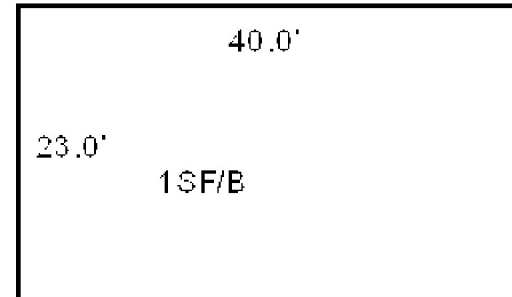


Layout	1 Typical		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	9 None		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	1 Full		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	0%		
Grade & Factor	3 Average 105%		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	920		
Condition	5 Above Average		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	0%		
Funct. % Good	100%		
Functional Code	9 None		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmait	6.STYLE	9.None	
Econ. % Good	100%		
Economic Code	None		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	5 Estimated		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	5 Estimate		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

GARAGE 24X30

SHED 8X12

WD 8X12



1X17OH

1X17OH



Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

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

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

Map Lot U23-009-A

Account 1898

Location 26 OAK RIDGE WEST

Card 1 Of 1 10/05/2023

PONTAU, ROBERT A
PONTAU, LOUANN
WISCASSET ME 04578

B901P171

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Oil/gas leak issues with the property. Being corrected but lowered the condition from above average to average.

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	32,100	139,100	10,000	161,200
2011	32,100	139,100	10,000	161,200
2012	32,100	128,400	10,000	150,500
2013	32,100	128,400	10,000	150,500
2014	32,100	128,400	10,000	150,500
2015	32,100	128,400	10,000	150,500
2016	32,100	128,400	15,000	145,500
2017	32,100	128,400	20,000	140,500
2018	32,100	128,400	20,000	140,500
2019	32,100	128,400	20,000	140,500
2020	32,100	128,400	25,000	135,500
2021	32,100	128,400	25,000	135,500
2022	32,100	128,400	24,000	136,500
2023	40,100	160,500	25,000	175,600

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
20		1.00	100	%	0	37.Softwood
21		0.69	100	%	0	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 U23-009-A

Account 1898

Location 26 OAK RIDGE WEST

Card 1 Of 1 10/05/2023

Building Style 3 Raised Ranch	SF Bsmt Living 759	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1000
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1977	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

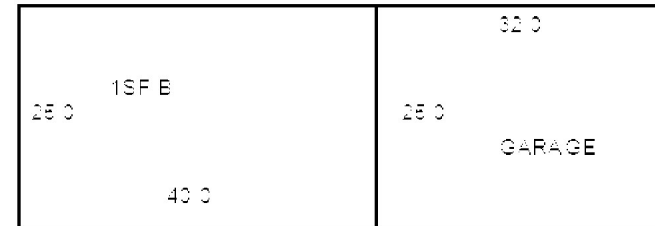
Additions, Outbuildings & Improvements

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

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

AGPOOL

WD 14X34



1X16 0-

1X16 0-

S-ED 160sf



Map Lot U23-010

Account 1899

Location 241 OLD BATH ROAD

Card 1 Of 2 10/05/2023

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

B2906P52 B3178P175

Previous Owner
DUNNING, DONALD
DUNNING, JOHN

WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

'17 shed on cd #2 more complete.

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

2003-FORMER OWNER: DONALD & JOHN DUNNING BK1022
PG42

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

WISCASSET

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **3 Public Sewer**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
------	------	-----------	--------	-------

2010	33,500	29,700	0	63,200
------	--------	--------	---	--------

2011	33,500	29,700	0	63,200
------	--------	--------	---	--------

2012	33,500	29,700	0	63,200
------	--------	--------	---	--------

2013	33,500	29,700	0	63,200
------	--------	--------	---	--------

2014	33,500	29,700	0	63,200
------	--------	--------	---	--------

2015	33,500	29,700	0	63,200
------	--------	--------	---	--------

2016	33,500	32,200	0	65,700
------	--------	--------	---	--------

2017	33,500	32,200	0	65,700
------	--------	--------	---	--------

2018	33,500	32,200	0	65,700
------	--------	--------	---	--------

2019	33,500	32,200	20,000	45,700
------	--------	--------	--------	--------

2020	33,500	32,200	25,000	40,700
------	--------	--------	--------	--------

2021	33,500	32,200	25,000	40,700
------	--------	--------	--------	--------

2022	33,500	32,200	24,000	41,700
------	--------	--------	--------	--------

2023	41,900	40,300	25,000	57,200
------	--------	--------	--------	--------

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Frontage Depth

Influence

Factor Code

Influence

Codes

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Total Acreage 1.26

WISCASSET

Map Lot U23-010



Account 1899

Location 241 OLD BATH ROAD

Card 1

Of 2

10/05/2023

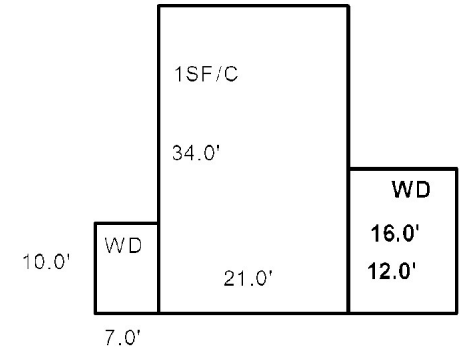
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 714
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1973	# Half Baths 0	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/10/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	70	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	2005	216	2 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1980	336	1 100	2	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED
28.0' 12.0'



Map Lot U23-010

Account 1899

Location 245 OLD BATH ROAD

Card 2 Of 2 10/05/2023

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

B2906P52 B3178P175

Previous Owner
DUNNING, DONALD
DUNNING, JOHN

WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2010	0	52,300	0	52,300		
Tree Growth Year 0			2011	0	52,300	0	52,300		
FARM LAND YEAR 0			2012	0	52,300	0	52,300		
OPEN SPACE YEAR 0			2013	0	52,300	0	52,300		
Zone/Land Use 16 RESIDENTIAL			2014	0	52,300	0	52,300		
			2015	0	52,300	0	52,300		
Secondary Zone			2016	0	52,400	0	52,400		
Topography 1 Level			2017	0	53,000	0	53,000		
			2018	0	53,000	0	53,000		
1.Level 4.Below St 7.Steep			2019	0	53,000	0	53,000		
2.Rolling 5.Low 8.Rough			2020	0	53,000	0	53,000		
3.Above St 6.Swampy 9.			2021	0	53,000	0	53,000		
Utilities 1 All Public			2022	0	53,000	0	53,000		
1.Public 4.Dr Well 7.Cesspool			2023	0	66,500	0	66,500		
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code	
2.Semi Imp 5.Private 8.						%		1.Open Space	
3.Gravel 6.Pub Eas 9.NoStreet						%		2.Neighborhood A	
TREE GROWTH PLAN 0						%		3.Topography	
CONSERV EASE 0						%		4.Size/Shape	
Sale Data			Square Foot		Square Feet				Acres
Sale Date							%		
Price						%		31.Waterfront Rea	
Sale Type						%		32.Open Space	
1.Land 4.Mobile 7.						%		33.RestrictEsm	
2.L & B 5.Other 8.						%		34.PASTURE 1	
3.Building 6. 9.					%		35.HORTICULTURAL-		
Financing			Fract. Acre		Acreage/Sites				
1.Convent 4.Seller 7.							%		
2.FHA/VA 5.Private 8.						%		37.Softwood	
3.Assumed 6.Cash 9.Unknown						%		38.Mixed Wood	
Validity						%		39.Hardwood	
1.Valid 4.Split 7.Renovate						%		40.Wasteland	
2.Related 5.Partial 8.Other			Acres		Total Acreage		0.00		
3.Distress 6.Exempt 9.Foreclose							%		
Verified						%		41.CAMP SITE	
1.Buyer 4.Agent 7.Family						%		42.Mobile Home Si	
2.Seller 5.Pub Rec 8.Other						%		43.Condo Site	
3.Lender 6.MLS 9.						%		44.Site Improveve	
								45.CAMP SITE	

WISCASSET

Map Lot U23-010

Account 1899

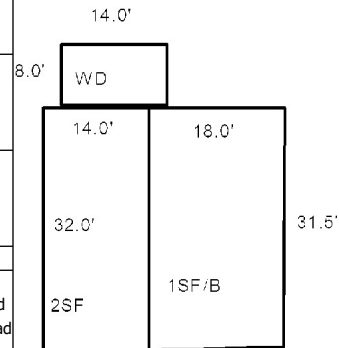
Location 245 OLD BATH ROAD

Card 2 Of 2 10/05/2023

Building Style	9 Other		SF Bsmt Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	2 Two Story		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	100%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	3 OLD STYLE		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	448		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	2 Fair		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%		
Year Built	1945		# Half Baths	0		Funct. % Good	100%		
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None		
Foundation	3 Brick &/or Stone		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	1 1/4 Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmt Gar # Cars	0					Entrance Code	5 Estimated		
Wet Basement	3 Wet Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	5 Estimate		

Date Inspected 3/16/1998

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
11 1	0	576	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	112	0 0	0	0 %	0 %		4.1 & 1/2 STORY
28 Unfinished Attic	0	144	0 0	0	0 %	0 %		5.1 & 3/4 STORY
23 Frame Garage	2000	360	2 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2015	216	1 100	4	0 %	100 %		21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Garage
20.0'
18.0'
Shed
12.0'
18.0'



Map Lot U23-012

Account 1901

Location 98 OLD STAGE ROAD

Card 1 Of 1 10/05/2023

DICKSON, DAVID A
DICKSON, MARTHA K
BATH ME 04530

B1983P180

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record									
Neighborhood 108 SOUTHWEST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0			Year	Land		Buildings		Exempt	Total			
			2010	31,300		11,800		0	43,100			
			2011	31,300		11,800		0	43,100			
			2012	31,300		11,800		0	43,100			
Zone/Land Use 16 RESIDENTIAL Secondary Zone			2013	31,300		11,800		0	43,100			
			2014	31,300		11,800		0	43,100			
			2015	31,300		11,800		0	43,100			
Topography 1 Level			2016	31,300		11,800		0	43,100			
1.Level	4.Below St	7.Steep	2017	31,300		11,800		0	43,100			
2.Rolling	5.Low	8.Rough	2018	31,300		11,800		0	43,100			
3.Above St	6.Swampy	9.	2019	31,300		11,800		0	43,100			
Utilities 1 All Public				2020	31,300		11,800		0	43,100		
1.Public	4.Dr Well	7.Cesspool			2021	31,300		11,800		0	43,100	
2.Water	5.DUG/LAKE	8.				2022	31,300		11,800		0	43,100
3.Sewer	6.Septic	9.None	2023	31,300			11,800		0	43,100		
Street 1 Paved				39,100		14,700		0	53,800			
1.Paved	4.Proposed	7.		Land Data								
2.Semi Imp	5.Private	8.										
3.Gravel	6.Pub Eas	9.NoStreet										
TREE GROWTH PLAN 0												
CONSERV EASE 0			Front Foot		Type	Effective		Influence		Influence Codes		
Sale Data						Frontage	Depth	Factor	Code			
					11.Regular Lot						%	
					12.Delta Triangle						%	
					13.Nabla Triangle						%	
Sale Date			14.Rear Land					%				
Price			15.Front Foot					%				
Sale Type			Square Foot			Square Feet						
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			Fract. Acre			Acreage/Sites						
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.							
			21.HS Size Adj		20	1.00		100	%	0		
			22.Base Waterfron		21	0.42		100	%	0		
			23.Deep WF Size A						%			
			Acres						%			
			24.Base Waterfron						%			
			25.Shallow WF Siz						%			
			26.Base Water Inf						%			
			27.Influence W Si						%			
			28.Rear Land 1-10		Total Acreage 0.42							
			29.Rear Land 11-2									

Map Lot U23-012 Account 1901 Location 98 OLD STAGE ROAD Card 1 Of 1 10/05/2023

Diagram of a 1 SF/P lot with dimensions: 44.0' (top), 15.0' (left), 20.0' (bottom-left), 20.0' (bottom-right), 24.0' (bottom-right), and 5.0' (bottom-left).



Map Lot U23-013

Account 1902

Location 102 OLD STAGE ROAD

Card 1 Of 1 10/05/2023

BERRY, SALLY A
BATH ME 04530

B1898P125 B5341P121

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/19/22 OLD MH STILL THERE BUT HAS NO VALUE, REMOVE

WISCASSET

Property Data			Assessment Record				
Neighborhood 108 SOUTHWEST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0			Year	Land	Buildings	Exempt	Total
			2010	30,800	2,600	0	33,400
			2011	30,800	2,600	0	33,400
			2012	30,800	2,600	0	33,400
Zone/Land Use 16 RESIDENTIAL Secondary Zone			2013	30,800	2,600	0	33,400
			2014	30,800	2,600	0	33,400
			2015	30,800	2,600	0	33,400
Topography 1 Level			2016	30,800	2,600	0	33,400
1.Level	4.Below St	7.Steep	2017	30,800	2,600	0	33,400
2.Rolling	5.Low	8.Rough	2018	30,800	2,600	0	33,400
3.Above St	6.Swampy	9.	2019	30,800	2,600	0	33,400
Utilities 1 All Public			2020	30,800	2,600	0	33,400
1.Public	4.Dr Well	7.Cesspool	2021	30,800	2,600	0	33,400
2.Water	5.DUG/LAKE	8.	2022	30,800	0	0	30,800
3.Sewer	6.Septic	9.None	2023	38,500	0	0	38,500
Street 1 Paved			Land Data				
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.	Front Foot				
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0			11.Regular Lot				
CONSERV EASE 0							
Sale Data			12.Delta Triangle				
Sale Date 8/01/1993							
Price 3,000			13.Nabla Triangle				
Sale Type 4 Mobile Home							
1.Land	4.Mobile	7.	14.Rear Land				
2.L & B	5.Other	8.					
3.Building	6.	9.	15.Front Foot				
Financing 9 Unknown							
1.Convent	4.Seller	7.	Square Foot				
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown	16.Regular Lot				
Validity 8 Other Non Valid							
1.Valid	4.Split	7.Renovate	17.Secondary Site				
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose	18.Secondary Site				
Verified 5 Public Record							
1.Buyer	4.Agent	7.Family	19.Condominium				
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.	20.Base Homesite				
			Fract. Acre				
			21.HS Size Adj				
			22.Base Waterfron				
			23.Deep WF Size A				
			Acres				
			24.Base Waterfron				
			25.Shallow WF Siz				
			26.Base Water Inf				
			27.Influence W Si				
			28.Rear Land 1-10				
			29.Rear Land 11-2				
			Total Acreage 0.26				

WISCASSET

Map Lot U23-013




Account 1902

Location 102 OLD STAGE ROAD

Card 1

Of 1

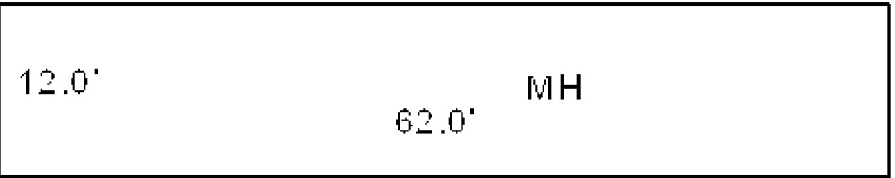
10/05/2023

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

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

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



Map Lot U23-014

Account 1903

Location 308 OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

B4484P199

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 1/19/2012		
Price 60,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	34,000	38,000	6,000	66,000
2011	34,000	38,000	6,000	66,000
2012	34,000	38,000	10,000	62,000
2013	34,000	76,600	10,000	100,600
2014	34,000	77,900	10,000	101,900
2015	34,000	77,900	10,000	101,900
2016	34,000	79,600	15,000	98,600
2017	34,000	89,700	20,000	103,700
2018	34,000	89,700	20,000	103,700
2019	34,000	89,700	20,000	103,700
2020	34,000	89,700	25,000	98,700
2021	34,000	89,700	25,000	98,700
2022	34,000	89,700	24,000	99,700
2023	42,500	112,100	25,000	129,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
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	0.50	100	%	0
Acres						
24.Base Waterfron					%	
25.Shallow WF Siz					%	
26.Base Water Inf					%	
27.Influence W Si					%	
28.Rear Land 1-10					%	
29.Rear Land 11-2					%	
		Total Acreage		1.50		

WISCASSET

Map Lot U23-014



Account 1903

Location 308 OLD BATH ROAD

Card 1

Of 1

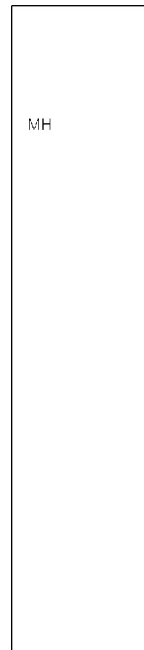
10/05/2023

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

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
999 16' Mobile	1994	16x72	3 100	5	0 %	50 %		1.ONE STORY FRAM
1 ONE STORY	2015	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	2012	840	2 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2013	224	3 100	4	0 %	100 %		4.1 & 1/2 STORY
27 Unfin Basement	2016	1152	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



1.5 SF GARAGE

28 X 30

TOO_ SHED

14 X 16

01/01/2006

Map Lot U23-014-A

Account 1904

Location 274 OLD BATH ROAD

Card 1 Of 1 10/05/2023

STROZIER, SHELLEY J J/T STROZIER, EDWARD II WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2010	32,300	66,000	0	98,300		
			FARM LAND YEAR 0			2011	32,300	66,000	0	98,300		
			OPEN SPACE YEAR 0			2012	32,300	66,000	0	98,300		
B4233P179 B4233P181			Zone/Land Use 16 RESIDENTIAL			2013	32,300	66,000	0	98,300		
Previous Owner BURNHAM, LARRY L. (HEIRS) BARRINGTON,BURNHAM,MACMAHAN, STROZIER C/O CAROL L. BARRINGTON BOWDOIN ME 04287 Sale Date: 12/14/2009			Secondary Zone			2014	32,300	66,000	0	98,300		
			Topography 4 Below Street			2015	32,300	66,000	0	98,300		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	32,300	66,000	0	98,300		
			Utilities 4 Drilled Well 3 Public Sewer			2017	32,300	66,000	0	98,300		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	32,300	66,000	0	98,300		
			Street 1 Paved			2019	32,300	66,000	0	98,300		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	32,300	66,000	0	98,300		
			TREE GROWTH PLAN 0			2021	32,300	66,000	0	98,300		
			CONSERV EASE 0			2022	32,300	66,000	0	98,300		
			Sale Data			2023	40,400	82,500	0	122,900		
Inspection Witnessed By:			Sale Date 12/14/2009			Land Data						
			Price 80,000			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			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet							
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.			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	0.76	100	%	0			
							%					
Notes: 2006-MR. BURNHAM DIED MARCH 2006. CAROL BARRINGTON, DAUGHTER WILL BE THE PR OF THE ESTATE. HEIRS INCLUDE: CAROL L. BARRINGTON, THOMAS A. BURNHAM, TERRI L. MACMAHAN, & SHELLEY J. STROZIER.Previous BK978 Pg252 2010-Property now belongs to Shelley J. & Edward Strozier.			Total Acreage		0.76							

WISCASSET

WISCASSET

WISCASSET

Map Lot U23-014-A


Account 1904

Location 274 OLD BATH ROAD

Card 1

Of 1

10/05/2023

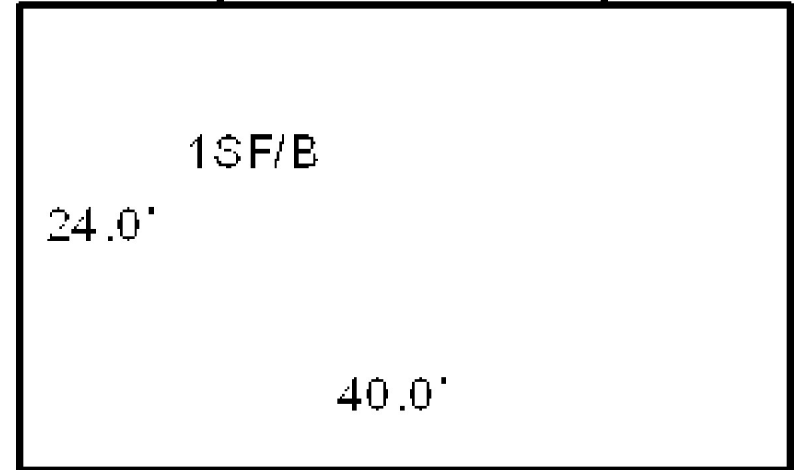
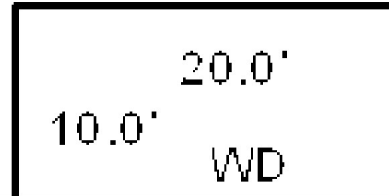
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++ Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	120	2 100	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 U23-014-B

Account 1905

Location 280 OLD BATH ROAD

Card 1 Of 1 10/05/2023

BROWN, JOHANNA J/T
BROWN, MICHAEL
WISCASSET ME 04578

B2841P147

Previous Owner
MASON, SYLVIA N.
280 OLD BATH ROAD

WISCASSET ME 04578
Sale Date: 4/18/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: SYLVIA N. MASON BK854 PG159

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2010	32,200	79,800	10,000	102,000		
Tree Growth Year 0			2011	32,200	79,800	10,000	102,000		
FARM LAND YEAR 0			2012	32,200	79,800	10,000	102,000		
OPEN SPACE YEAR 0			2013	32,200	79,800	10,000	102,000		
Zone/Land Use 16 RESIDENTIAL			2014	32,200	79,800	10,000	102,000		
			2015	32,200	79,800	10,000	102,000		
Secondary Zone			2016	32,200	79,800	15,000	97,000		
Topography 1 Level			2017	32,200	79,800	20,000	92,000		
			2018	32,200	79,800	20,000	92,000		
1.Level 4.Below St 7.Steep			2019	32,200	79,800	20,000	92,000		
2.Rolling 5.Low 8.Rough			2020	32,200	79,800	25,000	87,000		
3.Above St 6.Swampy 9.			2021	32,200	79,800	25,000	87,000		
Utilities 1 All Public			2022	32,200	79,800	24,000	88,000		
1.Public 4.Dr Well 7.Cesspool			2023	40,300	99,700	25,000	115,000		
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code	
2.Semi Imp 5.Private 8.							%		
3.Gravel 6.Pub Eas 9.NoStreet							%		
TREE GROWTH PLAN 0							%		
CONSERV EASE 0							%		
Sale Data							%		
Sale Date 4/18/2002					%				
Price 88,000					%				
Sale Type 2 Land & Buildings			Square Foot		Square Feet				
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			Fract. Acre		Acreage/Sites				
1.Valid 4.Split 7.Renovate					20	1.00	100	%	0
2.Related 5.Partial 8.Other					21	0.74	100	%	0
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.			Total Acreage		0.74				

WISCASSET

Map Lot U23-014-B

Account 1905

Location 280 OLD BATH ROAD

Card 1

Of 1

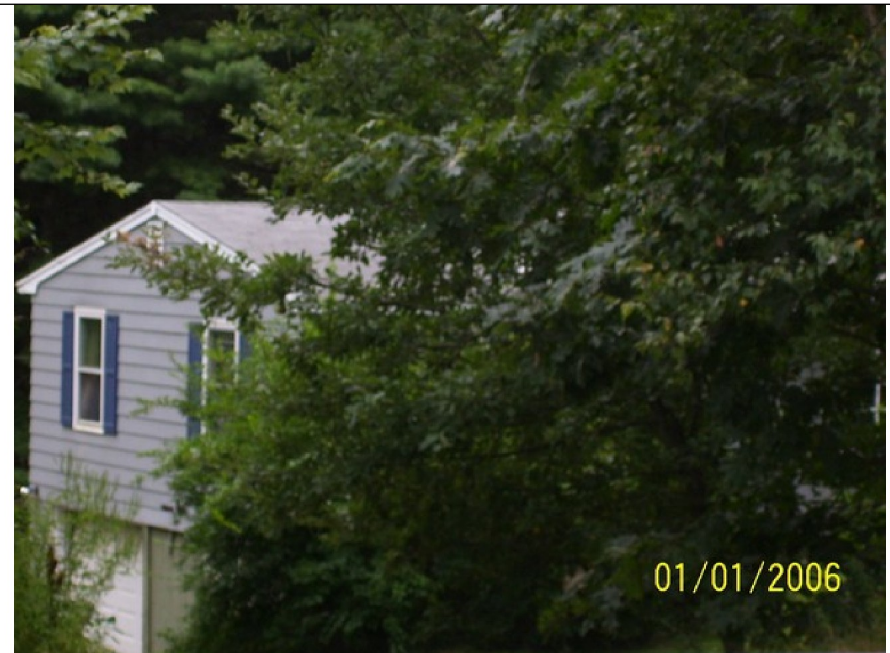
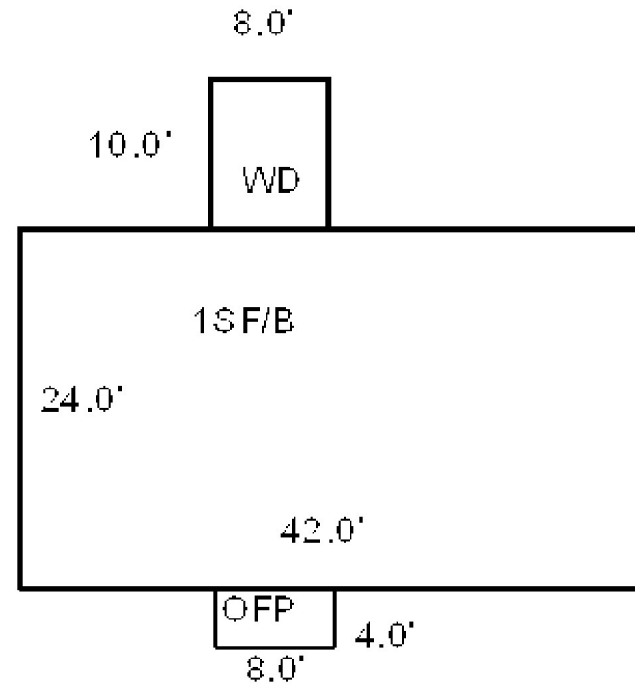
10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1977	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	32	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GG, IV, LLC
HARPSWELL ME 04079

B5599P276

Previous Owner
BREWER, VERNON C J/T III
BREWER, BRIDGETT E

WISCASSET ME 04578
Sale Date: 10/09/2020

Previous Owner
GORDON, PAMELA L.
C/O PAMELA L. MILLER
PO BOX 138
BATH ME 04530
Sale Date: 9/04/2014

Previous Owner
MILLER, GERALD G.
MILLER, MARGARET E.

WISCASSET ME 04578
Sale Date: 6/08/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-PREVIOUS OWNER: GERALD G. & MARGARET E.
MILLER BK2521 PG257

2012-Property owner requested that her name be changed from Pamela L. Gordon to Pamela L. Miller. Because deed is in the name of Gordon could not change it but did list it as c/o Pamela L. Miller and mail to her Bath address.

2014-Previous owner: Pamela Miller BK3496 PG302.

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0

Zone/Land Use	16 RESIDENTIAL
Secondary Zone	

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

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

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

TREE GROWTH PLAN	0
CONSERV EASE	0

Sale Data	
Sale Date	10/09/2020

Sale Date	10/01/2020
Price	20,000
Sale Type	2 Land & Buildings

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

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

Validity	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.

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Assessment Record

Year	Land	Buildings	Exempt	Total
2010	32,200	25,800	0	58,000
2011	32,200	25,800	0	58,000
2012	32,200	25,800	0	58,000
2013	32,200	22,500	0	54,700
2014	32,200	22,500	0	54,700
2015	32,200	22,500	0	54,700
2016	32,200	22,500	0	54,700
2017	32,200	22,500	0	54,700
2018	32,200	22,500	0	54,700
2019	32,200	22,500	0	54,700
2020	32,200	22,500	0	54,700
2021	32,200	22,500	0	54,700
2022	32,200	22,500	0	54,700
2023	40,200	28,100	0	68,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Envirn
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-
Fract. Acre		Acreege/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	0.72	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						
		Total Acreage		0.72		


WISCASSET

Map Lot U23-014-C

Account 1906

Location 286 OLD BATH ROAD

Card 1 Of 1 10/05/2023

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

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1985	14x66	2 100	2	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	528	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

20.0'
12.0'
WD

14.0'

MH/P

66.0'

GARAGE 22X24



Map Lot		U23-014-D	Account	1907	Location	288 OLD BATH ROAD		Card	1	Of	1	10/05/2023	
<div>HARRIS, CYNTHIA A</div> <div>288 OLD BATH ROAD</div> <div>WISCASSET ME 04578</div> <div>B5857P47</div>					Property Data		Assessment Record						
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	41,600	127,100	10,000	158,700		
					FARM LAND YEAR 0		2011	41,600	127,100	10,000	158,700		
					OPEN SPACE YEAR 0		2012	41,600	127,100	10,000	158,700		
<div>Previous Owner</div> <div>HARRIS, SHERRY E</div> <div>288 OLD BATH RD</div> <div>WISCASSET ME 04578</div> <div>Sale Date: 7/13/2021</div>					Zone/Land Use 16 RESIDENTIAL		2013	41,600	127,100	10,000	158,700		
					Secondary Zone		2014	41,600	127,100	10,000	158,700		
							2015	41,600	127,100	10,000	158,700		
<div>WISCASSET ME 04578</div> <div>Sale Date: 7/13/2021</div>					Topography 1 Level		2016	41,600	127,100	15,000	153,700		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	41,600	127,100	20,000	148,700		
							2018	41,600	127,100	20,000	148,700		
<div>288 OLD BATH ROAD</div> <div>WISCASSET ME 04578</div> <div>Sale Date: 10/03/2019</div>					Utilities 1 All Public		2019	41,600	127,100	20,000	148,700		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	41,600	127,100	25,000	143,700		
							2021	41,600	127,100	25,000	143,700		
<div>Previous Owner</div> <div>HARRIS, JEFFREY C. J/T</div> <div>HARRIS, JUDITH A.</div> <div>WISCASSET ME 04578</div> <div>Sale Date: 5/05/2010</div>					Street 1 Paved		2022	41,600	127,100	0	168,700		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	52,000	158,800	25,000	185,800		
							Land Data						
Inspection Witnessed By:					Front Foot <div>11.Regular Lot</div> <div>12.Delta Triangle</div> <div>13.Nabla Triangle</div> <div>14.Rear Land</div> <div>15.Front Foot</div>		Type	Effective		Influence		Influence Codes <div>1.Open Space</div> <div>2.Neighborhood A</div> <div>3.Topography</div> <div>4.Size/Shape</div> <div>5.Access</div> <div>6.Restriction</div> <div>7.Corner/Locatio</div> <div>8.View/Environ</div> <div>9.Fract Share</div> <div>Acres</div> <div>30.Rear 20+</div> <div>31.Waterfront Rea</div> <div>32.Open Space</div> <div>33.RestrictEsm</div> <div>34.PASTURE 1</div> <div>35.HORTICULTURAL-</div> <div>36.Pasture 3</div> <div>37.Softwood</div> <div>38.Mixed Wood</div> <div>39.Hardwood</div> <div>40.Wasteland</div> <div>41.CAMP SITE</div> <div>42.Mobile Home Si</div> <div>43.Condo Site</div> <div>44.Site Improve</div> <div>45.CAMP SITE</div> <div>46.PAVING/00</div>	
								Frontage	Depth	Factor	Code		
										%			
										%			
										%			
										%			
										%			
										%			
					Square Foot <div>16.Regular Lot</div> <div>17.Secondary Site</div> <div>18.Secondary Site</div> <div>19.Condominium</div> <div>20.Base Homesite</div>			Square Feet					
										%			
		%											
		%											
		%											
		%											
		%											
		%											
Fract. Acre <div>21.HS Size Adj</div> <div>22.Base Waterfron</div> <div>23.Deep WF Size A</div> <div>Acres</div> <div>24.Base Waterfron</div> <div>25.Shallow WF Siz</div> <div>26.Base Water Inf</div> <div>27.Influence W Si</div> <div>28.Rear Land 1-10</div> <div>29.Rear Land 11-2</div>			Acreage/Sites										
			20	1.00	100	%	0						
			21	1.00	100	%	0						
			28	4.30	100	%	0						
					%								
					%								
					%								
					%								
					Total Acreage		5.30						

WISCASSET

Map Lot U23-014-D


Account 1907

Location 288 OLD BATH ROAD

Card 1

Of 1

10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 5 T-111	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1157
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1987	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

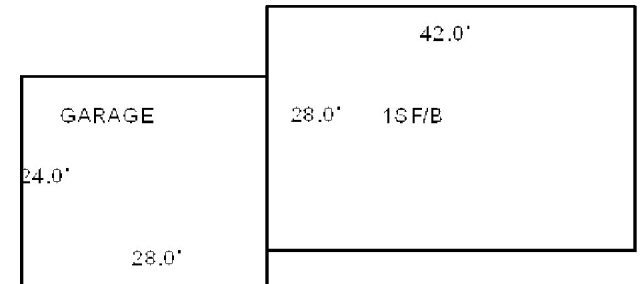
Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	2001	180	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	18	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	672	0 0	0	0 %	0 %		4.1 & 1/2 STORY
24 Frame Shed	0	360	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

OP 10X18

SHED 18X24



Map Lot U23-014-E			Account 1908			Location 294 OLD BATH ROAD			Card 1 Of 1			10/05/2023				
MCIVOR, JENNIFER LYNN WISCASSET ME 04578 B3072P301 B4037P264						Property Data			Assessment Record							
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2010	33,100	103,600	10,000	126,700			
						FARM LAND YEAR 0			2011	33,100	103,600	10,000	126,700			
						OPEN SPACE YEAR 0			2012	33,100	103,600	10,000	126,700			
Previous Owner KOSKY, JENNIFER LYNN 294 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 10/28/2011						Zone/Land Use 16 RESIDENTIAL			2013	33,100	103,600	10,000	126,700			
						Secondary Zone			2014	33,100	103,600	10,000	126,700			
									2015	33,100	103,600	10,000	126,700			
						Topography 1 Level			2016	33,100	103,600	15,000	121,700			
						Previous Owner WADLEIGH, KEVIN F. WADLEIGH, ROSEMARIE A. WISCASSET ME 04578						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	33,100
Utilities 3 Public Sewer			2018	33,100	103,600							20,000	116,700			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	33,100	103,600							20,000	116,700			
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	33,100	103,600							25,000	111,700			
			2021	33,100	103,600							25,000	111,700			
Inspection Witnessed By:			2022	33,100	103,600							24,000	112,700			
			2023	41,300	129,500							25,000	145,800			
			Land Data													
X Date			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type							Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
												Frontage	Depth	Factor	Code	
								%								
								%								
								%								
						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet							
										%						
										%						
										%						
										%						
Notes: 6/6/23 NAH, SOLAR PANELS INSTALLED ON BACK SIDE OF ROOF, COULD NOT TELL HOW MANY 2004-PREVIOUS OWNERS: KEVIN & ROSEMARIE WADLEIGH BK1831 PG80. 2005-CORRECTED SPELLING OF LAST NAME TO KOSKY. 2009-ABSTRACT OF DIVORCE DECREE RECORDED. 10/28/2011 NAME CHANGE BY OWNERS REQUEST//J2 WISCASSET			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites										
						20	1.00	100	%	0						
						21	1.00	100	%	0						
						28	0.03	100	%	0						
									%							
						Total Acreage 1.03										

WISCASSET

Map Lot U23-014-E


Account 1908

Location 294 OLD BATH ROAD

Card 1

Of 1

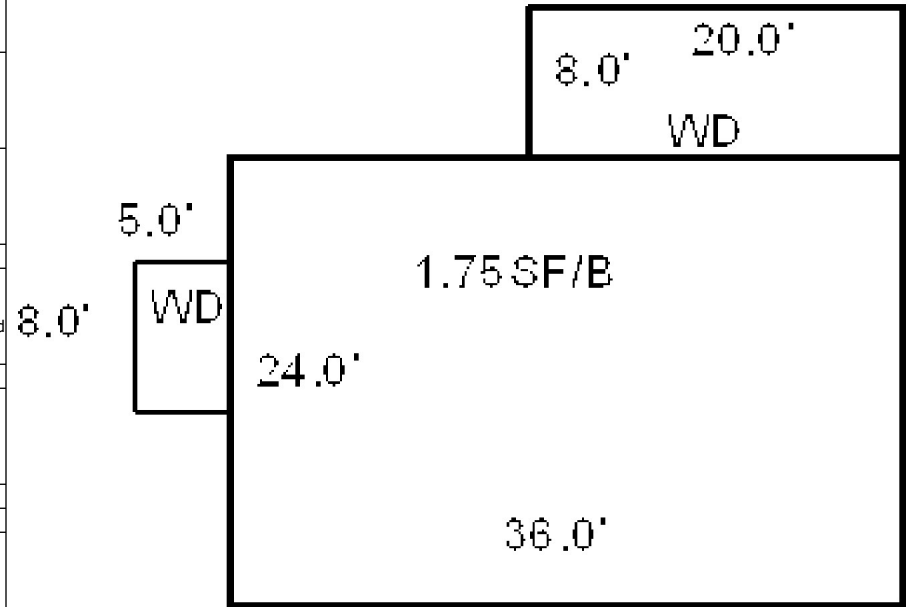
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

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



MCIVOR, JENNIFER 294 OLD BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record									
			Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total			
			Tree Growth Year 0			2023	0		4,200		4,200	0			
			FARM LAND YEAR												
			OPEN SPACE YEAR												
			Zone/Land Use 21 RURAL												
			Secondary Zone												
			Topography 2 Rolling												
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.												
			Utilities												
			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												
Inspection Witnessed By:			Sale Date			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type		Effective		Influence		Influence Codes	
			Price							Frontage		Depth			
X			Date			Square Foot		Square Feet							
No./Date	Description	Date Insp.	Sale Type												
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite									
			Financing												
Notes: '23 NEW SOLAR ON EXEMPT			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		Acres/Sites							
			Validity												
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			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									
			Verified												
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.												
WISCASSET								Total Acreage		0.00					

WISCASSET

Map Lot U23-014-E SOLAR

Account 2786

Location 294 OLD BATH

Card 1 Of 1 10/05/2023

Building Style			SF Bsm Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsm Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsm Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
124 SOLAR PANELS	2022				%	%	4,200	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U23-014-F

Account 1909

Location 296 OLD BATH ROAD

Card 1 Of 1 10/05/2023

WAHLSTROM, CHRISTOPHER J
WISCASSET ME 04578

B2302P156

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-ADDED 24 X 24 GARAGE

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/01/1996		
Price	99,500		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	33,000	143,900	0	176,900
2011	33,000	143,900	0	176,900
2012	33,000	143,900	0	176,900
2013	33,000	143,900	0	176,900
2014	33,000	143,900	0	176,900
2015	33,000	143,900	0	176,900
2016	33,000	143,900	0	176,900
2017	33,000	143,900	0	176,900
2018	33,000	143,900	0	176,900
2019	33,000	143,900	0	176,900
2020	33,000	143,900	0	176,900
2021	33,000	143,900	25,000	151,900
2022	33,000	143,900	24,000	152,900
2023	41,300	179,800	25,000	196,100

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		1.02				


WISCASSET

Map Lot U23-014-F

Account 1909

Location 296 OLD BATH ROAD

Card 1 Of 1 10/05/2023

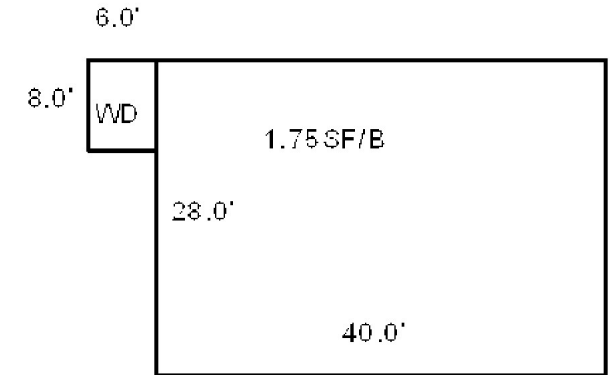
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2001	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot		U23-015	Account	1910	Location	302 OLD BATH ROAD		Card	1	Of	1	10/05/2023						
TALBERT, THEODORE J BUCZKOWSKI, TIMOTHY G P.O. BOX 307 WISCASSET ME 04578 B3752P286 B5121P318 B5125P302					Property Data		Assessment Record											
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total							
					Tree Growth Year 0		2010	31,400	75,200	0	106,600							
					FARM LAND YEAR 0		2011	31,400	75,200	10,000	96,600							
					OPEN SPACE YEAR 0		2012	31,400	75,200	10,000	96,600							
Previous Owner LOUPE JR., FRANK M. J/T LOUPE, ANDREA M.					Zone/Land Use 16 RESIDENTIAL		2013	31,400	75,200	10,000	96,600							
					Secondary Zone		2014	31,400	75,200	10,000	96,600							
							2015	31,400	75,200	10,000	96,600							
					Topography 1 Level		2016	31,400	75,200	15,000	91,600							
					WISCASSET ME 04578 Sale Date: 4/07/2017					1.Level 4.Below St 7.Steep		2017	31,400	75,200	0	106,600		
2.Rolling 5.Low 8.Rough		2018	31,400	75,200						20,000	86,600							
3.Above St 6.Swampy 9.		2019	31,400	75,200						20,000	86,600							
Utilities 3 Public Sewer		2020	31,400	75,200						25,000	81,600							
Previous Owner GLANCY, CATHERINE										1.Public 4.Dr Well 7.Cesspool		2021	31,400	75,200	25,000	81,600		
					2.Water 5.DUG/LAKE 8.		2022	31,400	75,200	24,000	82,600							
					3.Sewer 6.Septic 9.None		2023	39,200	94,000	25,000	108,200							
					Street 1 Paved		Land Data											
					1.Paved 4.Proposed 7.		Front Foot		Type	Effective		Influence		Influence Codes				
2.Semi Imp 5.Private 8.					Frontage	Depth	Factor	Code										
Inspection Witnessed By:					3.Gravel 6.Pub Eas 9.NoStreet								1.Open Space					
					TREE GROWTH PLAN 0		11.Regular Lot						%		2.Neighborhood A			
					CONSERV EASE 0		12.Delta Triangle						%		3.Topography			
					Sale Data		13.Nabla Triangle						%		4.Size/Shape			
					Sale Date 4/07/2017		14.Rear Land						%		5.Access			
X					Price 125,000		15.Front Foot						%		6.Restriction			
					Sale Type 2 Land & Buildings				Square Foot			Square Feet				%		7.Corner/Locatio
					1.Land 4.Mobile 7.		16.Regular Lot								%		8.View/Environ	
					2.L & B 5.Other 8.		17.Secondary Site								%		9.Fract Share	
					3.Building 6. 9.		18.Secondary Site								%		Acres	
Notes:					Financing 9 Unknown		19.Condominium						%		30.Rear 20+			
					1.Convent 4.Seller 7.		20.Base Homesite							%		31.Waterfront Rea		
					2.FHA/VA 5.Private 8.				Fract. Acre			Acreage/Sites				%		32.Open Space
					3.Assumed 6.Cash 9.Unknown				21.HS Size Adj		20		1.00	100	%	0	33.RestrictEsm	
					Validity 1 Arms Length Sale				22.Base Waterfron		21		0.46	100	%	0	34.PASTURE 1	
2004-PREVIOUS OWNER: PAWJAW, INC. B2349 PG325 2007-PREVIOUS OWNER: CATHERINE GLANCY BK3236 PG166 BOUGHT IN 2004 FOR \$88,000..					3.Distress 6.Exempt 9.Foreclose		23.Deep WF Size A						%		35.HORTICULTURAL-			
					Verified 5 Public Record				Acres							%		36.Pasture 3
					1.Buyer 4.Agent 7.Family		24.Base Waterfron								%		37.Softwood	
					2.Seller 5.Pub Rec 8.Other		25.Shallow WF Siz								%		38.Mixed Wood	
					3.Lender 6.MLS 9.		26.Base Water Inf								%		39.Hardwood	
WISCASSET							27.Influence W Si						%		40.Wasteland			
							28.Rear Land 1-10		Total Acreage		0.46				%		41.CAMP SITE	
							29.Rear Land 11-2								%		42.Mobile Home Si	
															%		43.Condo Site	
															%		44.Site Improve	
															45.CAMP SITE			
															46.PAVING/00			

WISCASSET

Map Lot U23-015

Account 1910

Location 302 OLD BATH ROAD

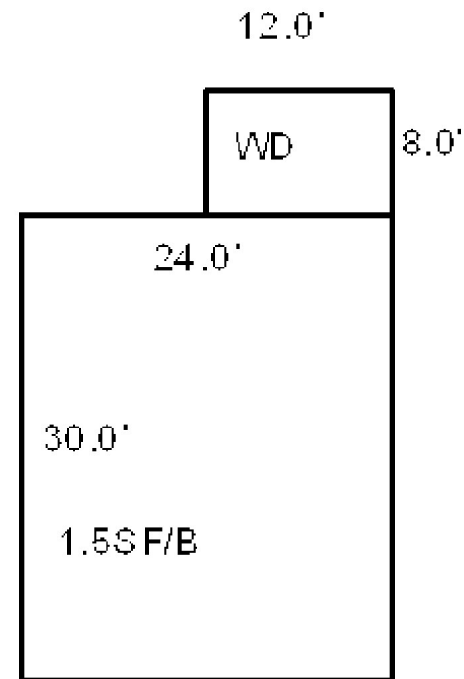
Card 1 Of 1 10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	120	3 105	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U23-016		Account		1911		Location		19 OAK RIDGE DRIVE		Card		1		Of		1		10/05/2023	
CLARK, RICHARD W J/T CLARK, THERESA M WISCASSET ME 04578						Property Data			Assessment Record												
						Neighborhood 108 SOUTHWEST			Year		Land		Buildings		Exempt		Total				
									2010		33,300		196,800		10,000		220,100				
						Tree Growth Year 0			2011		33,300		196,800		10,000		220,100				
						FARM LAND YEAR 0			2012		33,300		196,800		10,000		220,100				
B4821P100						OPEN SPACE YEAR 0					33,300		196,800		10,000				220,100		
Previous Owner WHITAKER, LINDA F.						Zone/Land Use 16 RESIDENTIAL			2013		33,300		174,900		10,000				198,200		
						Secondary Zone			2014		33,300		174,900		10,000				198,200		
									2015		33,300		174,900		0		208,200				
						Topography 1 Level			2016		33,300		174,900		21,000		187,200				
									2017		33,300		176,600		26,000		183,900				
2018		33,300		176,600					26,000		183,900										
2019		33,300		176,600					26,000		183,900										
2020		33,300		176,600					31,000		178,900										
2021		33,300		176,600					31,000		178,900										
			2022		33,300		176,600		29,760		180,140										
			2023		41,700		220,800		31,000		231,500										
			Land Data																		
			Front Foot		Type	Effective		Influence		Influence Codes											
						Frontage	Depth	Factor	Code												
		%																			
		%																			
		%																			
		%																			
		%																			
Square Foot		Square Feet																			
				%																	
				%																	
				%																	
				%																	
				%																	
				%																	
Fract. Acre		Acreage/Sites																			
		20	1.00	100	%	0															
		21	1.00	100	%	0															
		28	0.17	100	%	0															
				%																	
				%																	
				%																	
Total Acreage		1.17																			
WISCASSET																					

WISCASSET

Map Lot U23-016


Account 1911

Location 19 OAK RIDGE DRIVE

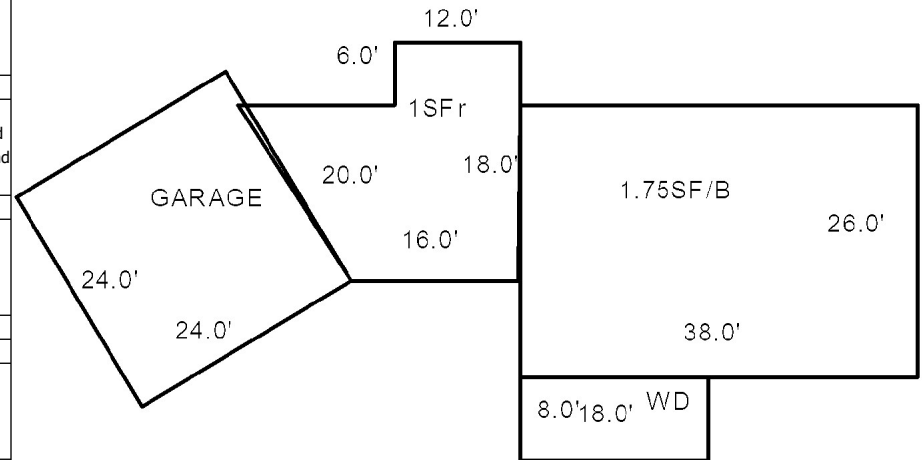
Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 988
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1973	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

IG POOL



Date Inspected 3/15/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	414	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	64	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	3 100	4	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2016	144	9 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U23-017	Account	1912	Location	37 OAK RIDGE DRIVE		Card	1	Of	1	10/05/2023				
FARRIN JR., KEVIN J 37 OAK RIDGE DRIVE WISCASSET ME 04578					Property Data		Assessment Record									
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total					
					Tree Growth Year 0		2010	32,000	151,000	0	183,000					
					FARM LAND YEAR 0		2011	32,000	151,000	0	183,000					
					OPEN SPACE YEAR 0		2012	32,000	151,000	10,000	173,000					
B3628P236 B4904P197 B4926P261					Zone/Land Use 16 RESIDENTIAL		2013	32,000	151,000	10,000	173,000					
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION 1000 BLUE GENTIAN ROAD SUITE 300 EAGAN MT 55121 Sale Date: 9/08/2015					Secondary Zone		2014	32,000	151,000	10,000	173,000					
							2015	32,000	151,000	10,000	173,000					
Previous Owner HOYLE, VICTORIA A. 37 OAKRIDGE ROAD					Topography 7 Steep		2016	32,000	151,000	0	183,000					
					1.Level 4.Below St 7.Steep		2017	32,000	151,000	0	183,000					
					2.Rolling 5.Low 8.Rough		2018	32,000	151,000	0	183,000					
					3.Above St 6.Swampy 9.		2019	32,000	151,000	0	183,000					
					Utilities 4 Drilled Well 6 Septic System		2020	32,000	151,000	25,000	158,000					
WISCASSET ME 04578 Sale Date: 5/16/2015					1.Public 4.Dr Well 7.Cesspool		2021	32,000	151,000	25,000	158,000					
					2.Water 5.DUG/LAKE 8.		2022	32,000	151,000	24,000	159,000					
Previous Owner RANTA, ANNA S.					3.Sewer 6.Septic 9.None		2023	39,900	188,700	25,000	203,600					
					Street 1 Paved											
37 OAK RIDGE DRIVE WISCASSET ME 04578 Sale Date: 1/31/2006					1.Paved 4.Proposed 7.		Land Data									
					2.Semi Imp 5.Private 8.		Front Foot		Type	Effective		Influence		Influence Codes		
					3.Gravel 6.Pub Eas 9.NoStreet					Frontage	Depth	Factor	Code			
					TREE GROWTH PLAN 0		11.Regular Lot					1.Open Space				
					CONSERV EASE 0		12.Delta Triangle					2.Neighborhood A				
Inspection Witnessed By:					Sale Data		13.Nabla Triangle					3.Topography				
					Sale Date 9/08/2015		14.Rear Land					4.Size/Shape				
					Price 99,900		15.Front Foot					5.Access				
					Sale Type 2 Land & Buildings		Square Foot			Square Feet			6.Restriction			
					1.Land 4.Mobile 7.								7.Corner/Locatio			
X					2.L & B 5.Other 8.		16.Regular Lot					8.View/Environ				
					3.Building 6.		17.Secondary Site					9.Fract Share				
					Financing 9 Unknown		18.Secondary Site					Acres				
					1.Convent 4.Seller 7.		19.Condominium					30.Rear 20+				
					2.FHA/VA 5.Private 8.		20.Base Homesite					31.Waterfront Rea				
Notes: 2006-FORMER OWNER: ANNA S. RANTA BK769 PG128.					3.Assumed 6.Cash 9.Unknown							32.Open Space				
					Validity 9 Foreclosure		Fract. Acre			Acreage/Sites			33.RestrictEsm			
					1.Valid 4.Split 7.Renovate								34.PASTURE 1			
					2.Related 5.Partial 8.Other		21.HS Size Adj	20	1.00	100	%	0	35.HORTICULTURAL-			
					3.Distress 6.Exempt 9.Foreclose		22.Base Waterfron	21	0.65	100	%	0	36.Pasture 3			
WISCASSET					3.Verified 5 Public Record		23.Deep WF Size A						37.Software			
					1.Buyer 4.Agent 7.Family		Acres									
					2.Seller 5.Pub Rec 8.Other											
					3.Lender 6.MLS 9.		25.Shallow WF Siz						39.Hardwood			
							26.Base Water Inf						40.Wasteland			
					27.Influence W Si							41.CAMP SITE				
					28.Rear Land 1-10		Total Acreage		0.65				42.Mobile Home Si			
					29.Rear Land 11-2									43.Condo Site		
											44.Site Improve					
											45.CAMP SITE					
											46.PAVING/00					

WISCASSET

Map Lot U23-017

Account 1912

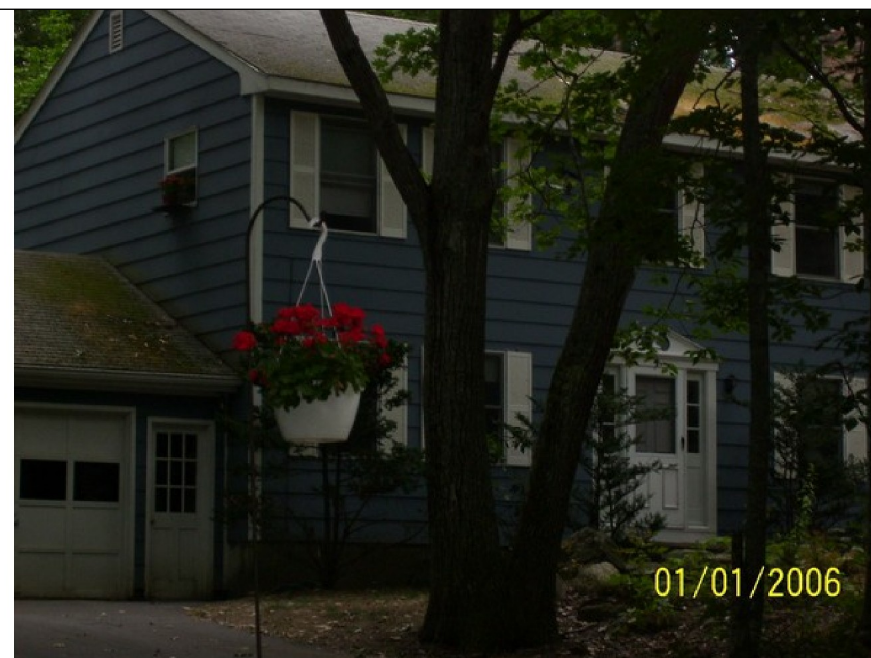
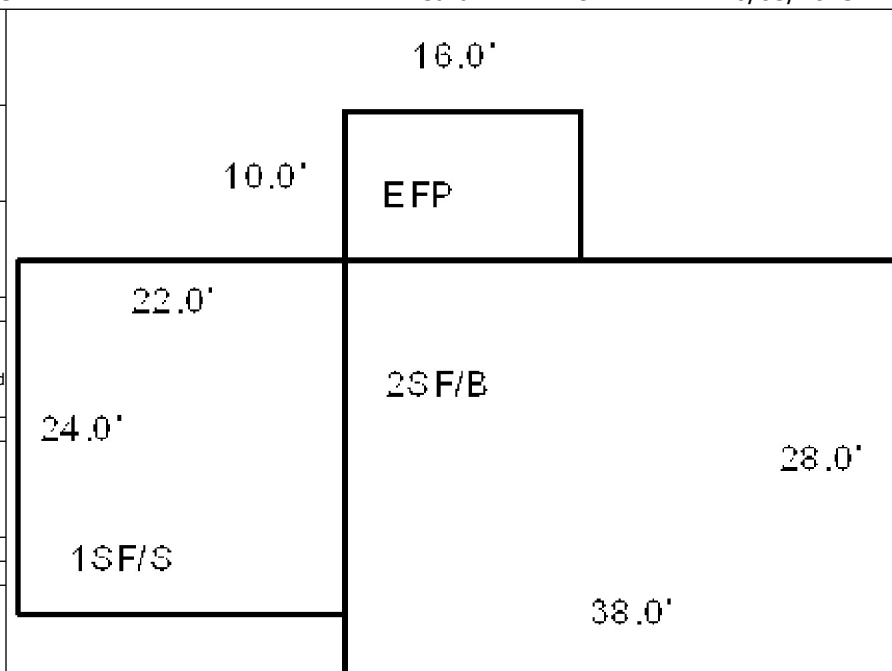
Location 37 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

Building Style 5 Colonial			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 7 Electric			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 1			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.		
Stories 2 Two Story			4.Steam 8.FI/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls 3 COMPOSITION			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor 4 Good 95%		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) 1064		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 6			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 2			Phys. % Good 0%		
Year Built 1974			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 1			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 4 Full Basement						Economic Code None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 8.Other 9.		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 1 Dry Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6. 9.					
3.Wet	6. 9.		Information Code 5 Estimate					

Date Inspected 12/04/2006

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



WISCASSET

Map Lot U23-018

Account 1913

Location 11 OAK RIDGE DRIVE

Card 1

Of 1

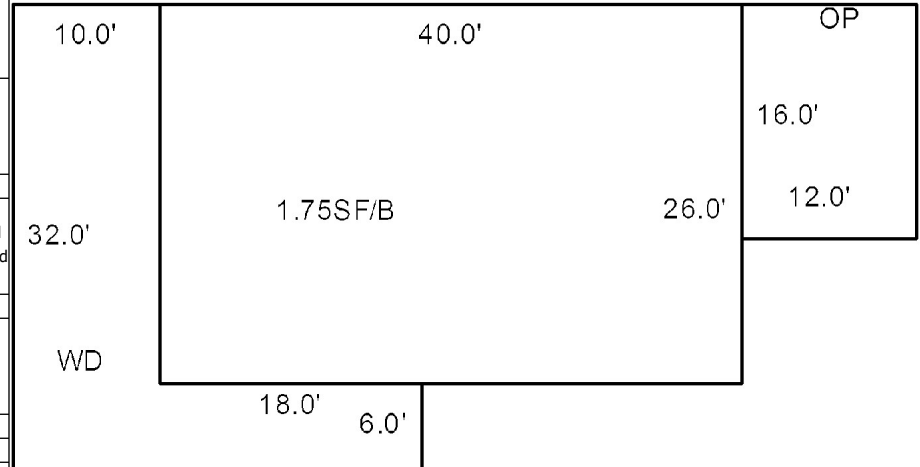
10/05/2023

Building Style 9 Other	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 5 T-111	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1977	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	428	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	2015	192	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U23-019			Account 1914			Location 5 OAK RIDGE DRIVE			Card 1		Of 1		10/05/2023	
HARDWICK, LINDA K WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2010	32,700	163,900	0	196,600				
			FARM LAND YEAR 0			2011	32,700	163,900	0	196,600				
			OPEN SPACE YEAR 0			2012	32,700	163,900	0	196,600				
B4456P248 B4823P257			Zone/Land Use 16 RESIDENTIAL			2013	32,700	163,900	10,000	186,600				
Previous Owner HARDWICK, LINDA K. & COLIN P. HOPKINS, IMOGENE			Secondary Zone			2014	32,700	163,900	10,000	186,600				
						2015	32,700	163,900	10,000	186,600				
WISCASSET ME 04578			Topography 1 Level			2016	32,700	158,100	15,000	175,800				
Sale Date: 5/27/2014			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	32,700	158,100	20,000	170,800				
Previous Owner MARTIN, MITCHELL B. J/T MARTIN, RUTH A.						2018	32,700	158,100	20,000	170,800				
			Utilities 4 Drilled Well 6 Septic System			2019	32,700	158,100	20,000	170,800				
WISCASSET ME 04578			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	32,700	158,100	25,000	165,800				
						2021			32,700	158,100	25,000	165,800		
Previous Owner FRYE, ELIZABETH A. C/O MITCH MARTIN 5 OAK RIDGE DRIVE WISCASSET ME 04578 Sale Date: 9/08/2009			Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	32,700	158,100	24,000	166,800				
						2023			40,900	197,700	25,000	213,600		
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 Improveveme 45.CAMP SITE 46.PAVING/00				
						Frontage	Depth	Factor	Code					
								%						
								%						
		%												
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet											
				%										
				%										
				%										
				%										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites											
			20	1.00	100 %	0								
			21	0.91	100 %	0								
				%										
				%										
Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.					%									
					%									
					%									
					%									
					%									
		Total Acreage		0.91										

WISCASSET

X

Date

No./Date	Description	Date Insp.

Notes:
'16 Per info Pool filled in.
2010-Previous owner: Elizabeth Frye BK2144 PG334 bought 1/15/1992 and sold in 2009 for \$168,000 BK4198 PG208.
2012-Previous owner: Mitchell & Ruth Martin BK4198 PG208.


WISCASSET

Map Lot U23-019

Account 1914

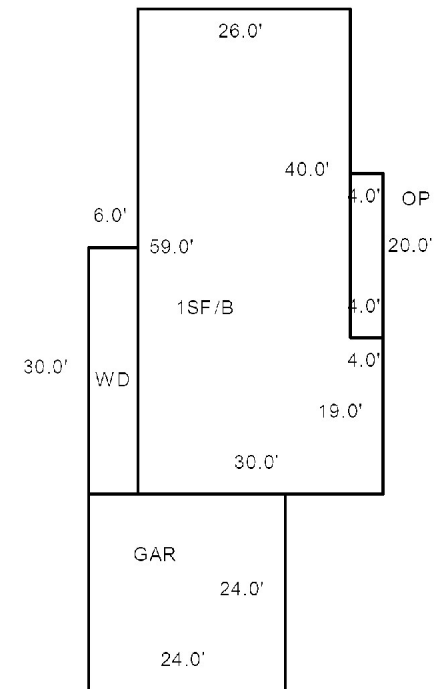
Location 5 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 1 Hot Water BB			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 9 None		
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5.Unknown 8.		
Exterior Walls 8 ALUM/VINYL			3.H Pump	6.	9.None	3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 4 Good 95%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1610		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 6			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 2			Phys. % Good 0%		
Year Built 1985			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
Econ. % Good 100%						Economic Code None		
0.None						3.Services 9.None		
1.Location						4.Traffic 8.		
2.Encroach						8.Other 9.		
Entrance Code 1 Interior Inspect								
1.Interior						4.Vacant 7.		
2.Refusal						5.Estimate 8.		
3.Informed						6. 9.		
Information Code 1 Owner								

Date Inspected 3/17/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	180	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	80	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



Map Lot U23-020

Account 1915

Location 32 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

BELANGER, RICHARD R
32 OAK RIDGE DRIVE
WISCASSET ME 04578

B5331P210

Previous Owner
WALLACE, STEPHEN P
WALLACE, DEBORAH A

WISCASSET ME 04578
Sale Date: 11/28/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-THE GARAGE IS NOW A ONE STORY FRAME ON A SLAB.
10/19/07-TRANSFER HOMESTEAD TO 18 BROWN ROAD.

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography			1 Level
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/28/2018		
Price	137,000		
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	32,300	109,000	0	141,300
2011	32,300	109,000	0	141,300
2012	32,300	109,000	0	141,300
2013	32,300	109,000	0	141,300
2014	32,300	109,000	0	141,300
2015	32,300	109,000	0	141,300
2016	32,300	109,000	0	141,300
2017	32,300	109,000	0	141,300
2018	32,300	109,000	0	141,300
2019	32,300	109,000	0	141,300
2020	32,300	109,000	0	141,300
2021	32,300	109,000	0	141,300
2022	32,300	109,000	0	141,300
2023	40,300	136,200	0	176,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		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		0.75				

WISCASSET

Map Lot U23-020

Account 1915

Location 32 OAK RIDGE DRIVE

Card 1

Of 1

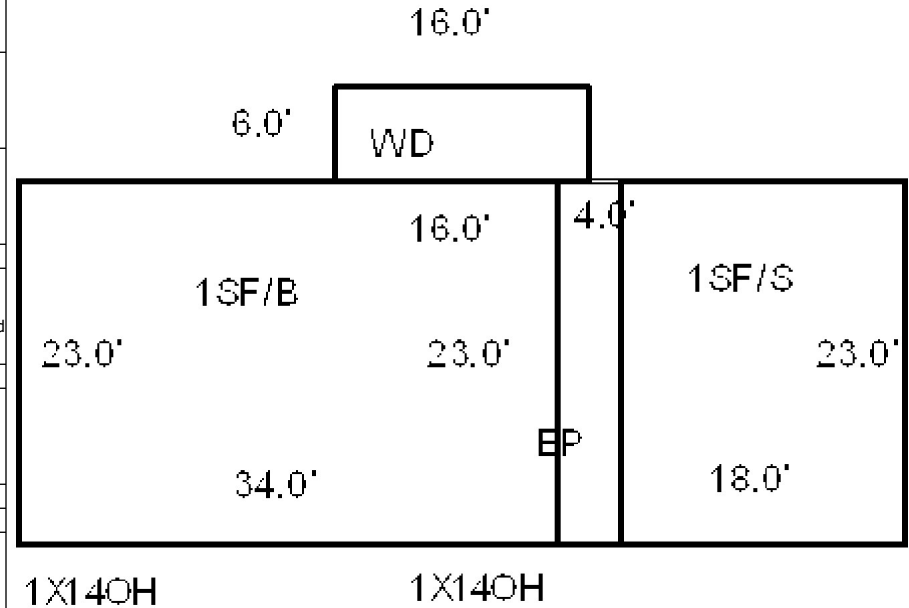
10/05/2023

Building Style 3 Raised Ranch	SF Bsmt Living 665	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 782
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1978	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/11/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	92	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	414	0 0	0	0 %	0 %		2.TWO STORY FRAM
26 1SFr Overhang	0	26	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	2008	64	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2007	96	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U23-021

Account 1916

Location 32 OAK RIDGE WEST

Card 1 Of 1 10/05/2023

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

B5779P80
Previous Owner
HARBISON, WARREN G
HARBISON, LYNNE K

WISCASSET ME 04578
Sale Date: 9/17/2021

Inspection Witnessed By:

X
No./Date
Description
Date Insp.

Notes:

Property Data

Neighborhood 108 SOUTHWEST

Tree Growth Year 0
FARM LAND YEAR 0
OPEN SPACE YEAR 0
Zone/Land Use 16 RESIDENTIAL
Secondary Zone

Topography 1 Level

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Rough
3.Above St 6.Swampy 9.
Utilities 4 Drilled Well 6 Septic System

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

1.Paved 4.Proposed 7.
2.Semi Imp 5.Private 8.
3.Gravel 6.Pub Eas 9.NoStreet
TREE GROWTH PLAN 0
CONSERV EASE 0
Sale Date
9/17/2021
Price
185,000
Sale Type 2 Land & Buildings
1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.
Financing 9 Unknown
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown
Validity 1 Arms Length Sale
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Foreclose
Verified 5 Public Record
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year
Land
Buildings
Exempt
Total

2010 32,100 90,000 10,000 112,100
2011 32,100 90,000 10,000 112,100
2012 32,100 90,000 10,000 112,100
2013 32,100 90,000 16,000 106,100
2014 32,100 90,000 16,000 106,100
2015 32,100 90,000 16,000 106,100
2016 32,100 90,000 21,000 101,100
2017 32,100 90,000 26,000 96,100
2018 32,100 90,000 26,000 96,100
2019 32,100 90,000 26,000 96,100
2020 32,100 90,000 31,000 91,100
2021 32,100 90,000 31,000 91,100
2022 32,100 90,000 0 122,100
2023 40,100 112,400 0 152,500

Land Data

Front Foot
Type
Effective
Influence
Influence Codes

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

Square Foot
Square Feet

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

Fract. Acre
Acreage/Sites

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A
Acres
24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Total Acreage 0.70

1.Open Space
2.Neighborhood A
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner/Locatio
8.View/Environ
9.Fract Share
Acres
30.Rear 20+
31.Waterfront Rea
32.Open Space
33.RestrictEsm
34.PASTURE 1
35.HORTICULTURAL-
36.Pasture 3
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.CAMP SITE
42.Mobile Home Si
43.Condo Site
44.Site Improve
45.CAMP SITE
46.PAVING/00

WISCASSET

WISCASSET

Map Lot U23-021

Account 1916

Location 32 OAK RIDGE WEST

Card 1 Of 1 10/05/2023

Building Style	2 Ranch		SF Bsmt Living	684		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	9 100		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	8 Floor/Wall Unit	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	1 One Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	3 COMPOSITION		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	912		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%		
Year Built	1973		# Half Baths	0		Funct. % Good	100%		
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None		
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	4 Full Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmt Gar # Cars	0					Entrance Code	1 Interior Inspect		
Wet Basement	3 Wet Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	1 Owner		

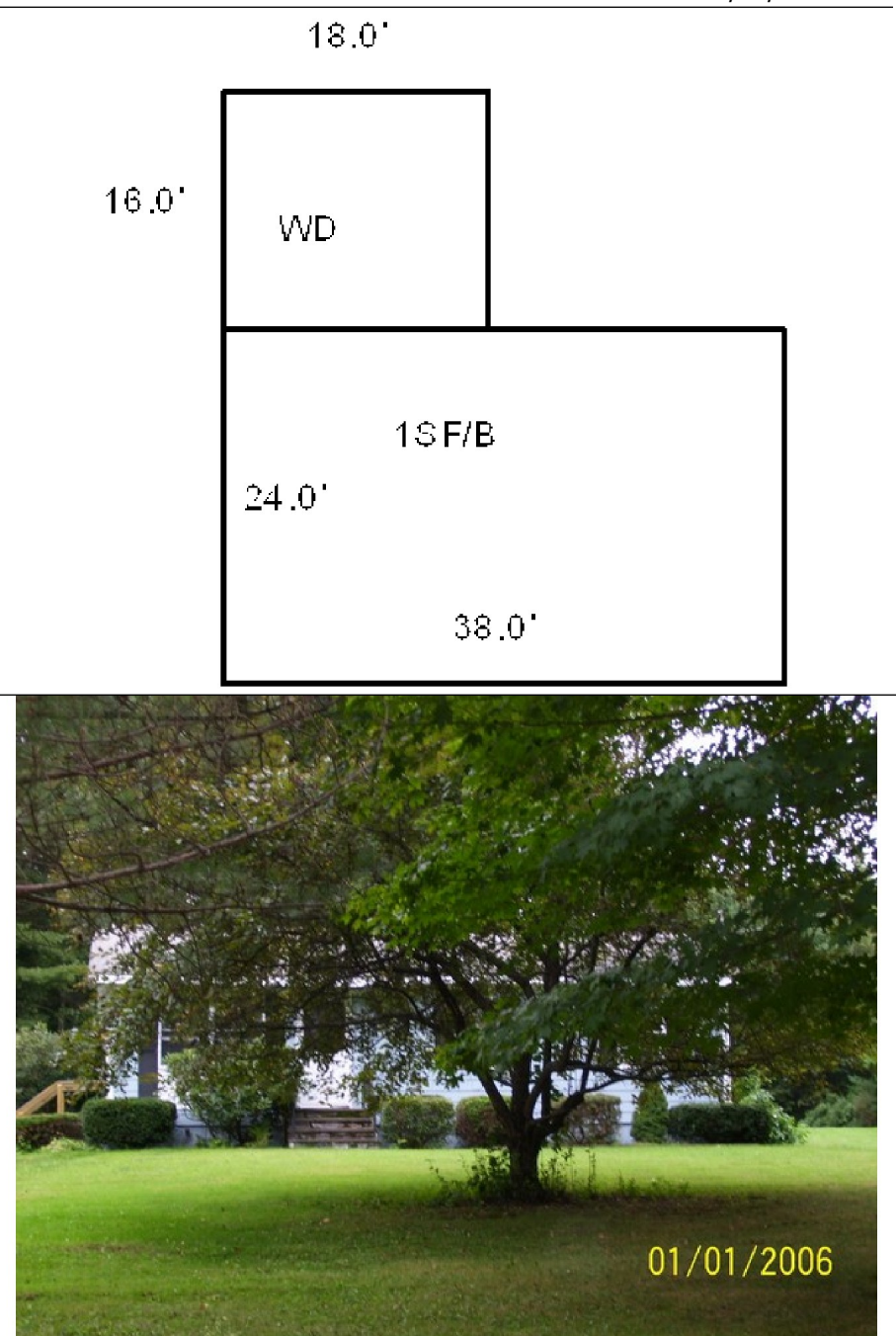
TRIO

Software

A Division of Harris Computer Systems

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	288	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U23-022

Account 1917

Location 5 OAK RIDGE WEST

Card 1 Of 1 10/05/2023

MACKEY, JOSEPH C
5 OAK RIDGE WEST
WISCASSET ME 04578

B5788P210

Previous Owner
CERESTE, PAUL J
CERESTE, SUSANNAH K
C/O JOSEPH CHRISTOPHER MACKEY
WISCASSET ME 04578
Sale Date: 10/06/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/29/11-Owner requested tax bill be sent to Peaks Island.

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2010	32,400	97,000	10,000	119,400		
Tree Growth Year 0			2011	32,400	97,000	10,000	119,400		
FARM LAND YEAR 0			2012	32,400	97,000	10,000	119,400		
OPEN SPACE YEAR 0			2013	32,400	97,000	10,000	119,400		
Zone/Land Use 16 RESIDENTIAL			2014	32,400	97,000	10,000	119,400		
Secondary Zone			2015	32,400	97,000	10,000	119,400		
			2016	32,400	97,000	15,000	114,400		
Topography 1 Level			2017	32,400	97,000	20,000	109,400		
1.Level	4.Below St	7.Steep	2018	32,400	97,000	20,000	109,400		
2.Rolling	5.Low	8.Rough	2019	32,400	97,000	20,000	109,400		
3.Above St	6.Swampy	9.	2020	32,400	97,000	25,000	104,400		
Utilities 1 All Public			2021	32,400	97,000	25,000	104,400		
1.Public	4.Dr Well	7.Cesspool	2022	32,400	97,000	0	129,400		
2.Water	5.DUG/LAKE	8.	2023	40,500	121,300	0	161,800		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet						1.Open Space	
TREE GROWTH PLAN 0				11.Regular Lot				2.Neighborhood A	
CONSERV EASE 0				12.Delta Triangle				3.Topography	
Sale Data			13.Nabla Triangle				4.Size/Shape		
			14.Rear Land				5.Access		
Sale Date 10/06/2021			15.Front Foot				6.Restriction		
Price 201,000			Square Foot					7.Corner/Locatio	
Sale Type 2 Land & Buildings					Square Feet			8.View/Environ	
1.Land	4.Mobile	7.						9.Fract Share	
2.L & B	5.Other	8.						Acres	
3.Building	6.	9.						30.Rear 20+	
Financing	9 Unknown							31.Waterfront Rea	
1.Convent	4.Seller	7.						32.Open Space	
2.FHA/VA	5.Private	8.						33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown						34.PASTURE 1	
Validity	1 Arms Length Sale							35.HORTICULTURAL-	
1.Valid	4.Split	7.Renovate						36.Pasture 3	
2.Related	5.Partial	8.Other						37.Softwood	
3.Distress	6.Exempt	9.Foreclose						38.Mixed Wood	
Verified	5 Public Record						39.Hardwood		
1.Buyer	4.Agent	7.Family					40.Wasteland		
2.Seller	5.Pub Rec	8.Other					41.CAMP SITE		
3.Lender	6.MLS	9.					42.Mobile Home Si		
							43.Condo Site		
							44.Site Improveve		
							45.CAMP SITE		

WISCASSET

Map Lot U23-022


Account 1917

Location 5 OAK RIDGE WEST

Card 1

Of 1

10/05/2023

Building Style 3 Raised Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2206

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	42	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

12.0'
12.0'

EFP

25.0'

1SF/B

48.0'

1X24OH

1X18OH




WISCASSET

Map Lot U23-023

Account 1918

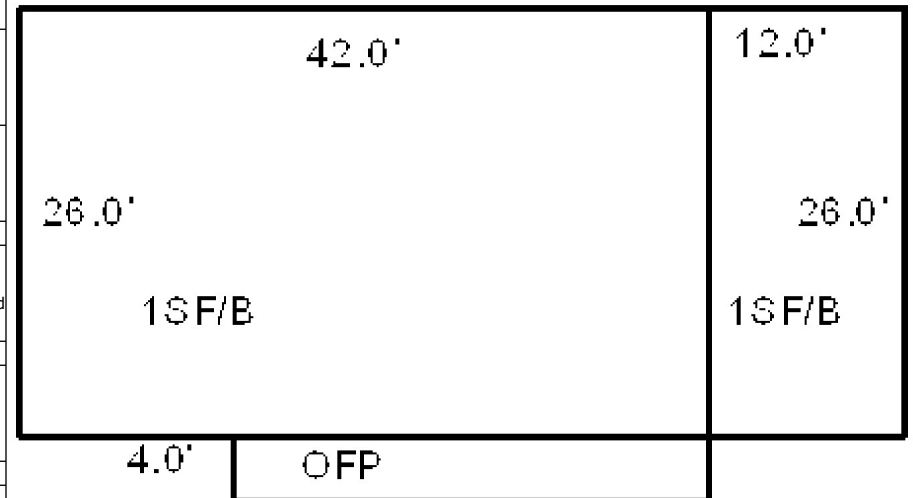
Location 36 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical				
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.				
2.Ranch	6.Split	10.Double	HEARTH 1			2.Inadeq 5. 8.				
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 5 Forced Warm Air			3. 6. 9.				
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 9 None				
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.				
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.				
Stories 1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin 6. 9.None				
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full				
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.				
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5.Unknown 8.				
Exterior Walls 8 ALUM/VINYL			3.H Pump	6.	9.None	3.Capped 6. 9.None				
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%				
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 3 Average 105%				
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade 4.B Grade 7.AA+ Grad				
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade 5.A Grade 8.AA++Grad				
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1092				
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 4 Average				
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G				
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc				
OPEN-3-CUSTOM 0			# Bedrooms 2			3.Avg- 6.Good 9.Same				
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%				
Year Built 1980			# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete			# Fireplaces 1			1.Incomp 4.SMALL 7.LAYOUT				
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						2.O-Built 5.CDU 8.OTHER	
2.C Block	5.Slab	8.							3.Defmoint 6.STYLE 9.None	
3.Br/Stone	6.Piers	9.							Econ. % Good 100%	
Basement 4 Full Basement									Economic Code None	
1.1/4 Bmt	4.Full Bmt	7.							0.None 3.Services 9.None	
2.1/2 Bmt	5.None	8.							1.Location 4.Traffic 8.	
3.3/4 Bmt	6.	9.None							2.Encroach 8.Other 9.	
Bsmt Gar # Cars 0									Entrance Code 5 Estimated	
Wet Basement 1 Dry Basement									1.Interior 4.Vacant 7.	
1.Dry	4.	7.							2.Refusal 5.Estimate 8.	
2.Damp	5.	8.	3.Informed 6.							
3.Wet	6.	9.	Information Code 5 Estimate							

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
21 Open Frame	0	116	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	312	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 U23-024

Account 1919

Location 43 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

PATEL, NIMESH A J/T
PATEL, SONAL P
CAMBRIDGE MA 02142

B3346P9

Previous Owner
LACH, WALTER A.
LACH, LARAIN D.
C/O NIMESH A. & SONAL P. PATEL
CAMBRIDGE MA 02141
Sale Date: 8/16/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: WALTER & LARRAINE LACH BK846 PG161.

WISCASSET

Property Data			Assessment Record				
Neighborhood 108 SOUTHWEST 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 4 Drilled Well 3 Public Sewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 8/16/2004 Price 178,000 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.			Year	Land	Buildings	Exempt	Total
			2010	32,000	115,100	0	147,100
			2011	32,000	115,100	0	147,100
			2012	32,000	115,100	0	147,100
2013	32,000	115,100	0	147,100			
2014	32,000	115,100	0	147,100			
2015	32,000	115,100	0	147,100			
2016	32,000	115,100	0	147,100			
2017	32,000	115,100	0	147,100			
2018	32,000	115,100	0	147,100			
2019	32,000	115,100	0	147,100			
2020	32,000	115,100	0	147,100			
2021	32,000	115,100	0	147,100			
2022	32,000	115,100	0	147,100			
2023	40,000	143,900	0	183,900			
Land Data							
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE	
		Frontage	Depth	Factor	Code		
				%			
				%			
				%			
				%			
				%			
				%			
				%			
				%			
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet						
			%				
			%				
			%				
			%				
			%				
			%				
			%				
			%				
			%				
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites						
	20	1.00	100 %	0			
	21	0.66	100 %	0			
			%				
			%				
			%				
			%				
			%				
			%				
			%				
Total Acreage		0.66					


WISCASSET

Map Lot U23-024

Account 1919

Location 43 OAK RIDGE DRIVE

Card 1 Of 1 10/05/2023

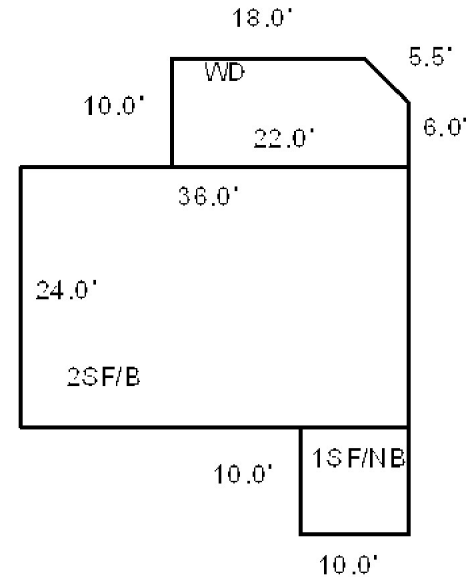
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	205	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X24



Map Lot U23-025			Account 1920			Location 34 ACORN ROAD			Card 1 Of 1			10/05/2023			
BRADFORD, CAROL L (TRUSTEE) MILLEY, GLENN P. (TRUSTEE) WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	34,100	218,000	10,000	242,100		
						FARM LAND YEAR 0			2011	34,100	218,000	10,000	242,100		
						OPEN SPACE YEAR 0			2012	34,100	218,000	10,000	242,100		
B3275P36 B5264P172						Zone/Land Use 16 RESIDENTIAL			2013	34,100	218,000	10,000	242,100		
Previous Owner BRADFORD, CAROL L.						Secondary Zone			2014	34,100	218,000	10,000	242,100		
									2015	34,100	218,000	10,000	242,100		
34 ACORN ROAD WISCASSET ME 04578 Sale Date: 4/26/2004						Topography 1 Level			2016	34,100	218,000	15,000	237,100		
Previous Owner LANE, SCOTT A						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	34,100	218,000	20,000	232,100		
									2018	34,100	218,000	20,000	232,100		
34 ACORN ROAD WISCASSET ME 04578						Utilities 8 3 Public Sewer			2019	34,100	234,500	20,000	248,600		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	34,100	234,500	25,000	243,600		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	34,100	234,500	25,000	243,600		
									2022	34,100	234,500	24,000	244,600		
									2023	42,700	293,100	25,000	310,800		
Inspection Witnessed By:									Land Data						
									Front Foot		Type	Effective		Influence	
X						11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres		
						12.Delta Triangle									
Date						13.Nabla Triangle								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	
						14.Rear Land									
No./Date Description Date Insp.						15.Front Foot									
						Square Foot		Square Feet							
						16.Regular Lot									
						17.Secondary Site									
						18.Secondary Site									
						19.Condominium									
						20.Base Homesite									
Notes:						Fract. Acre			Acreage/Sites						
						21.HS Size Adj		20		1.00	100	%	0		
5/8/19 nah add garage addition. 2001-J/T SEVERED PREVIOUS BK2321 PG0322 2004-FIXED DIMENSIONS PER DEED BK3028 PG226 & 228. PREVIOUS OWNER: SCOTT LANE BK2643 PG28 2005-FORMER OWNER: CAROL L. BRADFORD BK3028 PG228 FOR \$199,000.						22.Base Waterfron		21		1.00	100	%	0		
						23.Deep WF Size A Acres		28		0.57	100	%	0		
						24.Base Waterfron									
						25.Shallow WF Siz									
						26.Base Water Inf									
						27.Influence W Si									
						28.Rear Land 1-10		Total Acreage 1.57							
						29.Rear Land 11-2									

WISCASSET

Map Lot U23-025


Account 1920

Location 34 ACORN ROAD

Card 1

Of 1

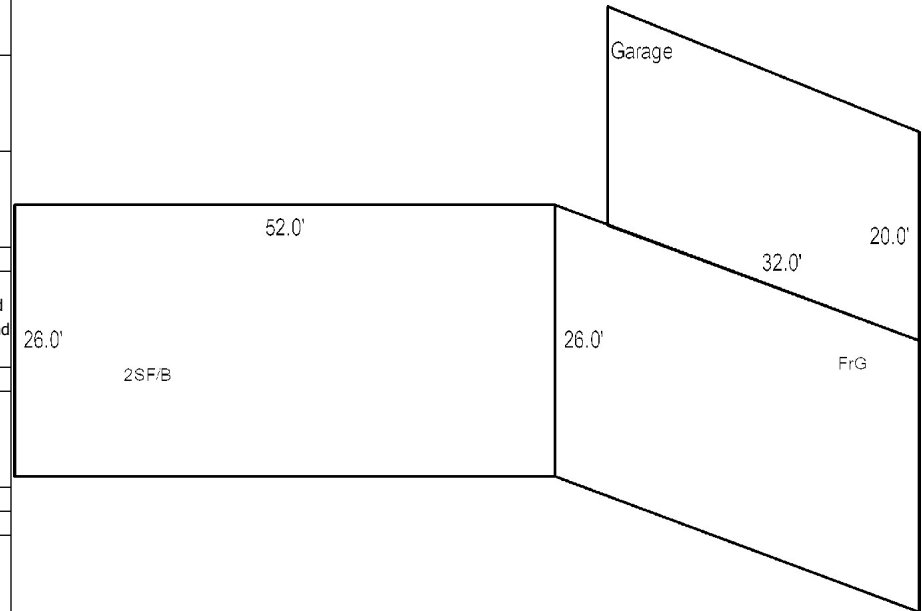
10/05/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 2	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1352
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	65	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	768	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	2018	640	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U23-025-A		Account		1921		Location		10 ACORN ROAD		Card		1		Of		1		10/05/2023																																	
VINCENT, JEANNETTE L J/T VINCENT, KEVIN N WISCASSET ME 04578						Property Data			Assessment Record																																												
						Neighborhood 108 SOUTHWEST			Year		Land		Buildings		Exempt		Total																																				
									2010		33,500		124,400		10,000		147,900																																				
						Tree Growth Year 0			2011		33,500		124,400		10,000		147,900																																				
						FARM LAND YEAR 0			2012		33,500		124,400		10,000		147,900																																				
B3557P263						OPEN SPACE YEAR 0			2013		33,500		124,400		10,000		147,900																																				
Previous Owner CARPENTIER, GEORGE M. CARPENTIER, THERESE P.						Zone/Land Use 16 RESIDENTIAL			2014		33,500		124,400		10,000		147,900																																				
						Secondary Zone			2015		33,500		124,400		10,000		147,900																																				
WISCASSET ME 04578 Sale Date: 9/21/2005						Topography 2 Rolling 3 Above Street			2016		33,500		126,100		15,000		144,600																																				
						1.Level 4.Below St 7.Steep			2017		33,500		126,100		20,000		139,600																																				
						2.Rolling 5.Low 8.Rough			2018		33,500		126,100		20,000		139,600																																				
						3.Above St 6.Swampy 9.			2019		33,500		126,100		20,000		139,600																																				
						Utilities 4 Drilled Well 3 Public Sewer			2020		33,500		126,100		25,000		134,600																																				
						1.Public 4.Dr Well 7.Cesspool			2021		33,500		126,100		25,000		134,600																																				
						2.Water 5.DUG/LAKE 8.			2022		33,500		126,100		24,000		135,600																																				
						3.Sewer 6.Septic 9.None			2023		41,900		157,700		25,000		174,600																																				
						Street 1 Paved			Land Data																																												
						1.Paved 4.Proposed 7.			Front Foot		Type		Effective		Influence		Influence Codes																																				
						2.Semi Imp 5.Private 8.							Frontage		Depth				Factor		Code																																
						3.Gravel 6.Pub Eas 9.NoStreet																																															
						TREE GROWTH PLAN 0																																															
						CONSERV EASE 0																																															
Inspection Witnessed By:						Sale Data			Square Foot		Square Feet																																										
Sale Date 9/21/2005																																																					
Price 185,000																																																					
Sale Type 2 Land & Buildings																																																					
1.Land 4.Mobile 7.						11.Regular Lot										1.Open Space																																					
2.L & B 5.Other 8.																		12.Delta Triangle								2.Neighborhood A																											
3.Building 6. 9.																												13.Nabla Triangle								3.Topography																	
Financing 9 Unknown																																						14.Rear Land								4.Size/Shape							
1.Convent 4.Seller 7.																																																15.Front Foot					
2.FHA/VA 5.Private 8.						16.Regular Lot								6.Restriction																																							
3.Assumed 6.Cash 9.Unknown																17.Secondary Site								7.Corner/Location																													
Validity 1 Arms Length Sale																										18.Secondary Site								8.View/Environ																			
1.Valid 4.Split 7.Renovate																																				19.Condominium								9.Fract Share									
2.Related 5.Partial 8.Other																																														20.Base Homesite							
3.Distress 6.Exempt 9.Foreclose						Fract. Acre		Acreage/Sites						31.Waterfront Rea																																							
Verified 5 Public Record																21.HS Size Adj		20		1.00		100		% 0																													
1.Buyer 4.Agent 7.Family																										22.Base Waterfron		21		1.00		100		% 0																			
2.Seller 5.Pub Rec 8.Other																																				23.Deep WF Size A Acres		28		0.25		100		% 0									
3.Lender 6.MLS 9.																																														24.Base Waterfron							
						25.Shallow WF Siz																																															
																26.Base Water Inf																																					
																										27.Influence W Si																											
																																				28.Rear Land 1-10																	
																																														29.Rear Land 11-2							
						Total Acreage 1.25																																															

WISCASSET

Map Lot U23-025-A


Account 1921

Location 10 ACORN ROAD

Card 1

Of 1

10/05/2023

Building Style 6 Split Level	SF Bsmt Living 550	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 5 T-111	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 550
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1983	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/17/2007

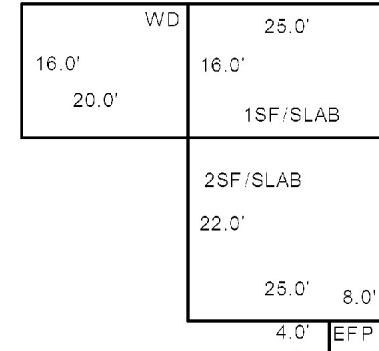
Additions, Outbuildings & Improvements

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

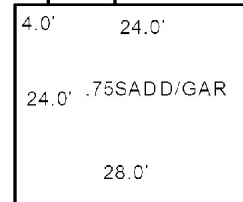
Shed

16.0'

10.0'



SHED 8X8=64



Map Lot		U23-026	Account	1922	Location	42 OAK RIDGE DRIVE		Card	1	Of	1	10/05/2023			
HALLE, TIMOTHY L D WISCASSET ME 04578 B4552P100					Property Data		Assessment Record								
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total				
					Tree Growth Year 0		2010	32,200	125,900	0	158,100				
					FARM LAND YEAR 0		2011	32,200	125,900	0	158,100				
					OPEN SPACE YEAR 0		2012	32,200	125,900	0	158,100				
Previous Owner FELTIS, MICHAEL D. T/C FELTIS, JULIE M. C/O TIMOTHY L. D. HALLE OLD ORCHARD BEACH ME 04064 Sale Date: 7/27/2012					Zone/Land Use 16 RESIDENTIAL		2013	32,200	125,900	0	158,100				
					Secondary Zone		2014	32,200	125,900	0	158,100				
							2015	32,200	125,900	0	158,100				
					Topography		2 Rolling	2016	32,200	125,900	0	158,100			
Previous Owner MERCER, JR., EDWARD LEE MERCER, ANGELA GAYLE WISCASSET ME 04578 Sale Date: 4/01/2004					1.Level	4.Below St	7.Steep	2017	32,200	125,900	0	158,100			
					2.Rolling	5.Low	8.Rough	2018	32,200	125,900	0	158,100			
					3.Above St	6.Swampy	9.	2019	32,200	125,900	20,000	138,100			
					Utilities		3 Public Sewer	2020	32,200	125,900	25,000	133,100			
					1.Public	4.Dr Well	7.Cesspool	2021	32,200	125,900	25,000	133,100			
					2.Water	5.DUG/LAKE	8.	2022	32,200	125,900	24,000	134,100			
					3.Sewer	6.Septic	9.None	2023	40,200	157,400	25,000	172,600			
					Street		1 Paved	Land Data							
					1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes
					2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot			%	1.Open Space								
TREE GROWTH PLAN		0	12.Delta Triangle			%	2.Neighborhood A								
CONSERV EASE		0	13.Nabla Triangle			%	3.Topography								
Sale Data			14.Rear Land			%	4.Size/Shape								
Sale Date		7/27/2012	15.Front Foot			%	5.Access								
Price		160,250	Square Foot			Square Feet			6.Restriction						
Sale Type		2 Land & Buildings					7.Corner/Locatio								
1.Land	4.Mobile	7.					8.View/Environ								
2.L & B	5.Other	8.					9.Fract Share								
3.Building	6.	9.					Acres								
Financing		9 Unknown	16.Regular Lot			%	30.Rear 20+								
1.Convent	4.Seller	7.	17.Secondary Site			%	31.Waterfront Rea								
2.FHA/VA	5.Private	8.	18.Secondary Site			%	32.Open Space								
3.Assumed	6.Cash	9.Unknown	19.Condominium			%	33.RestrictEsm								
Validity		1 Arms Length Sale	20.Base Homesite			%	34.PASTURE 1								
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreeage/Sites			35.HORTICULTURAL-							
2.Related	5.Partial	8.Other			20	1.00	100	%	36.Pasture 3						
3.Distress	6.Exempt	9.Foreclose	22.Base Waterfron	21	0.73	100	%	37.Softwood							
Verified		5 Public Record	23.Deep WF Size A			%		38.Mixed Wood							
1.Buyer	4.Agent	7.Family	Acres			%		39.Hardwood							
2.Seller	5.Pub Rec	8.Other	24.Base Waterfron			%		40.Wasteland							
3.Lender	6.MLS	9.	25.Shallow WF Siz			%		41.CAMP SITE							
WISCASSET ME 04578 Sale Date: 7/27/2012			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	Total Acreage		0.73		45.CAMP SITE							
								46.PAVING/00							

WISCASSET

Map Lot U23-026


Account 1922

Location 42 OAK RIDGE DRIVE

Card 1

Of 1

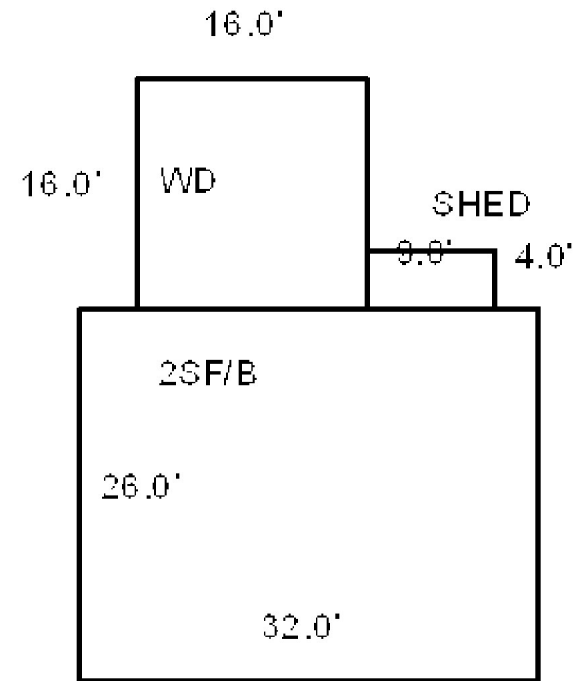
10/05/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 832
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	192	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	0	36	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U23-027

Account 1923

Location 16 ACORN ROAD

Card 1 Of 1 10/05/2023

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

B4505P1 B5121P152

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

WISCASSET ME 04578
Sale Date: 4/07/2017

Previous Owner
STUBBS, LAURA A.

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

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

WISCASSET ME 04578
Sale Date: 1/21/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
'15 nah add shed.
2006-DEED CREATING JOINT TENANCY. PREVIOUS BK974 PG202.
2007-RICHARD STUBBS PASSED AWAY 1/21/2007
2012-Former owner: Laura Stubbs BK3644 PG69 (2006).

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	32,000	137,000	10,000	159,000		
FARM LAND YEAR 0			2011	32,000	137,000	10,000	159,000		
OPEN SPACE YEAR 0			2012	32,000	137,000	10,000	159,000		
Zone/Land Use 16 RESIDENTIAL			2013	32,000	137,000	10,000	159,000		
Secondary Zone			2014	32,000	137,000	10,000	159,000		
			2015	32,000	138,200	10,000	160,200		
Topography 1 Level			2016	32,000	138,200	15,000	155,200		
1.Level 4.Below St 7.Steep			2017	32,000	138,200	20,000	150,200		
2.Rolling 5.Low 8.Rough			2018	32,000	138,200	0	170,200		
3.Above St 6.Swampy 9.			2019	32,000	138,200	0	170,200		
Utilities 3 Public Sewer 8			2020	32,000	138,200	0	170,200		
1.Public 4.Dr Well 7.Cesspool			2021	32,000	138,200	0	170,200		
2.Water 5.DUG/LAKE 8.			2022	32,000	138,200	0	170,200		
3.Sewer 6.Septic 9.None			2023	40,000	172,800	0	212,800		
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						%		1.Open Space	
TREE GROWTH PLAN 0						%		2.Neighborhood A	
CONSERV EASE 0						%		3.Topography	
Sale Data						%		4.Size/Shape	
Sale Date 4/07/2017						%		5.Access	
Price 197,400						%		6.Restriction	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				7.Corner/Locatio	
1.Land 4.Mobile 7.						%		8.View/Environ	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.						%		Acres	
Financing 9 Unknown						%		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 1 Arms Length Sale			Fract. Acre	Acreage/Sites				34.PASTURE 1	
1.Valid 4.Split 7.Renovate				20	1.00	100	%	0	35.HORTICULTURAL-
2.Related 5.Partial 8.Other				21	0.67	100	%	0	36.Pasture 3
3.Distress 6.Exempt 9.Foreclose						%			37.Softwood
Verified 5 Public Record						%			38.Mixed Wood
1.Buyer 4.Agent 7.Family						%			39.Hardwood
2.Seller 5.Pub Rec 8.Other						%			40.Wasteland
3.Lender 6.MLS 9.						%			41.CAMP SITE
			Total Acreage		0.67		42.Mobile Home Si		
							43.Condo Site		
							44.Site Improve		
							45.CAMP SITE		
							46.PAVING/00		


WISCASSET

Map Lot U23-027

Account 1923

Location 16 ACORN ROAD

Card 1 Of 1 10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1144
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

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

Shed
16.0'
16.0'

16.0'
12.0'
WD

1.5 SF/B

26.0'

44.0'



Map Lot U23-028

Account 1924

Location 268 OLD BATH ROAD

Card 1 Of 1 10/05/2023

PONTAU, SCOTT A
PONTAU, RICHELLE L
WISCASSET ME 04578

B1045P67

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/6/23 NAH, ADD NEW SHED

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	32,800	100,700	10,000	123,500
2011	32,800	100,700	10,000	123,500
2012	32,800	100,700	10,000	123,500
2013	32,800	100,700	10,000	123,500
2014	32,800	100,700	10,000	123,500
2015	32,800	100,700	10,000	123,500
2016	32,800	100,700	15,000	118,500
2017	32,800	100,700	20,000	113,500
2018	32,800	100,700	20,000	113,500
2019	32,800	100,700	20,000	113,500
2020	32,800	100,700	25,000	108,500
2021	32,800	100,700	25,000	108,500
2022	32,800	100,700	24,000	109,500
2023	41,000	126,600	25,000	142,600

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		0.92		

WISCASSET

Map Lot U23-028

Account 1924

Location 268 OLD BATH ROAD

Card 1

Of 1

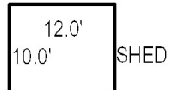
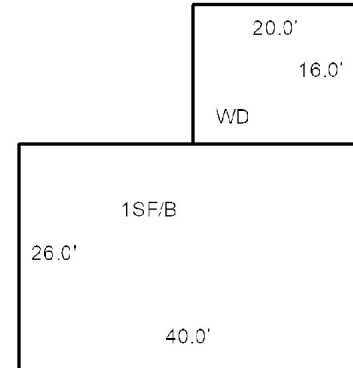
10/05/2023

Building Style 2 Ranch	SF Bsmt Living 416	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1981	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

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



SHED 8X10



Map Lot U23-029

Account 1925

Location 258 OLD BATH ROAD

Card 1 Of 1 10/05/2023

CROXFORD, LANCE WAYNE J/T
ROGERS SR., TROY RANDALL
WISCASSET ME 04578

B1665P334 B4563P267

Previous Owner
CROXFORD, LANCE WAYNE

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
2013-Added joint tenant.

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	37,100	0	0	37,100
2011	37,100	0	0	37,100
2012	37,100	0	0	37,100
2013	37,100	0	0	37,100
2014	37,100	0	0	37,100
2015	37,100	0	0	37,100
2016	37,100	0	0	37,100
2017	37,100	0	0	37,100
2018	37,100	0	0	37,100
2019	37,100	0	0	37,100
2020	37,100	0	0	37,100
2021	37,100	0	0	37,100
2022	37,100	0	0	37,100
2023	46,300	0	0	46,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.03				

WISCASSET

Map Lot U23-029

Account 1925

Location 258 OLD BATH ROAD

Card 1 Of 1 10/05/2023

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