

| | | | | | | | | | | | | |
|--|--|---------|---------|------|--|---------------------|--|---------|-----------|--------|---------|------------|
| Map Lot | | U10-001 | Account | 1600 | Location | 20 BIRCH POINT ROAD | | Card | 1 | Of | 1 | 11/16/2021 |
| <div>BIRCHPOINT ENT.,LLC. 77 HARBOR RIDGE ROAD WEST BATH ME 04530</div> <div>B3832P167 B5498P252 B5554P163</div> <div>Previous Owner WORG, LLC P.O. BOX 1292</div> <div>PORTLAND ME 04104 Sale Date: 7/21/2020</div> <div>Previous Owner BIRCH POINT STORAGE, LLC. 84 MIDDLE STREET</div> <div>PORTLAND ME 04101 Sale Date: 2/25/2020</div> <div>Previous Owner MECAP, LLC. P.O. BOX 760704</div> <div>MELROSE MA 02176 Sale Date: 11/23/2016</div> | | | | | Property Data | | Assessment Record | | | | | |
| | | | | | Neighborhood 200 U.S. RTE 1 | | Year | Land | Buildings | Exempt | Total | |
| | | | | | Tree Growth Year 0 | | 2008 | 315,000 | 411,300 | 0 | 726,300 | |
| | | | | | FARM LAND YEAR 0 | | 2009 | 315,000 | 408,690 | 0 | 723,690 | |
| | | | | | OPEN SPACE YEAR 0 | | 2010 | 315,000 | 408,700 | 0 | 723,700 | |
| <div>Previous Owner WORG, LLC P.O. BOX 1292</div> <div>PORTLAND ME 04104 Sale Date: 7/21/2020</div> <div>Previous Owner BIRCH POINT STORAGE, LLC. 84 MIDDLE STREET</div> <div>PORTLAND ME 04101 Sale Date: 2/25/2020</div> <div>Previous Owner MECAP, LLC. P.O. BOX 760704</div> <div>MELROSE MA 02176 Sale Date: 11/23/2016</div> | | | | | Zone/Land Use 21 RURAL | | 2011 | 315,000 | 408,700 | 0 | 723,700 | |
| | | | | | Secondary Zone | | 2012 | 315,000 | 408,700 | 0 | 723,700 | |
| | | | | | Topography 2 Rolling | | 2013 | 172,000 | 408,700 | 0 | 580,700 | |
| | | | | | 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. | | 2014 | 172,000 | 408,700 | 0 | 580,700 | |
| | | | | | Utilities 1 All Public | | 2015 | 172,000 | 408,700 | 0 | 580,700 | |
| <div>Previous Owner MECAP, LLC. P.O. BOX 760704</div> <div>MELROSE MA 02176 Sale Date: 11/23/2016</div> | | | | | 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None | | 2016 | 172,000 | 408,700 | 0 | 580,700 | |
| | | | | | Street 1 Paved | | 2017 | 163,400 | 360,200 | 0 | 523,600 | |
| | | | | | 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet | | 2018 | 163,400 | 360,200 | 0 | 523,600 | |
| | | | | | TREE GROWTH PLAN 0 | | 2019 | 163,400 | 360,200 | 0 | 523,600 | |
| | | | | | CONSERV EASE 0 | | 2020 | 163,400 | 360,200 | 0 | 523,600 | |
| <div>Inspection Witnessed By:</div> <div>X</div> <div>No./DateDescriptionDate Insp.</div> <div></div> <div></div> <div></div> | | | | | Sale Data | | Land Data | | | | | |
| | | | | | Sale Date 7/21/2020 | | | | | | | |
| | | | | | Price 450,000 | | | | | | | |
| | | | | | Sale Type 2 Land & Buildings | | | | | | | |
| | | | | | 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. | | | | | | | |
| <div>Notes:</div> <div>'17 4.30 ACRES & HSE TO NEW LOT 1B 2007-FORMER OWNER: RICHARD T. GROVER, III BK2078 PG89. 7/2/07-ADDRESS FOR STORAGE UNITS/OFFICE IS 20 BIRCH POINT ROAD. Office & owner bay is heated whereas others are not. 2014-After much research this road was not able to discover whether discontinued or not, per Manager had map company draw solid line at property line leaving dash line as ownership line to the end of Old County Road. 10/2/14-Utility easement granted to Town of Wiscasset</div> | | | | | Financing 9 Unknown | | Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot | | | | | |
| | | | | | 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 | | | | | | | |
| <div>WISCASSET</div> | | | | | 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9. | | 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 | | | | | | | |
| <div>WISCASSET</div> | | | | | Acres/Sites | | 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 | | | | | |
| | | | | | 47 1.00 100 % 0 | | | | | | | |
| | | | | | 48 1.00 100 % 0 | | | | | | | |
| | | | | | 28 6.70 100 % 0 | | | | | | | |
| | | | | | % | | | | | | | |
| <div>WISCASSET</div> | | | | | Total Acreage | | 7.70 | | | | | |

WISCASSET

Map Lot U10-001

Account 1600

Location 20 BIRCH POINT ROAD

Card 1

Of 1

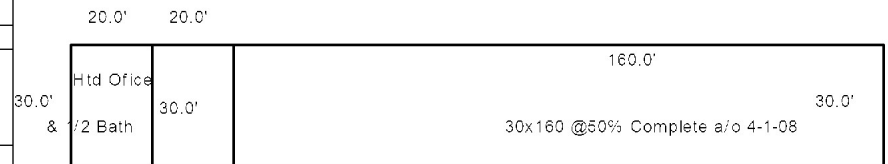
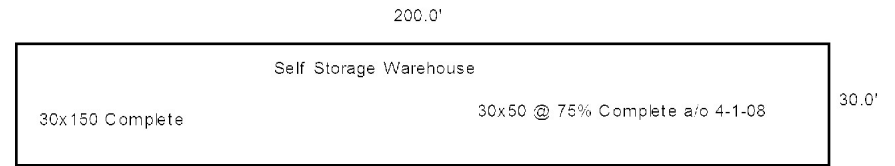
11/16/2021

| | | |
|-------------------------------|---|------------------------------------|
| 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 6/02/2010

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 272 SELF STOR | 2007 | 6000 | 2 100 | 4 | 100 % | 95 % | | 1.ONE STORY FRAM |
| 272 SELF STOR | 2007 | 4800 | 2 100 | 4 | 100 % | 50 % | | 2.TWO STORY FRAM |
| 287 OFFICE | 2007 | 1200 | 3 100 | 4 | 100 % | 50 % | | 3.THREE STORY FR |
| | | | | | % | % | | 4.1 & 1/2 STORY |
| | | | | | % | % | | 5.1 & 3/4 STORY |
| | | | | | % | % | | 6.2 & 1/2 STORY |
| | | | | | % | % | | 21.Open Frame Por |
| | | | | | % | % | | 22.Encl Frame Por |
| | | | | | % | % | | 23.Frame Garage |
| | | | | | % | % | | 24.Frame Shed |
| | | | | | % | % | | 25.Frame Bay Wind |
| | | | | | % | % | | 26.1SFr Overhang |
| | | | | | % | % | | 27.Unfin Basement |
| | | | | | % | % | | 28.Unfinished Att |
| | | | | | % | % | | 29.Finished Attic |



Htd Bay
for Owner



Map Lot U10-001-A

Account 1601

Location 10 OLD COUNTY ROAD

Card 1 Of 1 11/16/2021

GROVER, RICHARD T III
10 OLD COUNTY ROAD
WISCASSET ME 04578

B1237P142

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2008-New double wide mobile home, 2008 Redman 26.8 x 44,
3 bedrooms, serial number 12247310.

WISCASSET

Property Data

| | | |
|-----------------------------------|------------|-------------|
| Neighborhood 108 SOUTHWEST | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 21 RURAL | | |
| Secondary Zone | | |
| Topography 1 Level | | |
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Rough |
| 3.Above St | 6.Swampy | 9. |
| Utilities 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.DUG/LAKE | 8. |
| 3.Sewer | 6.Septic | 9.None |
| Street 1 Paved | | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5.Private | 8. |
| 3.Gravel | 6.Pub Eas | 9.NoStreet |
| TREE GROWTH PLAN 0 | | |
| CONSERV EASE 0 | | |
| Sale Data | | |
| Sale Date | | |
| Price | | |
| Sale Type | | |
| 1.Land | 4.Mobile | 7. |
| 2.L & B | 5.Other | 8. |
| 3.Building | 6. | 9. |
| Financing | | |
| 1.Convent | 4.Seller | 7. |
| 2.FHA/VA | 5.Private | 8. |
| 3.Assumed | 6.Cash | 9.Unknown |
| Validity | | |
| 1.Valid | 4.Split | 7.Renovate |
| 2.Related | 5.Partial | 8.Other |
| 3.Distress | 6.Exempt | 9.Foreclose |
| Verified | | |
| 1.Buyer | 4.Agent | 7.Family |
| 2.Seller | 5.Pub Rec | 8.Other |
| 3.Lender | 6.MLS | 9. |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|--------|-----------|--------|---------|
| 2008 | 33,500 | 76,500 | 0 | 110,000 |
| 2009 | 33,520 | 76,450 | 13,000 | 96,970 |
| 2010 | 33,500 | 58,300 | 10,000 | 81,800 |
| 2011 | 33,500 | 58,300 | 10,000 | 81,800 |
| 2012 | 33,500 | 58,300 | 10,000 | 81,800 |
| 2013 | 33,500 | 58,300 | 10,000 | 81,800 |
| 2014 | 33,500 | 58,300 | 10,000 | 81,800 |
| 2015 | 33,500 | 58,300 | 10,000 | 81,800 |
| 2016 | 33,500 | 58,300 | 15,000 | 76,800 |
| 2017 | 33,500 | 58,300 | 20,000 | 71,800 |
| 2018 | 33,500 | 58,300 | 20,000 | 71,800 |
| 2019 | 33,500 | 58,300 | 20,000 | 71,800 |
| 2020 | 33,500 | 58,300 | 25,000 | 66,800 |
| 2021 | 33,500 | 58,300 | 25,000 | 66,800 |

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 | | 1.26 | | |


WISCASSET

Map Lot U10-001-A

Account 1601

Location 10 OLD COUNTY ROAD

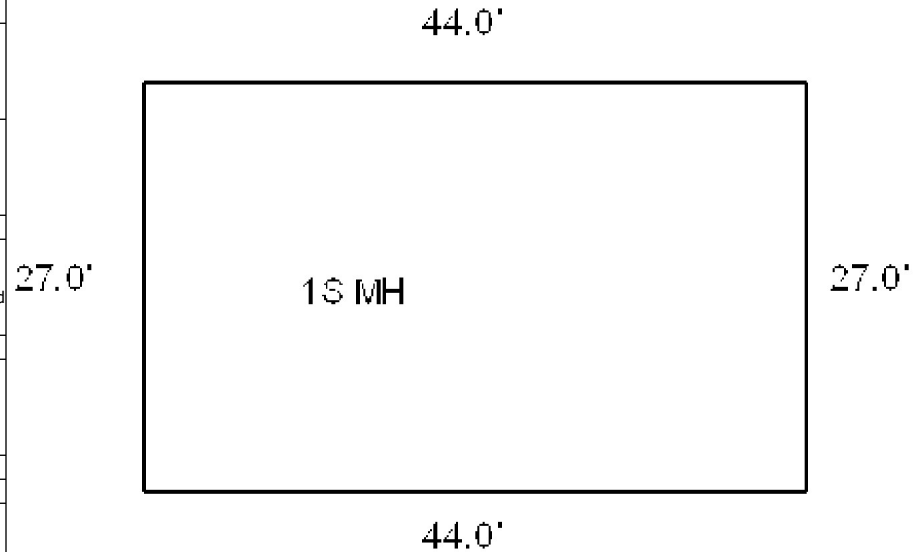
Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| Building Style 10 Double Wide | 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 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 2 Fair 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) 1188 |
| 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 2008 | # Half Baths 0 | 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 3 Information Only |
| 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 8/11/2008

Additions, Outbuildings & Improvements

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



WISCASSET

Map Lot U10-001-B



Account 2641

Location 16 OLD COUNTY ROAD

Card 1

Of 1

11/16/2021

| | | |
|--|---|-----------------------------------|
| 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 5 Floor & Stairs |
| 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 % 20% |
| 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) 1008 |
| 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 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 1 | Phys. % Good 0% |
| Year Built 1820 | # Half Baths 0 | Funct. % Good 60% |
| 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 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.Services 9.None |
| 2.1/2 Bmt 5.None 8. |  | 1.Location 4.Traffic 8. |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 8.Other 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 0 |
| Wet Basement 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 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 | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 0 | 224 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 23 Frame Garage | 1970 | 320 | 2 100 | 2 | 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 |

| | |
|-------|-------------|
| 36.0' | A(U)/2sFR/B |
| 28.0' | |
| 8.0' | OP |
| 28.0' | |

Garage

20.0'

16.0'



| | | | | | | | | | | | | |
|--|--|---------|---------|------|--|--------------------|---|-----------|-----------|-----------|---------|-----------------|
| Map Lot | | U10-002 | Account | 1602 | Location | 11 OLD COUNTY ROAD | | Card | 1 | Of | 1 | 11/16/2021 |
| GURNEY, IAN A QUIRION, ANGELA M 11 OLD COUNTY ROAD WISCASSET ME 04578 B4491P290 B5205P188 | | | | | Property Data | | Assessment Record | | | | | |
| | | | | | Neighborhood 109 SOUTHEAST | | Year | Land | Buildings | Exempt | Total | |
| | | | | | Tree Growth Year 0 | | 2008 | 36,900 | 116,600 | 0 | 153,500 | |
| | | | | | FARM LAND YEAR 0 | | 2009 | 36,920 | 116,580 | 0 | 153,500 | |
| | | | | | OPEN SPACE YEAR 0 | | 2010 | 36,900 | 116,600 | 0 | 153,500 | |
| Previous Owner LEWIS, JOSHUA T. 11 OLD COUNTY ROAD WISCASSET ME 04578 Sale Date: 11/27/2017 | | | | | Zone/Land Use 21 RURAL | | 2011 | 36,900 | 116,600 | 0 | 153,500 | |
| | | | | | Secondary Zone | | 2012 | 36,900 | 116,600 | 0 | 153,500 | |
| | | | | | | | 2013 | 36,900 | 116,600 | 0 | 153,500 | |
| Previous Owner SUYDAM, RYAN R. 11 OLD COUNTY ROAD WISCASSET ME 04578 Sale Date: 2/08/2012 | | | | | Topography 2 Rolling | | 2014 | 36,900 | 116,600 | 0 | 153,500 | |
| | | | | | 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. | | 2015 | 36,900 | 117,100 | 0 | 154,000 | |
| | | | | | | | 2016 | 36,900 | 117,100 | 0 | 154,000 | |
| Previous Owner SUYDAM, RYAN R. J/T SUYDAM, DENISE E. WISCASSET ME 04578 Sale Date: 8/27/2004 | | | | | Utilities 1 All Public | | 2017 | 36,900 | 117,100 | 20,000 | 134,000 | |
| | | | | | 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None | | 2018 | 36,900 | 117,100 | 0 | 154,000 | |
| | | | | | | | 2019 | 36,900 | 117,100 | 0 | 154,000 | |
| Inspection Witnessed By: | | | | | Street 1 Paved | | 2020 | 36,900 | 117,100 | 25,000 | 129,000 | |
| | | | | | 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet | | 2021 | 36,900 | 117,100 | 25,000 | 129,000 | |
| | | | | | | | Land Data | | | | | |
| X | | | | | 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 | |
| Date | | | | | Square Foot | | Square Feet | | | | | |
| | | | | | 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite | | | | | | | |
| No./Date | | | | | Fract. Acre | | Acreage/Sites | | | | | |
| | | | | | 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A | | 20 1.00 100 % 0 21 1.00 100 % 0 28 0.31 100 % 0 | | | | | |
| Description | | | | | 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 | | | | | | | |
| Date Insp. | | | | | Financing 9 Unknown | | Total Acreage 1.31 | | | | | |
| | | | | | 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown | | | | | | | |
| Notes: | | | | | Validity 1 Arms Length Sale | | | | | | | |
| | | | | | 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose | | | | | | | |
| WISCASSET | | | | | Verified 5 Public Record | | | | | | | |
| | | | | | 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9. | | | | | | | |


WISCASSET

Map Lot U10-002

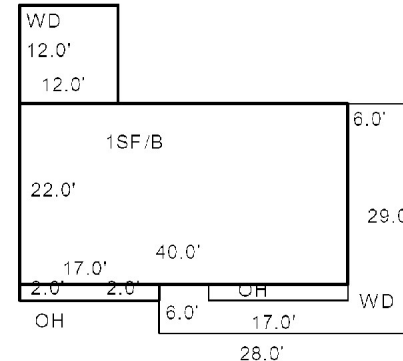
Account 1602

Location 11 OLD COUNTY ROAD

Card 1 Of 1 11/16/2021

| | | |
|--|---|--------------------------------------|
| Building Style 3 Raised Ranch | SF Bsmt Living 748 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 9 100 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Double | HEARTH 1 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Mod/Cont 11.Multi | Heat Type 100% 1 Hot Water BB | 3. 6. 9. |
| 4.Cape 8.Log 12.Cot. | 1.HWBB 5.FWA 9.No Heat | Attic 9 None |
| Dwelling Units 1 | 2.HWCI 6.GravWA 10. | 1.1/4 Fin 4.Full Fin 7. |
| Other Units 0 | 3.H Pump 7.Electric 11. | 2.1/2 Fin 5.F/Stair 8. |
| Stories 1 One Story | 4.Steam 8.F/Wall 12. | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7. | Cool Type 0% 9 None | Insulation 1 Full |
| 2.2 5.1.75 8. | 1.Refrig 4.W&C Air 7. | 1.Full 4.Minimal 7. |
| 3.3 6.2.5 9. | 2.Evapor 5. 8. | 2.Heavy 5.Unknown 8. |
| Exterior Walls 8 ALUM/VINYL | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.CLAP 5.T-111 9.OTHER | Kitchen Style 2 TYPICAL | Unfinished % 0% |
| 2.WD SH 6.BR/STONE 10. | 1.GOOD 4.Obsolete 7. | Grade & Factor 3 Average 105% |
| 3.COMP 7.NOV 11. | 2.TYPICAL 5. 8. | 1.E Grade 4.B Grade 7.AA+ Grad |
| 4.ASB/ASP 8.AL/VIN 12. | 3.OLD TYPE 6. 9.None | 2.D Grade 5.A Grade 8.AA++Grad |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 TYPICAL | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7. | 1.GOOD 4.Obsolete 7. | SQFT (Footprint) 880 |
| 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 2 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 1 | Phys. % Good 0% |
| Year Built 1973 | # Half Baths 1 | 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.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. |

Canopy
12.0'
16.0'



GARAGE 24X24

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|------------------|------|-------|-------|------|-------|--------|-------------|
| 68 Wood Deck | 0 | 307 | 2 100 | 4 | 0 % | 100 % | |
| 68 Wood Deck | 0 | 144 | 2 100 | 4 | 0 % | 100 % | |
| 26 1SFr Overhang | 0 | 34 | 0 0 | 0 | 0 % | 0 % | |
| 23 Frame Garage | 0 | 576 | 3 100 | 4 | 0 % | 100 % | |
| 26 1SFr Overhang | 0 | 34 | 0 0 | 0 | 0 % | 0 % | |
| 61 Canopy | 2015 | | | | % | % | 500 |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

- 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 U10-003

Account 1603

Location 3 OLD COUNTY ROAD

Card 1 Of 1 11/16/2021

MERRY, TIMOTHY A (J/T)
MERRY, LORIE A
3 OLD COUNTY ROAD
WISCASSET ME 04578

B2613P3

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

CREATED JOINT TENANCY IN 2001 NEW HOUSE ALSO IN
2001 PREVIOUS BK2274 PG0004

WISCASSET

Property Data

| | | | |
|------------------|--------------------|-------------|--|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | 1 Level | | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | 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 | 8/01/1997 | | |
| Price | 13,250 | | |
| 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 | 8 Other Non Valid | | |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 36,900 | 133,600 | 13,000 | 157,500 |
| 2009 | 36,860 | 133,610 | 13,000 | 157,470 |
| 2010 | 36,900 | 133,600 | 10,000 | 160,500 |
| 2011 | 36,900 | 133,600 | 10,000 | 160,500 |
| 2012 | 36,900 | 133,600 | 10,000 | 160,500 |
| 2013 | 36,900 | 133,600 | 10,000 | 160,500 |
| 2014 | 36,900 | 133,600 | 10,000 | 160,500 |
| 2015 | 36,900 | 133,600 | 10,000 | 160,500 |
| 2016 | 36,900 | 133,600 | 15,000 | 155,500 |
| 2017 | 36,900 | 133,600 | 20,000 | 150,500 |
| 2018 | 36,900 | 133,600 | 20,000 | 150,500 |
| 2019 | 36,900 | 133,600 | 20,000 | 150,500 |
| 2020 | 36,900 | 133,600 | 25,000 | 145,500 |
| 2021 | 36,900 | 133,600 | 25,000 | 145,500 |

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 | | 1.28 | | | | |

WISCASSET


Map Lot U10-003

Account 1603

Location 3 OLD COUNTY ROAD

Card 1 Of 1 11/16/2021

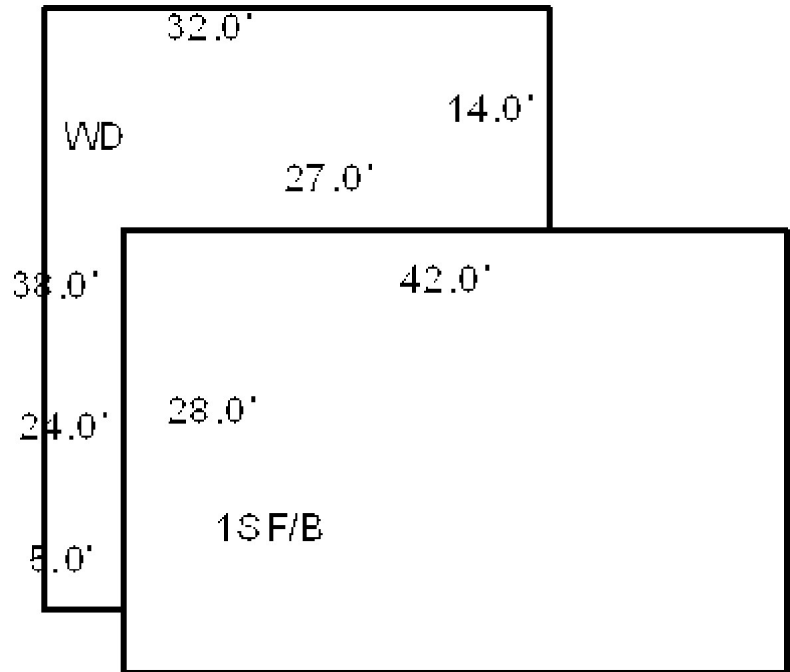
| | | | | | | | | | |
|-----------------|---------------------------|-----------|-----------------|------------------|-----------------------|------------------|-----------------------|------------|--|
| Building Style | 2 Ranch | | SF Bsmt Living | 588 | | Layout | 1 Typical | | |
| 1.Conv. | 5.Colonial | 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% | 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) | 1176 | | |
| 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 | 2000 | | # 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 | | |



TRIO
Software
A Division of Harris Computer Systems

Date Inspected 11/28/2006

| Additions, Outbuildings & Improvements | | | | | | | | 1.ONE STORY FRAM |
|--|------|-------|-------|------|-------|--------|-------------|-------------------|
| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | 2.TWO STORY FRAM |
| 68 Wood Deck | 2003 | 568 | 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 U10-004

Account 1604

Location 80 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

MAGUIRE, DELORES S (HEIRS)
80 BIRCH POINT ROAD
WISCASSET ME 04578

B830P139

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2012-Mrs. Maguire passed away 11/3/2011.

WISCASSET

Property Data

| | | | |
|------------------|----------------|-------------|--|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | 3 Above Street | 7 Steep | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | 1 Paved | | |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | 0 | | |
| CONSERV EASE | 0 | | |
| Sale Data | | | |
| Sale Date | | | |
| Price | | | |
| Sale Type | | | |
| 1.Land | 4.Mobile | 7. | |
| 2.L & B | 5.Other | 8. | |
| 3.Building | 6. | 9. | |
| Financing | | | |
| 1.Convent | 4.Seller | 7. | |
| 2.FHA/VA | 5.Private | 8. | |
| 3.Assumed | 6.Cash | 9.Unknown | |
| Validity | | | |
| 1.Valid | 4.Split | 7.Renovate | |
| 2.Related | 5.Partial | 8.Other | |
| 3.Distress | 6.Exempt | 9.Foreclose | |
| Verified | | | |
| 1.Buyer | 4.Agent | 7.Family | |
| 2.Seller | 5.Pub Rec | 8.Other | |
| 3.Lender | 6.MLS | 9. | |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|--------|-----------|--------|---------|
| 2008 | 48,300 | 211,100 | 13,000 | 246,400 |
| 2009 | 48,300 | 211,130 | 13,000 | 246,430 |
| 2010 | 48,300 | 211,100 | 10,000 | 249,400 |
| 2011 | 48,300 | 211,100 | 10,000 | 249,400 |
| 2012 | 48,300 | 211,100 | 0 | 259,400 |
| 2013 | 48,300 | 211,100 | 0 | 259,400 |
| 2014 | 48,300 | 211,100 | 0 | 259,400 |
| 2015 | 48,300 | 211,100 | 0 | 259,400 |
| 2016 | 48,300 | 211,100 | 0 | 259,400 |
| 2017 | 48,300 | 211,100 | 0 | 259,400 |
| 2018 | 48,300 | 211,100 | 0 | 259,400 |
| 2019 | 48,300 | 211,100 | 0 | 259,400 |
| 2020 | 48,300 | 211,100 | 0 | 259,400 |
| 2021 | 48,300 | 211,100 | 0 | 259,400 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|-------------------|------|-----------|-------|-----------|------|-------------------|
| | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | % | | 1.Open Space |
| 12.Delta Triangle | | | | % | | 2.Neighborhood A |
| 13.Nabla Triangle | | | | % | | 3.Topography |
| 14.Rear Land | | | | % | | 4.Size/Shape |
| 15.Front Foot | | | | % | | 5.Access |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Corner/Locatio |
| | | | | % | | 8.View/Environ |
| | | | | % | | 9.Fract Share |
| | | | | % | | Acres |
| | | | | % | | 30.Rear 20+ |
| | | | | % | | 31.Waterfront Rea |
| | | | | % | | 32.Open Space |
| | | | | % | | 33.RestrictEsm |
| | | | | % | | 34.PASTURE 1 |
| | | | | % | | 35.HORTICULTURAL- |
| | | | | % | | 36.Pasture 3 |
| | | | | % | | 37.Softwood |
| | | | | % | | 38.Mixed Wood |
| | | | | % | | 39.Hardwood |
| | | | | % | | 40.Wasteland |
| | | | | % | | 41.CAMP SITE |
| | | | | % | | 42.Mobile Home Si |
| | | | | % | | 43.Condo Site |
| | | | | % | | 44.Site Improve |
| | | | | % | | 45.CAMP SITE |
| | | | | % | | 46.PAVING/00 |
| Total Acreage | | 7.00 | | | | |

WISCASSET

Map Lot U10-004

Account 1604

Location 80 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

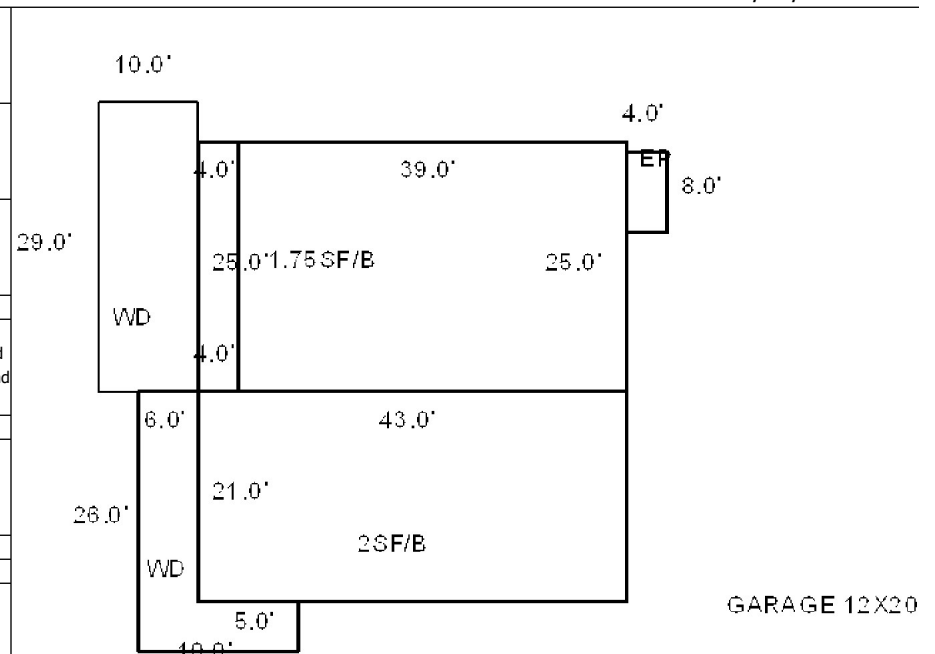
| | | |
|--|---|---|
| Building Style 11 Multi Family | SF Bsmt Living 0 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 0 0 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Double | HEARTH 0 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Mod/Cont 11.Multi | Heat Type 100% 1 Hot Water BB | 3. 6. 9. |
| 4.Cape 8.Log 12.Cot. | 1.HWBB 5.FWA 9.No Heat | Attic 9 None |
| Dwelling Units 3 | 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) 903 |
| 2.Slate 5.Wood 8. | 2.TYPICAL 5. 8. | Condition 7 Very Good |
| 3.Metal 6.Other 9. | 3.Old Type 6. 9.None | 1.Poor 4.Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 12 | 2.Fair 5.Avg+ 8.Exc |
| OPEN-3-CUSTOM 0 | # Bedrooms 3 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 3 | Phys. % Good 0% |
| Year Built 1940 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 1990 | # Addn Fixtures 2 | 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 3 Information Only |
| 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 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 15 1.75 Story/BSMT | 0 | 975 | 0 0 | 0 | 0 % | 0 % | |
| 1 ONE STORY | 0 | 100 | 0 0 | 0 | 0 % | 0 % | |
| 22 Encl Frame Porch | 0 | 32 | 0 0 | 0 | 0 % | 0 % | |
| 68 Wood Deck | 1970 | 236 | 3 100 | 4 | 0 % | 100 % | |
| 23 Frame Garage | 1970 | 240 | 2 100 | 3 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

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



Map Lot U10-005

Account 2020

Location 218 BATH ROAD

Card 1 Of 1 11/16/2021

CENTRAL MAINE POWER
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
ONE CITY CENTER 5TH FLOOR
PORTLAND ME 04101

| | | | | | | | | | | | | | |
|---|--------|---|--|--|--|-------------------|--------|-----------|-------------------|--------|-----------|------|-----------------|
| CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES ONE CITY CENTER 5TH FLOOR PORTLAND ME 04101 | | | Property Data | | | Assessment Record | | | | | | | |
| | | | Neighborhood 200 U.S. RTE 1 | | | Year | Land | Buildings | Exempt | Total | | | |
| | | | Tree Growth Year 0 | | | 2008 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | FARM LAND YEAR 0 | | | 2009 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | OPEN SPACE YEAR 0 | | | 2010 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | Zone/Land Use 23 UTILITY ROW | | | 2011 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | Secondary Zone | | | 2012 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | | | | 2013 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | Topography 1 Level | | | 2014 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | 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 | | | 2015 | 84,000 | 0 | 0 | 84,000 | | | |
| 2016 | 84,000 | 0 | | | | 0 | 84,000 | | | | | | |
| 2017 | 84,000 | 0 | | | | 0 | 84,000 | | | | | | |
| 2018 | 84,000 | 0 | | | | 0 | 84,000 | | | | | | |
| 2019 | 84,000 | 0 | | | | 0 | 84,000 | | | | | | |
| | | | Street 1 Paved | | | 2020 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | | | | 2021 | 84,000 | 0 | 0 | 84,000 | | | |
| | | | 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 | | | 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot | | | | | | 1.Open Space | | | | |
| Sale Date | | | | | | | | | 2.Neighborhood A | | | | |
| Price | | | | | | | | | 3.Topography | | | | |
| Sale Type | | | | | | | | | 4.Size/Shape | | | | |
| 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. | | | Square Foot | | | | | | 5.Access | | | | |
| Financing | | | | | | | | | 6.Restriction | | | | |
| 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown | | | | | | | | | 7.Corner/Locatio | | | | |
| Validity | | | | | | | | | 8.View/Environ | | | | |
| 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose | | | Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2 | | | | | | 9.Fract Share | | | | |
| Verified | | | | | | | | | Acres | | | | |
| 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9. | | | | | | | | | 30.Rear 20+ | | | | |
| | | | | | | | | | 31.Waterfront Rea | | | | |
| Notes: | | | Total Acreage 42.00 | | | | | | 32.Open Space | | | | |
| | | | | | | | | | 33.RestrictEsm | | | | |
| | | | | | | | | | 34.PASTURE 1 | | | | |
| | | | | | | | | | 35.HORTICULTURAL- | | | | |
| | | | | | | | | | 36.Pasture 3 | | | | |
| WISCASSET | | | | | | | | | 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 U10-005

Account 2020

Location 218 BATH ROAD

Card 1 Of 1 11/16/2021

| | | | | | | | | |
|---|------------|-----------|---|------|-------|------------------------------------|-------------|-------------------|
| 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 11/28/2006 | | | 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 U10-006

Account 1605

Location 90 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

WATERMAN (TRUSTEE), DONNA LEAH POWERS
WATERMAN, DONNA LEAH POWERS
90 BIRCH POINT ROAD
WISCASSET ME 04578

B2302P16 B4159P138 B4483P140 B5305P205

Previous Owner
WATERMAN, DONNA J/T
PHELAN, SHARON E.

WISCASSET ME 04578
Sale Date: 1/19/2012

Previous Owner
WATERMAN, DONNA
C/O DONNA WATERMAN & SHARON PHELAN
90 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 6/16/2009

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

11/22/06-BARN HAS BEEN REMOVED. NEW GARAGE TO BE BUILT.

2010-Added joint tenant.

2012-Removed joint tenant.

WISCASSET

Property DataNeighborhood **109 SOUTHEAST**Tree Growth Year **0**FARM LAND YEAR **0**OPEN SPACE YEAR **0**Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **1 All Public**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**CONSERV EASE **0****Sale Data**Sale Date **1/01/1998**Price **45,000**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 |
|------|--------|-----------|--------|---------|
| 2008 | 33,900 | 73,200 | 13,000 | 94,100 |
| 2009 | 33,890 | 73,190 | 13,000 | 94,080 |
| 2010 | 33,900 | 73,200 | 10,000 | 97,100 |
| 2011 | 33,900 | 73,200 | 10,000 | 97,100 |
| 2012 | 33,900 | 73,200 | 10,000 | 97,100 |
| 2013 | 33,900 | 73,200 | 10,000 | 97,100 |
| 2014 | 33,900 | 73,200 | 10,000 | 97,100 |
| 2015 | 33,900 | 73,200 | 10,000 | 97,100 |
| 2016 | 33,900 | 73,200 | 0 | 107,100 |
| 2017 | 33,900 | 73,200 | 0 | 107,100 |
| 2018 | 33,900 | 73,200 | 0 | 107,100 |
| 2019 | 33,900 | 73,200 | 0 | 107,100 |
| 2020 | 33,900 | 73,200 | 0 | 107,100 |
| 2021 | 33,900 | 73,200 | 0 | 107,100 |

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 |
| 20 | | 1.00 | | 100 % | 0 | 37.Softwood |
| 21 | | 0.27 | | 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 | | 0.27 | | | | |

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****Square Feet****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**


WISCASSET

Map Lot U10-006

Account 1605

Location 90 BIRCH POINT ROAD

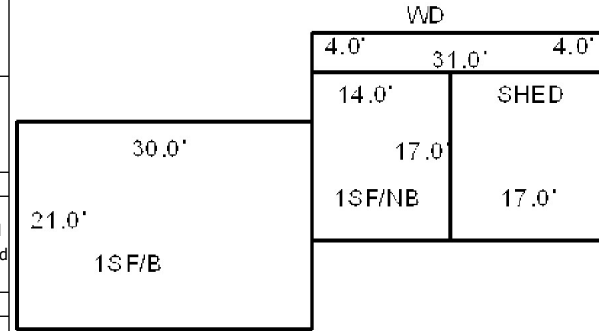
Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| 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 3 3/4 Finished |
| 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 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 3 OLD STYLE | 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 3 Old Style | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7. | 1.GOOD 4.Obsolete 7. | SQFT (Footprint) 630 |
| 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 1860 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 3 Brick &/or Stone | # 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 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 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 3/09/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 1 ONE STORY | 0 | 238 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 24 Frame Shed | 0 | 289 | 0 0 | 0 | 0 % | 0 % | | 2.TWO STORY FRAM |
| 68 Wood Deck | 0 | 124 | 0 0 | 0 | 0 % | 0 % | | 3.THREE STORY FR |
| 78 1.75 ST | 2006 | 576 | 3 100 | 4 | 0 % | 100 % | | 4.1 & 1/2 STORY |
| | | | | | % | % | | 5.1 & 3/4 STORY |
| | | | | | % | % | | 6.2 & 1/2 STORY |
| | | | | | % | % | | 21.Open Frame Por |
| | | | | | % | % | | 22.Encl Frame Por |
| | | | | | % | % | | 23.Frame Garage |
| | | | | | % | % | | 24.Frame Shed |
| | | | | | % | % | | 25.Frame Bay Wind |
| | | | | | % | % | | 26.1SFr Overhang |
| | | | | | % | % | | 27.Unfin Basement |
| | | | | | % | % | | 28.Unfinished Att |
| | | | | | % | % | | 29.Finished Attic |



GARAGE



Map Lot U10-007

Account 1606

Location 94 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

BEAULIEU, JONATHAN C
94 BIRCH POINT RD
WISCASSET ME 04578

B1698P267 B5244P41

Previous Owner
SMYRSKI, JOAN J/T
GRONDIN, JANET
C/O JANET GRONDIN
BRUNSWICK ME 04011
Sale Date: 4/04/2018

Previous Owner
TRASK, MURIEL ELAINE J/T
SMYRSKI, JOAN & GRONDIN, JANET
C/O JANET GRONDIN
BRUNSWICK ME 04011
Sale Date: 6/20/1991

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2014-Muriel Trask passed away 04/22/2013 leaving property to two of her daughters as joint tenants.

WISCASSET

Property Data

| | | | |
|------------------|--------------------|-------------|--|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | 1 Level | | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | 1 Paved | | |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | 0 | | |
| CONSERV EASE | 0 | | |
| Sale Data | | | |
| Sale Date | 4/04/2018 | | |
| Price | 175,000 | | |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 38,300 | 120,900 | 13,000 | 146,200 |
| 2009 | 38,300 | 120,880 | 13,000 | 146,180 |
| 2010 | 38,300 | 120,900 | 10,000 | 149,200 |
| 2011 | 38,300 | 120,900 | 10,000 | 149,200 |
| 2012 | 38,300 | 120,900 | 10,000 | 149,200 |
| 2013 | 38,300 | 120,900 | 10,000 | 149,200 |
| 2014 | 38,300 | 120,900 | 0 | 159,200 |
| 2015 | 38,300 | 120,900 | 0 | 159,200 |
| 2016 | 38,300 | 120,900 | 0 | 159,200 |
| 2017 | 38,300 | 120,900 | 0 | 159,200 |
| 2018 | 38,300 | 120,900 | 0 | 159,200 |
| 2019 | 38,300 | 120,900 | 20,000 | 139,200 |
| 2020 | 38,300 | 120,900 | 25,000 | 134,200 |
| 2021 | 38,300 | 120,900 | 25,000 | 134,200 |

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 | | 2.00 | | | | |

WISCASSET

Map Lot U10-007

Account 1606

Location 94 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

| | | | | | | | | | |
|-----------------|------------------------------|-----------|-----------------|------------------|-----------------------|------------------|---------------------------|------------|--|
| 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) | 960 | | |
| 2.Slate | 5.Wood | 8. | 2.TYPICAL | 5. | 8. | Condition | 6 Good | | |
| 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 | 1850 | | # 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.Defaint | 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 | 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 | | |

TRIO

Software

A Division of Harris Computer Systems

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|--------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 0 | 182 | 0 0 | 0 | 0 % | 0 % | | 2.TWO STORY FRAM |
| 1 ONE STORY | 0 | 137 | 0 0 | 0 | 0 % | 0 % | | 3.THREE STORY FR |
| 155 1 ST BARN..... | 0 | 644 | 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 |

BARN 23X28

| | | |
|-------|----------|--|
| 48.0' | | |
| 20.0' | 1.75SF/B | |
| | .75S/OP | |
| | 14.0' | |
| | 13.0' | |



GREEN, HARRY E
GREEN, ANITA L
20156 CHERRY TREE LANE
ESTERO FL 33928

B3376P267 B5059P188 B5126P273 B5154P249

Previous Owner
SECRETARY OF HOUSING AND URBAN DEV.
C/O INFORMATION SYSTEMS& NETWORKS CORP.
C/O HARRY E. GREEN & ANITA L. GREEN
WISCASSET ME 04578
Sale Date: 4/18/2017

Previous Owner
NICHOLS, DANIEL A. J/T
NICHOLS, SARA L.

WISCASSET ME 04578
Sale Date: 3/11/2016

Previous Owner
NEUENDORFF, DOROTHY A.

96 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 10/12/2004

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

5/9/2019 W/ Mrs. add wd

2003-FORMER OWNERS: MURIEL TRASK, JOAN SMYRSKI, &
JANET GRONDIN BK1698 PG267
2005-FORMER OWNER: DOROTHY NEUENDORFF BK2904
PG164 \$102,000.

WISCASSET

Property Data

| | | |
|---|------------|------------------|
| Neighborhood 109 SOUTHEAST | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 21 RURAL | | |
| Secondary Zone | | |
| Topography 1 Level | | |
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Rough |
| 3.Above St | 6.Swampy | 9. |
| Utilities 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.DUG/LAKE | 8. |
| 3.Sewer | 6.Septic | 9.None |
| Street 1 Paved | | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5.Private | 8. |
| 3.Gravel | 6.Pub Eas | 9.NoStreet |
| TREE GROWTH PLAN 0 | | |
| CONSERV EASE 0 | | |
| Sale Data | | |
| Sale Date | | 4/18/2017 |
| Price | | 96,000 |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 34,600 | 70,800 | 0 | 105,400 |
| 2009 | 34,580 | 70,770 | 0 | 105,350 |
| 2010 | 34,600 | 70,800 | 0 | 105,400 |
| 2011 | 34,600 | 70,800 | 0 | 105,400 |
| 2012 | 34,600 | 70,800 | 0 | 105,400 |
| 2013 | 34,600 | 70,800 | 0 | 105,400 |
| 2014 | 34,600 | 70,800 | 0 | 105,400 |
| 2015 | 34,600 | 70,800 | 0 | 105,400 |
| 2016 | 34,600 | 70,800 | 0 | 105,400 |
| 2017 | 34,600 | 70,800 | 0 | 105,400 |
| 2018 | 34,600 | 70,800 | 0 | 105,400 |
| 2019 | 34,600 | 73,300 | 0 | 107,900 |
| 2020 | 34,600 | 73,300 | 0 | 107,900 |
| 2021 | 34,600 | 73,300 | 0 | 107,900 |

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 |
| Square Foot | | Square Feet | | | | 9.Fract Share |
| 16.Regular Lot | | | | % | | Acre |
| 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 | | Acreage/Sites | | | | 36.Pasture 3 |
| 21.HS Size Adj | 20 | 1.00 | 100 | % | 0 | 37.Softwood |
| 22.Base Waterfron | 21 | 0.48 | 100 | % | 0 | 38.Mixed Wood |
| 23.Deep WF Size A | | | | % | | 39.Hardwood |
| Acres | | | | % | | 40.Wasteland |
| 24.Base Waterfron | | | | % | | 41.CAMP SITE |
| 25.Shallow WF Siz | | | | % | | 42.Mobile Home Si |
| 26.Base Water Inf | | | | % | | 43.Condo Site |
| 27.Influence W Si | | | | % | | 44.Site Improve |
| 28.Rear Land 1-10 | | | | | | 45.CAMP SITE |
| 29.Rear Land 11-2 | | | | | | 46.PAVING/00 |
| | | Total Acreage | | 0.48 | | |


WISCASSET

Map Lot U10-007-A

Account 1607

Location 96 BIRCH POINT ROAD

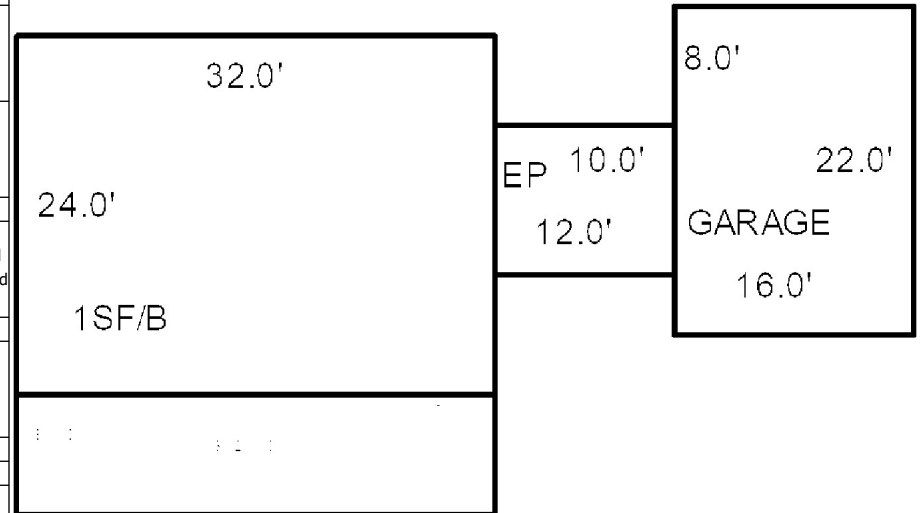
Card 1 Of 1 11/16/2021

| | | |
|--|---|--------------------------------------|
| 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) 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 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 1970 | # 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 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 22 Encl Frame Porch | 0 | 120 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 23 Frame Garage | 0 | 352 | 0 0 | 0 | 0 % | 0 % | | 2.TWO STORY FRAM |
| 68 Wood Deck | 2018 | 256 | 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 U10-008

Account 1608

Location 91 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

RYAN, ANDREW J
HAYWARD, JENNIFER G
91 BIRCH POINT RD
WISCASSET ME 04578
USA
B2365P66 B5376P223

Previous Owner
MITCHELL, GLENDA R
91 BIRCH POINT RD

WISCASSET ME 04578
Sale Date: 4/26/2019

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2003- INCREASED DWELLING UNITS AS ROOMS ARE RENTED OUT LIKE APARTMENTS. ALSO ADDED 1 BATH. REVAL TEAM MARKED CARD AS ESTIMATE IN 1998.
10/27/03-MRS. MITCHELL CALLED AND STATED THAT SHE HAD TWO ROOMMATES AND DID NOT RENT OUT APARTMENTS. ALL USE SAME BATH AND KITCHEN. ABATEMENT FORM SENT.
1/6/04-ABATEMENT HEARING HELD AND SITE VISIT WARRANTED TO SEE QUALITY OF ADDITION THAT USED TO WISCASSET.
1/27/04-SITE VISIT. ASSESSOR AGENT WENT THROUGH

Property Data

| | | | |
|------------------|---------------|-------------|--------------------|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | | | |
| | | | 1 Level |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | | | 1 All Public |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | | | 1 Paved |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | | | 0 |
| CONSERV EASE | | | 0 |
| Sale Data | | | |
| Sale Date | | | 4/26/2019 |
| Price | | | 195,900 |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 34,400 | 181,200 | 13,000 | 202,600 |
| 2009 | 34,420 | 181,160 | 13,000 | 202,580 |
| 2010 | 34,400 | 181,200 | 10,000 | 205,600 |
| 2011 | 34,400 | 182,800 | 10,000 | 207,200 |
| 2012 | 34,400 | 182,000 | 10,000 | 206,400 |
| 2013 | 34,400 | 182,000 | 10,000 | 206,400 |
| 2014 | 34,400 | 150,200 | 10,000 | 174,600 |
| 2015 | 34,400 | 150,200 | 10,000 | 174,600 |
| 2016 | 34,400 | 151,000 | 15,000 | 170,400 |
| 2017 | 34,400 | 151,000 | 20,000 | 165,400 |
| 2018 | 34,400 | 151,000 | 20,000 | 165,400 |
| 2019 | 34,400 | 151,000 | 20,000 | 165,400 |
| 2020 | 34,400 | 151,000 | 0 | 185,400 |
| 2021 | 34,400 | 151,000 | 0 | 185,400 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|----------------------|------|-----------|-------|-----------|------|-------------------|
| | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | % | | 1.Open Space |
| 12.Delta Triangle | | | | % | | 2.Neighborhood A |
| 13.Nabla Triangle | | | | % | | 3.Topography |
| 14.Rear Land | | | | % | | 4.Size/Shape |
| 15.Front Foot | | | | % | | 5.Access |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Corner/Locatio |
| | | | | % | | 8.View/Environ |
| | | | | % | | 9.Fract Share |
| | | | | % | | Acres |
| | | | | % | | 30.Rear 20+ |
| | | | | % | | 31.Waterfront Rea |
| | | | | % | | 32.Open Space |
| | | | | % | | 33.RestrictEsm |
| | | | | % | | 34.PASTURE 1 |
| | | | | % | | 35.HORTICULTURAL- |
| | | | | % | | 36.Pasture 3 |
| | | | | % | | 37.Softwood |
| | | | | % | | 38.Mixed Wood |
| | | | | % | | 39.Hardwood |
| | | | | % | | 40.Wasteland |
| | | | | % | | 41.CAMP SITE |
| | | | | % | | 42.Mobile Home Si |
| | | | | % | | 43.Condo Site |
| | | | | % | | 44.Site Improve |
| | | | | % | | 45.CAMP SITE |
| | | | | % | | 46.PAVING/00 |
| Total Acreage | | 0.43 | | | | |

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****Factor****Code****Influence****Codes****Acres****Square Feet****Acres/Sites****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**

WISCASSET

Map Lot U10-008


Account 1608

Location 91 BIRCH POINT ROAD

Card 1

Of 1

11/16/2021

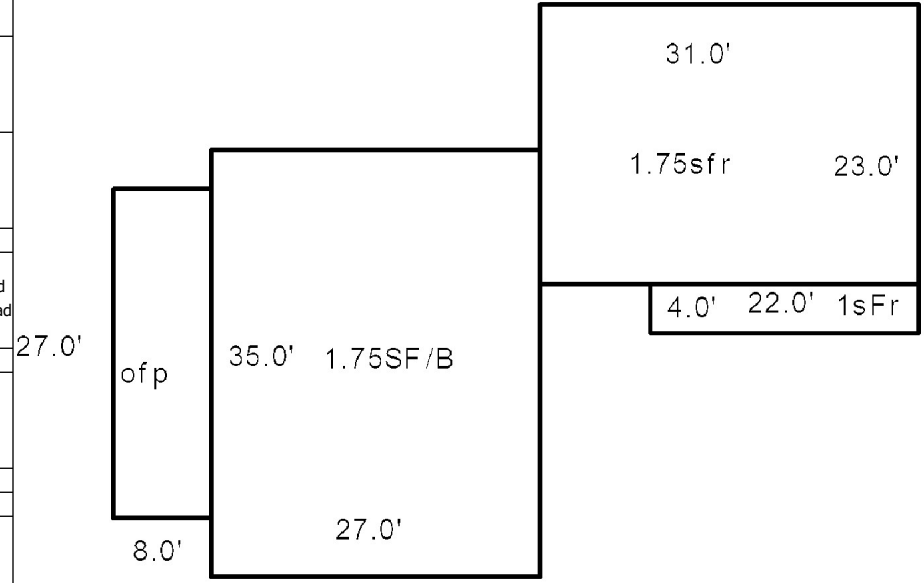
| | | |
|--|---|--------------------------------------|
| Building Style 4 Cape Cod | SF Bsmt Living 0 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 0 0 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Double | HEARTH 0 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Mod/Cont 11.Multi | Heat Type 100% 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 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) 945 |
| 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 5 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 3 | Phys. % Good 0% |
| Year Built 1900 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 2012 | # 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 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 5 Estimated |
| 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 5 Estimate |
| | | 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 |
|--------------------|------|-------|-------|------|-------|--------|-------------|
| 5 1 & 3/4 STORY FR | 2007 | 207 | 3 100 | 3 | 0 % | 90 % | |
| 5 1 & 3/4 STORY FR | 2002 | 506 | 3 100 | 3 | 0 % | 90 % | |
| 1 ONE STORY | 1900 | 88 | 3 100 | 2 | 0 % | 90 % | |
| 21 Open Frame | 2007 | 216 | 3 100 | 2 | 0 % | 100 % | |
| 24 Frame Shed | 2010 | 128 | 3 100 | 5 | 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 U10-009 | | | Account 1609 | | | Location 83 BIRCH POINT ROAD | | | Card 1 | | Of 1 | | 11/16/2021 | | |
| CLINTON, MICHAEL J CLINTON, ELIZABETH J 83 BIRCH POINT RD WISCASSET MAINE 04578 | | | | | | Property Data | | | Assessment Record | | | | | | |
| | | | | | | Neighborhood 109 SOUTHEAST | | | Year | Land | Buildings | Exempt | Total | | |
| | | | | | | Tree Growth Year 0 | | | 2008 | 36,400 | 162,200 | 13,000 | 185,600 | | |
| | | | | | | FARM LAND YEAR 0 | | | 2009 | 36,440 | 162,190 | 0 | 198,630 | | |
| | | | | | | OPEN SPACE YEAR 0 | | | 2010 | 36,400 | 162,200 | 0 | 198,600 | | |
| B4039P159 B4223P319 B4693P110 B4935P39 | | | | | | Zone/Land Use 21 RURAL | | | 2011 | 36,400 | 162,200 | 0 | 198,600 | | |
| Previous Owner GAGNON, DEBORAH L. & GAGNON, DAVID A. COLLAMORE, CYNTHIA G. & GAGNON, JOSEPH S. C/O DEBORAH L. GAGNON DRESDEN ME 04342 Sale Date: 9/30/2015 | | | | | | Secondary Zone | | | 2012 | 36,400 | 162,200 | 0 | 198,600 | | |
| | | | | | | | | | 2013 | 36,400 | 162,200 | 0 | 198,600 | | |
| | | | | | | Topography 1 Level | | | 2014 | 36,400 | 162,200 | 0 | 198,600 | | |
| Previous Owner GAGNON, ALLEN W. (DEVISEES) GAGNON,DAVID,JOSEPH,CYNTHIA & DEBORAH C/O DEBORAH L. CRONK DRESDEN ME 04342 Sale Date: 11/10/2009 | | | | | | 1.Level | 4.Below St | 7.Steep | 2015 | 36,400 | 162,200 | 0 | 198,600 | | |
| | | | | | | 2.Rolling | 5.Low | 8.Rough | 2016 | 36,400 | 162,200 | 0 | 198,600 | | |
| | | | | | | 3.Above St | 6.Swampy | 9. | 2017 | 36,400 | 162,200 | 0 | 198,600 | | |
| | | | | | | Utilities 1 All Public | | | 2018 | 36,400 | 162,200 | 0 | 198,600 | | |
| | | | | | | 1.Public | 4.Dr Well | 7.Cesspool | 2019 | 36,400 | 162,200 | 20,000 | 178,600 | | |
| | | | | | | 2.Water | 5.DUG/LAKE | 8. | 2020 | 36,400 | 162,200 | 25,000 | 173,600 | | |
| | | | | | | 3.Sewer | 6.Septic | 9.None | 2021 | 36,400 | 163,100 | 25,000 | 174,500 | | |
| | | | | | | Street 1 Paved | | | Land Data | | | | | | |
| | | | | | | 1.Paved | 4.Proposed | 7. | Front Foot | Type | Effective | | Influence | | Influence Codes |
| | | | | | | 2.Semi Imp | 5.Private | 8. | | | Frontage | Depth | Factor | Code | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | | | | | | | | | | | | | |
| TREE GROWTH PLAN 0 | | | 11.Regular Lot | | | | 1.Open Space | | | | | | | | |
| CONSERV EASE 0 | | | 12.Delta Triangle | | | | 2.Neighborhood A | | | | | | | | |
| Inspection Witnessed By: | | | | | | Sale Data | | | 13.Nabla Triangle | | | | 3.Topography | | |
| | | | | | | Sale Date 9/30/2015 | | | 14.Rear Land | | | | 4.Size/Shape | | |
| | | | | | | Price 169,000 | | | 15.Front Foot | | | | 5.Access | | |
| | | | | | | Sale Type 2 Land & Buildings | | | | | | | 6.Restriction | | |
| | | | | | | 1.Land | 4.Mobile | 7. | Square Foot | | Square Feet | | | 7.Corner/Locatio | |
| X | | | | | | Financing 1 Conventional | | | 16.Regular Lot | | | | 8.View/Environ | | |
| | | | | | | 1.Convent | 4.Seller | 7. | Fract. Acre | | Acreage/Sites | | | 9.Fract Share | |
| | | | | | | 2.FHA/VA | 5.Private | 8. | 21 | 1.00 | 100 | % | 0 | Acres | |
| | | | | | | 3.Assumed | 6.Cash | 9.Unknown | 23.Deep WF Size A | 0.07 | 100 | % | 0 | | |
| | | | | | | Validity 1 Arms Length Sale | | | Acres | | | | | | 30.Rear 20+ |
| 1.Valid | 4.Split | 7.Renovate | 24.Base Waterfron | | | | % | 31.Waterfront Rea | | | | | | | |
| Notes: 6/9/21 W/MRS REMOD OF SMALL AREA IN FRONT OF HOUSE FOR DOG GROOMING BIZ, N/V CHANGE, ADD ONE PLUMB FIX. 2002-SHOULD BE ADDITION OVER BASEMENT WITH BATHROOM. 2002-ONLY A 27 X 18 CAPPED FOUNDATION AND A 5 X 6 BULKHEAD. CHECK IN 2003. 2003-DOWNSTAIRS/ADDITION DONE CHECK IN 2004 FOR UPSTAIRS COMPLETION 2004-CHECK FOR UPSTAIRS COMPLETION AND FINISHED UPSTAIRS. ALL COMPLETE. 2006-REMOVED OLD DECK AND ADDED NEW OPEN FRAME | | | | | | Verified 1 Buyer | | | 25.Shallow WF Siz | | | | % | 32.Open Space | |
| | | | | | | 1.Buyer | 4.Agent | 7.Family | 26.Base Water Inf | | | | % | 33.RestrictEsm | |
| | | | | | | 2.Seller | 5.Pub Rec | 8.Other | 27.Influence W Si | | | | % | 34.PASTURE 1 | |
| | | | | | | 3.Lender | 6.MLS | 9. | 28.Rear Land 1-10 | | | | % | 35.HORTICULTURAL- | |
| | | | | | | | | | 29.Rear Land 11-2 | | | | % | 36.Pasture 3 | |
| | | | | | | Total Acreage 1.07 | | | | | | | | 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 U10-009

Account 1609

Location 83 BIRCH POINT ROAD

Card 1

Of 1

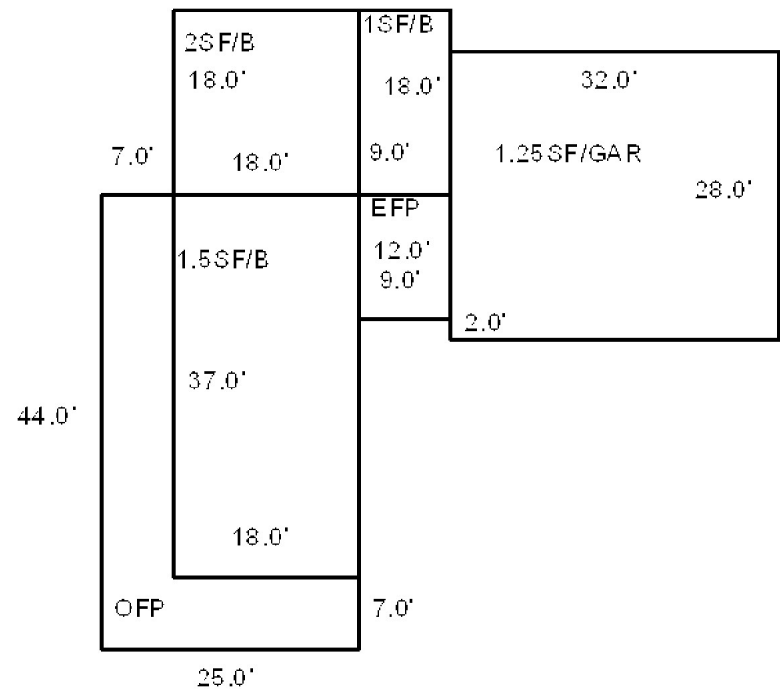
11/16/2021

| | | |
|--|--|---|
| 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% 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 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) 666 |
| 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 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 1845 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 2003 | # Addn Fixtures 1 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 0 | 1.Incomp 4.SMALL 7.LAYOUT |
| 1.Concrete 4.Wood 7. |  | 2.O-Built 5.CDU 8.OTHER |
| 2.C Block 5.Slab 8. | | 3.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 0 | | Entrance Code 1 Interior Inspect |
| Wet Basement 3 Wet Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.Refusal 5.Estimate 8. |
| 2.Damp 5. 8. | | 3.Informed 6. 9. |
| 3.Wet 6. 9. | | Information Code 1 Owner |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 22 Encl Frame Porch | 0 | 108 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 76 1.25 ST | 1980 | 896 | 3 100 | 4 | 0 % | 100 % | | 2.TWO STORY FRAM |
| 11 1 | 2002 | 162 | 3 110 | 5 | 0 % | 100 % | | 3.THREE STORY FR |
| 12 2 | 2002 | 324 | 3 110 | 5 | 0 % | 100 % | | 4.1 & 1/2 STORY |
| 21 Open Frame | 2005 | 434 | 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 U10-010 | | | Account 1610 | | | Location 77 BIRCH POINT ROAD | | | Card 1 | | Of 1 | | 11/16/2021 | | |
| VILES, PATRICIA B 77 BIRCH POINT ROAD WISCASSET ME 04578 | | | | | | Property Data | | | Assessment Record | | | | | | |
| | | | | | | Neighborhood 109 SOUTHEAST | | | Year | Land | Buildings | Exempt | Total | | |
| | | | | | | Tree Growth Year 0 | | | 2008 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | FARM LAND YEAR 0 | | | 2009 | 36,380 | 203,010 | 6,000 | 233,390 | | |
| | | | | | | OPEN SPACE YEAR 0 | | | 2010 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| B3630P164 | | | | | | Zone/Land Use 21 RURAL | | | 2011 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| Previous Owner VILES, FREDERICK M. (HEIRS) VILES, PATRICIA B. P/R | | | | | | Secondary Zone | | | 2012 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | | | | 2013 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| WISCASSET ME 04578 Sale Date: 1/18/2006 | | | | | | Topography 2 Rolling | | | 2014 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. | | | 2015 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | Utilities 1 All Public | | | 2016 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None | | | 2017 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | | | | 2018 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | Street 1 Paved | | | 2019 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet | | | 2020 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| Inspection Witnessed By: | | | | | | | | | 2021 | 36,400 | 203,000 | 6,000 | 233,400 | | |
| | | | | | | | | | Land Data | | | | | | |
| | | | | | | Front Foot | | | Type | Effective | | Influence | | Influence Codes | |
| | | | | | | 11.Regular Lot | | | | Frontage | Depth | Factor | Code | | |
| | | | | | | 12.Delta Triangle | | | | | | % | | | |
| 13.Nabla Triangle | | | | | % | | | | | | | | | | |
| 14.Rear Land | | | | | % | | | | | | | | | | |
| X | | | | | | 15.Front Foot | | | | | % | | | | |
| | | | | | | Square Foot | | | Square Feet | | | | | | |
| | | | | | | 16.Regular Lot | | | | | % | | | | |
| | | | | | | 17.Secondary Site | | | | | % | | | | |
| | | | | | | 18.Secondary Site | | | | | % | | | | |
| Notes: | | | | | | 19.Condominium | | | | | % | | | | |
| | | | | | | 20.Base Homesite | | | | | % | | | | |
| | | | | | | Fract. Acre | | | | Acreage/Sites | | | | | |
| | | | | | | 21.HS Size Adj | | | 20 | 1.00 | 100 | % | 0 | | |
| | | | | | | 22.Base Waterfron | | | 21 | 1.00 | 100 | % | 0 | | |
| 2002 FORMER OWNER: ARTHUR & LOIS STEVENS BK1992 PG0122 | | | | | | 23.Deep WF Size A Acres | | | 28 | 0.04 | 100 | % | 0 | | |
| | | | | | | 24.Base Waterfron | | | | | % | | | | |
| | | | | | | 25.Shallow WF Siz | | | | | % | | | | |
| | | | | | | 26.Base Water Inf | | | | | % | | | | |
| | | | | | | 27.Influence W Si | | | | | % | | | | |
| 2006-PATRICIA B. VILES APPOINTED PERSONAL REPRESENTATIVE ON 8/9/05. FREDERICK VILES DIED 7/10/05. DEED OF DISTRIBUTION DONE IN JANUARY 2006. PREVIOUS BK2824 PG250, BOUGHT 3/14/02 FOR \$152,000. | | | | | | 28.Rear Land 1-10 | | | Total Acreage | | 1.04 | | | | |
| | | | | | | 29.Rear Land 11-2 | | | | | | | | | |

| | | |
|----------|-------------|------------|
| Date | | |
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

| | | |
|------------------------------------|--|--|
| 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 | | |
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WISCASSET

Map Lot U10-010

Account 1610

Location 77 BIRCH POINT ROAD

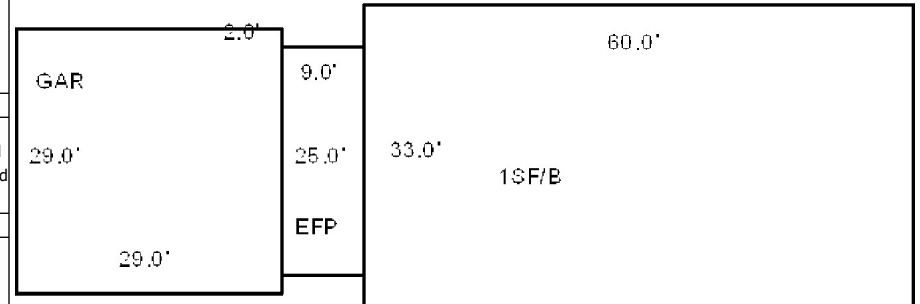
Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| 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 6 BRICK/STONE | 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) 1980 |
| 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 1971 | # Half Baths 1 | 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 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 3/16/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 0 | 196 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 23 Frame Garage | 0 | 841 | 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 U10-011

Account 1611

Location 65 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

WISCASSET WATER DISTRICT
65 BIRCH POINT ROAD
WISCASSET ME 04578

B1258P39

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

6/9/21 CLOSED ADD 28x28 1 1/2sGAR ADDN
Pump station 911 address is: 67 Birch Point Road
2013-Added 28 x 36 garage

WISCASSET

Property Data

| | | | |
|------------------|------------|---------------|--|
| Neighborhood | | 109 SOUTHEAST | |
| Tree Growth Year | | 0 | |
| FARM LAND YEAR | | 0 | |
| OPEN SPACE YEAR | | 0 | |
| Zone/Land Use | | 21 RURAL | |
| Secondary Zone | | | |
| Topography | | 1 Level | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | | 1 All Public | |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | | 1 Paved | |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | | 0 | |
| CONSERV EASE | | 0 | |
| Sale Data | | | |
| Sale Date | | | |
| Price | | | |
| Sale Type | | | |
| 1.Land | 4.Mobile | 7. | |
| 2.L & B | 5.Other | 8. | |
| 3.Building | 6. | 9. | |
| Financing | | | |
| 1.Convent | 4.Seller | 7. | |
| 2.FHA/VA | 5.Private | 8. | |
| 3.Assumed | 6.Cash | 9.Unknown | |
| Validity | | | |
| 1.Valid | 4.Split | 7.Renovate | |
| 2.Related | 5.Partial | 8.Other | |
| 3.Distress | 6.Exempt | 9.Foreclose | |
| Verified | | | |
| 1.Buyer | 4.Agent | 7.Family | |
| 2.Seller | 5.Pub Rec | 8.Other | |
| 3.Lender | 6.MLS | 9. | |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|---------|-----------|---------|-------|
| 2008 | 272,800 | 170,400 | 443,200 | 0 |
| 2009 | 272,800 | 170,400 | 443,200 | 0 |
| 2010 | 272,800 | 170,400 | 443,200 | 0 |
| 2011 | 272,800 | 170,400 | 443,200 | 0 |
| 2012 | 272,800 | 174,300 | 447,100 | 0 |
| 2013 | 272,800 | 235,600 | 508,400 | 0 |
| 2014 | 272,800 | 235,600 | 508,400 | 0 |
| 2015 | 272,800 | 235,600 | 508,400 | 0 |
| 2016 | 272,800 | 235,600 | 508,400 | 0 |
| 2017 | 272,800 | 235,600 | 508,400 | 0 |
| 2018 | 272,800 | 235,600 | 508,400 | 0 |
| 2019 | 272,800 | 235,600 | 508,400 | 0 |
| 2020 | 272,800 | 235,600 | 508,400 | 0 |
| 2021 | 272,800 | 284,100 | 556,900 | 0 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|-------------------|------|-----------|-------|-----------|------|-------------------|
| | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | % | | 1.Open Space |
| 12.Delta Triangle | | | | % | | 2.Neighborhood A |
| 13.Nabla Triangle | | | | % | | 3.Topography |
| 14.Rear Land | | | | % | | 4.Size/Shape |
| 15.Front Foot | | | | % | | 5.Access |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Corner/Locatio |
| | | | | % | | 8.View/Environ |
| | | | | % | | 9.Fract Share |
| | | | | % | | Acres |
| | | | | % | | 30.Rear 20+ |
| | | | | % | | 31.Waterfront Rea |
| | | | | % | | 32.Open Space |
| | | | | % | | 33.RestrictEsm |
| | | | | % | | 34.PASTURE 1 |
| | | | | % | | 35.HORTICULTURAL- |
| | | | | % | | 36.Pasture 3 |
| | | | | % | | 37.Softwood |
| | | | | % | | 38.Mixed Wood |
| | | | | % | | 39.Hardwood |
| | | | | % | | 40.Wasteland |
| | | | | % | | 41.CAMP SITE |
| | | | | % | | 42.Mobile Home Si |
| | | | | % | | 43.Condo Site |
| | | | | % | | 44.Site Improve |
| | | | | % | | 45.CAMP SITE |
| | | | | % | | 46.PAVING/00 |
| Total Acreage | | 38.00 | | | | |


WISCASSET

Map Lot U10-011

Account 1611

Location 65 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| 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 4 Full Finished |
| 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 4 Obsolete | Unfinished % 0% |
| 2.WD SH 6.BR/STONE 10. | 1.GOOD 4.Obsolete 7. | Grade & Factor 4 Good 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 4 Obsolete | 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 4 | 2.Fair 5.Avg+ 8.Exc |
| OPEN-3-CUSTOM 0 | # Bedrooms 0 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 1 | Phys. % Good 0% |
| Year Built 1991 | # 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. |

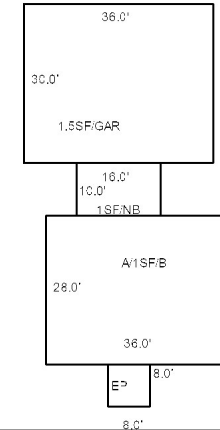
Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 77 1.50 ST | 0 | 1080 | 0 0 | 0 | 0 % | 100 % | | 1.ONE STORY FRAM |
| 1 ONE STORY | 0 | 160 | 0 0 | 0 | 0 % | 100 % | | 2.TWO STORY FRAM |
| 22 Encl Frame Porch | 0 | 64 | 0 0 | 0 | 0 % | 100 % | | 3.THREE STORY FR |
| 24 Frame Shed | 1960 | 800 | 4 100 | 4 | 0 % | 100 % | | 4.1 & 1/2 STORY |
| 24 Frame Shed | 2002 | 144 | 4 100 | 4 | 0 % | 100 % | | 5.1 & 3/4 STORY |
| 77 1.50 ST | 2012 | 1008 | 4 100 | 4 | 0 % | 100 % | | 6.2 & 1/2 STORY |
| 77 1.50 ST | 2020 | 784 | 4 100 | 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 |

2020 GAR ADDN

2012 GAR



Map Lot U10-012

Account 2129

Location SOUTH SIDE BIRCH POINT RD

Card 1 Of 1 11/16/2021

CENTRAL MAINE POWER
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
ONE CITY CENTER 5TH FLOOR
PORTLAND ME 04101

| | | | | | | | | | | | |
|--|------|-------|---|-------------------|----------------------|--|-------|-----------|-------------------|-------------------|-----------------|
| CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES ONE CITY CENTER 5TH FLOOR PORTLAND ME 04101 | | | Property Data | | | Assessment Record | | | | | |
| | | | Neighborhood 109 SOUTHEAST | | | Year | Land | Buildings | Exempt | Total | |
| | | | Tree Growth Year 0 | | | 2008 | 9,600 | 0 | 0 | 9,600 | |
| | | | FARM LAND YEAR 0 | | | 2009 | 9,600 | 0 | 0 | 9,600 | |
| | | | OPEN SPACE YEAR 0 | | | 2010 | 9,600 | 0 | 0 | 9,600 | |
| | | | Zone/Land Use 23 UTILITY ROW | | | 2011 | 9,600 | 0 | 0 | 9,600 | |
| | | | Secondary Zone | | | 2012 | 9,600 | 0 | 0 | 9,600 | |
| | | | | | | 2013 | 9,600 | 0 | 0 | 9,600 | |
| | | | Topography 1 Level | | | 2014 | 9,600 | 0 | 0 | 9,600 | |
| | | | | | | 1.Level 4.Below St 7.Steep | 2015 | 9,600 | 0 | 0 | 9,600 |
| 2.Rolling 5.Low 8.Rough | 2016 | 9,600 | | | | 0 | 0 | 9,600 | | | |
| 3.Above St 6.Swampy 9. | 2017 | 9,600 | | | | 0 | 0 | 9,600 | | | |
| Utilities 1 All Public | 2018 | 9,600 | | | | 0 | 0 | 9,600 | | | |
| 1.Public 4.Dr Well 7.Cesspool | 2019 | 9,600 | | | | 0 | 0 | 9,600 | | | |
| | | | 2.Water 5.DUG/LAKE 8. | 2020 | 9,600 | 0 | 0 | 9,600 | | | |
| | | | 3.Sewer 6.Septic 9.None | 2021 | 9,600 | 0 | 0 | 9,600 | | | |
| | | | 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 | | |
| 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 | 15.Front Foot | | | | | 5.Access | | |
| X | | | Price | | | | | | 6.Restriction | | |
| | | | Sale Type | | | | | | | 7.Corner/Locatio | |
| | | | 1.Land 4.Mobile 7. | Square Foot | | Square Feet | | | | 8.View/Environ | |
| | | | 2.L & B 5.Other 8. | | | | | | | 9.Fract Share | |
| | | | 3.Building 6. 9. | 16.Regular Lot | | | | | | Acres | |
| Notes: | | | Financing | 17.Secondary Site | | | | | 30.Rear 20+ | | |
| | | | 1.Convent 4.Seller 7. | 18.Secondary Site | | | | | | 31.Waterfront Rea | |
| | | | 2.FHA/VA 5.Private 8. | 19.Condominium | | | | | | 32.Open Space | |
| | | | 3.Assumed 6.Cash 9.Unknown | 20.Base Homesite | | | | | | 33.RestrictEsm | |
| | | | Validity | | | | | | | 34.PASTURE 1 | |
| | | | 1.Valid 4.Split 7.Renovate | Fract. Acre | | Acreage/Sites | | | 35.HORTICULTURAL- | | |
| | | | 2.Related 5.Partial 8.Other | 21.HS Size Adj | 28 | 4.80 | 100 | % | 0 | 36.Pasture 3 | |
| | | | 3.Distress 6.Exempt 9.Foreclose | 22.Base Waterfron | | | | % | | 37.Softwood | |
| | | | | 23.Deep WF Size A | | | | % | | 38.Mixed Wood | |
| | | | Verified | | | | | % | | 39.Hardwood | |
| | | | 1.Buyer 4.Agent 7.Family | 24.Base Waterfron | | | | | 40.Wasteland | | |
| | | | 2.Seller 5.Pub Rec 8.Other | 25.Shallow WF Siz | | | | % | | 41.CAMP SITE | |
| | | | 3.Lender 6.MLS 9. | 26.Base Water Inf | | | | % | | 42.Mobile Home Si | |
| | | | | 27.Influence W Si | | | | % | | 43.Condo Site | |
| | | | | 28.Rear Land 1-10 | Total Acreage 4.80 | | | | | | 44.Site Improve |
| | | | 29.Rear Land 11-2 | | | | | | 45.CAMP SITE | | |
| | | | | | | | | | 46.PAVING/00 | | |

WISCASSET

WISCASSET



WISCASSET

Map Lot U10-012

Account 2129

Location SOUTH SIDE BIRCH POINT RD

Card 1 Of 1 11/16/2021

| | | | | | | | | |
|---------------------------|------------|-----------|---|------------|-----------|------------------------------------|------------|------------|
| 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 11/28/2006 | | | | | | 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 U10-014

Account 1612

Location 44 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

HARRISON, LOUISE M
44 BIRCH POINT ROAD
WISCASSET ME 04578

B1067P186

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

7/23/08-Chimney was lined and no longer available for any fireplaces to vent into it. Removed fireplaces for assessment purposes.

WISCASSET

Property Data

| | | |
|--|------------|-------------|
| Neighborhood 109 SOUTHEAST | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 21 RURAL | | |
| 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 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 |
|------|--------|-----------|--------|---------|
| 2008 | 35,700 | 100,100 | 13,000 | 122,800 |
| 2009 | 35,710 | 100,100 | 13,000 | 122,810 |
| 2010 | 35,700 | 100,100 | 10,000 | 125,800 |
| 2011 | 35,700 | 100,100 | 10,000 | 125,800 |
| 2012 | 35,700 | 100,100 | 10,000 | 125,800 |
| 2013 | 35,700 | 100,100 | 10,000 | 125,800 |
| 2014 | 35,700 | 100,100 | 10,000 | 125,800 |
| 2015 | 35,700 | 100,100 | 10,000 | 125,800 |
| 2016 | 35,700 | 100,100 | 15,000 | 120,800 |
| 2017 | 35,700 | 100,100 | 20,000 | 115,800 |
| 2018 | 35,700 | 100,100 | 20,000 | 115,800 |
| 2019 | 35,700 | 100,100 | 20,000 | 115,800 |
| 2020 | 35,700 | 100,100 | 25,000 | 110,800 |
| 2021 | 35,700 | 100,100 | 25,000 | 110,800 |

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 | | 0.82 | | |

WISCASSET

Map Lot U10-014

Account 1612

Location 44 BIRCH POINT ROAD

Card 1

Of 1

11/16/2021

| | | |
|--|---|---|
| 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 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 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) 936 |
| 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 1935 | # Half Baths 1 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 2 Concrete Block | # Fireplaces 0 | 1.Incomp 4.SMALL 7.LAYOUT |
| 1.Concrete 4.Wood 7. |  | 2.O-Built 5.CDU 8.OTHER |
| 2.C Block 5.Slab 8. | | 3.Defmaint 6.STYLE 9.None |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.Services 9.None |
| 2.1/2 Bmt 5.None 8. | | 1.Location 4.Traffic 8. |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 8.Other 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 1 Interior Inspect |
| Wet Basement 3 Wet Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.Refusal 5.Estimate 8. |
| 2.Damp 5. 8. | | 3.Informed 6. 9. |
| 3.Wet 6. 9. | | Information Code 1 Owner |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |

Date Inspected 3/10/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 28 Unfinished Attic | 0 | 216 | 0 0 | 0 | 0 % | 0 % | |
| 1 ONE STORY | 0 | 216 | 0 0 | 0 | 0 % | 0 % | |
| 23 Frame Garage | 0 | 400 | 0 0 | 0 | 0 % | 0 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

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

18.0'

12.0'

UA/1S FR

1.5 SF/B

26.0'

36.0'

GARAGE 20 X 20



Map Lot U10-016

Account 1613

Location 2 JOHNSON STREET

Card 1 Of 1 11/16/2021

TARDIFF, JOSHUA A
TARDIFF, AMBERLYN R
2 JOHNSON STREET
WISCASSET ME 04578

B5559P181

Previous Owner
RINES, ROBERT A
114 BIRCH POINT ROAD

WISCASSET ME 04578
Sale Date: 7/31/2020

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

10/258/2011 REMOVED ABOVE GROUND POOL AND
VALUE//J2

2013-Janet Rines passed away January 2013, leaving property
to joint tenant.

WISCASSET

Property Data

| | | | |
|------------------|---------------|-------------|--------------------|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | | | |
| | | | 1 Level |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | | | 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 | | | 7/31/2020 |
| Price | | | 165,000 |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 34,700 | 70,400 | 13,000 | 92,100 |
| 2009 | 34,750 | 70,390 | 13,000 | 92,140 |
| 2010 | 34,700 | 70,400 | 10,000 | 95,100 |
| 2011 | 34,700 | 70,400 | 10,000 | 95,100 |
| 2012 | 34,700 | 69,400 | 10,000 | 94,100 |
| 2013 | 34,700 | 69,400 | 10,000 | 94,100 |
| 2014 | 34,700 | 70,400 | 10,000 | 95,100 |
| 2015 | 34,700 | 70,400 | 10,000 | 95,100 |
| 2016 | 34,700 | 70,400 | 15,000 | 90,100 |
| 2017 | 34,700 | 70,400 | 20,000 | 85,100 |
| 2018 | 34,700 | 70,400 | 20,000 | 85,100 |
| 2019 | 34,700 | 70,400 | 20,000 | 85,100 |
| 2020 | 34,700 | 70,400 | 25,000 | 80,100 |
| 2021 | 34,700 | 70,400 | 0 | 105,100 |

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 | | 0.53 | | | | |

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

WISCASSET

Map Lot U10-016

Account 1613

Location 2 JOHNSON STREET

Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| 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% 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 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 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) 480 |
| 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 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 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. |

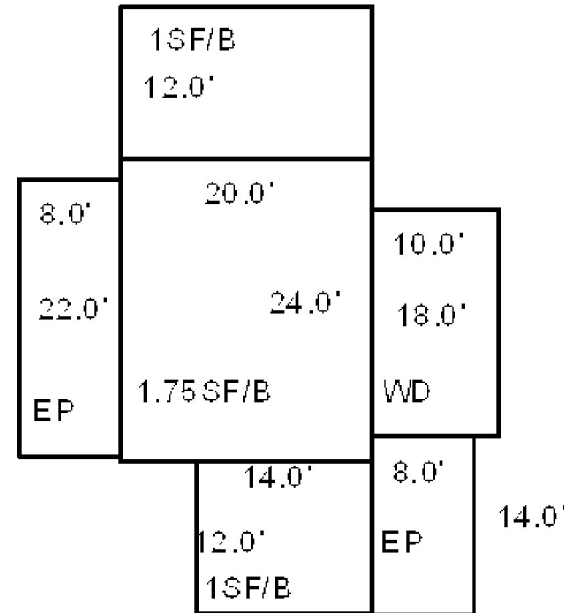
Date Inspected 3/10/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 11 1 | 0 | 168 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 11 1 | 0 | 240 | 0 0 | 0 | 0 % | 0 % | | 2.TWO STORY FRAM |
| 22 Encl Frame Porch | 0 | 176 | 0 0 | 0 | 0 % | 0 % | | 3.THREE STORY FR |
| 24 Frame Shed | 1960 | 96 | 3 100 | 4 | 0 % | 100 % | | 4.1 & 1/2 STORY |
| 68 Wood Deck | 0 | 180 | 0 0 | 0 | 0 % | 0 % | | 5.1 & 3/4 STORY |
| 22 Encl Frame Porch | 0 | 112 | 0 0 | 0 | 0 % | 0 % | | 6.2 & 1/2 STORY |
| 73 AB.GR. POOL..... | 2013 | 1 | 3 100 | 0 | 99 % | 0 % | | 21.Open Frame Por |
| | | | | | % | % | | 22.Encl Frame Por |
| | | | | | % | % | | 23.Frame Garage |
| | | | | | % | % | | 24.Frame Shed |
| | | | | | % | % | | 25.Frame Bay Wind |
| | | | | | % | % | | 26.1SFr Overhang |
| | | | | | % | % | | 27.Unfin Basement |
| | | | | | % | % | | 28.Unfinished Att |
| | | | | | % | % | | 29.Finished Attic |

IGPOOL

SHED 8X12



Map Lot U10-017

Account 1614

Location 8 JOHNSON STREET

Card 1 Of 1 11/16/2021

BICKFORD, BENJAMIN G
8 JOHNSON STREET
WISCASSET ME 04578

B4213P181

Previous Owner
TITCOMB, ALBERTA R. (DEWISEES)
PONTAU,ROBERT,MICHAEL,SCOTT, & PORTER,PATRICIA
C/O ROBERT A. PONTAU, SR.
WISCASSET ME 04578
Sale Date: 10/15/2009

Previous Owner
TITCOMB, ALBERTA R.
8 JOHNSON STREET

WISCASSET ME 04578
Sale Date: 11/21/2007

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2008-MRS. TITCOMB PASSED AWAY 11/02/07 LEAVING
PROPERTY TO CHILDREN IN EQUAL SHARES. PREVIOUS
BK1082 PG25.

WISCASSET

| Property Data | | | Assessment Record | | | | | | |
|---|------------|-------------|-------------------|---------------|-----------|--------|-----------|------|-----------------|
| Neighborhood 109 SOUTHEAST | | | Year | Land | Buildings | Exempt | Total | | |
| | | | 2008 | 34,200 | 53,500 | 0 | 87,700 | | |
| Tree Growth Year 0 | | | 2009 | 34,160 | 53,510 | 0 | 87,670 | | |
| FARM LAND YEAR 0 | | | 2010 | 34,200 | 53,500 | 0 | 87,700 | | |
| OPEN SPACE YEAR 0 | | | 2011 | 34,200 | 53,500 | 0 | 87,700 | | |
| Zone/Land Use 21 RURAL | | | 2012 | 34,200 | 53,500 | 10,000 | 77,700 | | |
| Secondary Zone | | | 2013 | 34,200 | 53,500 | 10,000 | 77,700 | | |
| | | | 2014 | 34,200 | 53,500 | 10,000 | 77,700 | | |
| Topography 1 Level | | | 2015 | 34,200 | 53,500 | 10,000 | 77,700 | | |
| 1.Level | 4.Below St | 7.Steep | 2016 | 34,200 | 53,500 | 15,000 | 72,700 | | |
| 2.Rolling | 5.Low | 8.Rough | 2017 | 34,200 | 53,500 | 20,000 | 67,700 | | |
| 3.Above St | 6.Swampy | 9. | 2018 | 34,200 | 53,500 | 20,000 | 67,700 | | |
| Utilities 1 All Public | | | 2019 | 34,200 | 54,100 | 20,000 | 68,300 | | |
| 1.Public | 4.Dr Well | 7.Cesspool | 2020 | 34,200 | 54,100 | 25,000 | 63,300 | | |
| 2.Water | 5.DUG/LAKE | 8. | 2021 | 34,200 | 54,100 | 25,000 | 63,300 | | |
| 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 10/15/2009 | | | | | | | % | | |
| Price 108,000 | | | | | | | % | | |
| 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 | 0.35 | 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 | | 0.35 | | | |
| | | | | | | | | | |


WISCASSET

Map Lot U10-017

Account 1614

Location 8 JOHNSON STREET

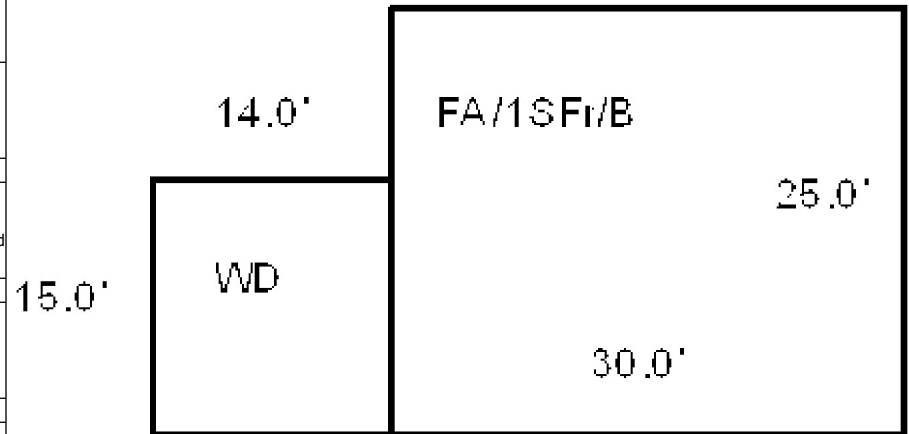
Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| 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 2 1/2 Finished |
| Dwelling Units 1 | 2.HWCI 6.GravWA 10. | 1.1/4 Fin 4.Full Fin 7. |
| Other Units 0 | 3.H Pump 7.Electric 11. | 2.1/2 Fin 5.F/Stair 8. |
| Stories 1 One Story | 4.Steam 8.F/Wall 12. | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7. | Cool Type 0% 9 None | Insulation 1 Full |
| 2.2 5.1.75 8. | 1.Refrig 4.W&C Air 7. | 1.Full 4.Minimal 7. |
| 3.3 6.2.5 9. | 2.Evapor 5. 8. | 2.Heavy 5.Unknown 8. |
| Exterior Walls 8 ALUM/VINYL | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.CLAP 5.T-111 9.OTHER | Kitchen Style 2 TYPICAL | Unfinished % 0% |
| 2.WD SH 6.BR/STONE 10. | 1.GOOD 4.Obsolete 7. | Grade & Factor 3 Average 100% |
| 3.COMP 7.NOV 11. | 2.TYPICAL 5. 8. | 1.E Grade 4.B Grade 7.AA+ Grad |
| 4.ASB/ASP 8.AL/VIN 12. | 3.OLD TYPE 6. 9.None | 2.D Grade 5.A Grade 8.AA++Grad |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 TYPICAL | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7. | 1.GOOD 4.Obsolete 7. | SQFT (Footprint) 750 |
| 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 3 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 1 | Phys. % Good 0% |
| Year Built 1958 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 2 Concrete Block | # 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 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 68 Wood Deck | 1980 | 210 | 3 100 | 4 | 0 % | 100 % | | 1.ONE STORY FRAM |
| 24 Frame Shed | 2019 | 120 | 2 100 | 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 U10-019

Account 1615

Location 12 JOHNSON STREET

Card 1 Of 1 11/16/2021

SOULE, DENNIS E
SOULE, JANE E
PO BOX 588
WISCASSET ME 04578

B1467P152

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

WISCASSET

Property Data

| | | | |
|------------------|----------------|-----------------|--|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | 1 Level | | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | 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 |
|------|--------|-----------|--------|---------|
| 2008 | 37,000 | 120,100 | 19,000 | 138,100 |
| 2009 | 36,980 | 120,140 | 19,000 | 138,120 |
| 2010 | 37,000 | 120,100 | 16,000 | 141,100 |
| 2011 | 37,000 | 120,100 | 16,000 | 141,100 |
| 2012 | 37,000 | 120,100 | 16,000 | 141,100 |
| 2013 | 37,000 | 120,100 | 16,000 | 141,100 |
| 2014 | 37,000 | 120,100 | 16,000 | 141,100 |
| 2015 | 37,000 | 120,100 | 16,000 | 141,100 |
| 2016 | 37,000 | 120,100 | 21,000 | 136,100 |
| 2017 | 37,000 | 120,100 | 26,000 | 131,100 |
| 2018 | 37,000 | 120,100 | 26,000 | 131,100 |
| 2019 | 37,000 | 120,100 | 26,000 | 131,100 |
| 2020 | 37,000 | 120,100 | 31,000 | 126,100 |
| 2021 | 37,000 | 120,100 | 31,000 | 126,100 |

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 | | 1.34 | | | | |


WISCASSET

Map Lot U10-019

Account 1615

Location 12 JOHNSON STREET

Card 1 Of 1 11/16/2021

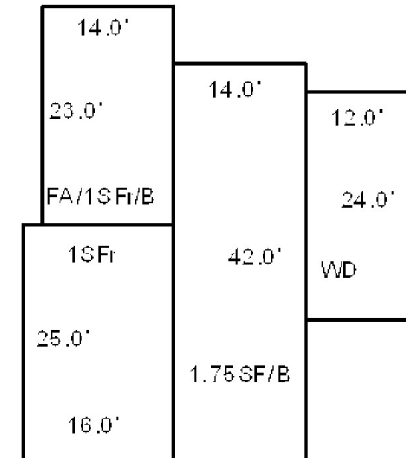
| | | |
|--|---|---|
| Building Style 5 Colonial | SF Bsmt Living 0 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 0 0 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Double | HEARTH 0 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Mod/Cont 11.Multi | Heat Type 100% 5 Forced Warm Air | 3. 6. 9. |
| 4.Cape 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 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) 588 |
| 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 1982 | # 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 3/08/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-------------------|------|-------|-------|------|-------|--------|-------------|
| 23 Frame Garage | 0 | 400 | 0 0 | 0 | 0 % | 0 % | |
| 11 1 | 0 | 322 | 0 0 | 0 | 0 % | 0 % | |
| 68 Wood Deck | 0 | 288 | 0 0 | 0 | 0 % | 0 % | |
| 29 Finished Attic | 0 | 322 | 0 0 | 0 | 0 % | 0 % | |
| 24 Frame Shed | 2004 | 336 | 2 100 | 4 | 0 % | 100 % | |
| 24 Frame Shed | 2003 | 352 | 2 100 | 4 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

\$HED 12X28



\$HED 16X22



Map Lot U10-020

Account 1616

Location 11 JOHNSON STREET

Card 1 Of 1 11/16/2021

JONES, GLORIA H
C/O DEANNA MEYER
1740 EAST CABORCA DRIVE
CASA GRANDE AZ 85122

B1419P288

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

WISCASSET

| Property Data | | | Assessment Record | | | | | | |
|--|------------|-------------|-------------------|-------------|-------------------|------------------|-------------------|------------------|-------------------|
| Neighborhood 109 SOUTHEAST | | | Year | Land | Buildings | Exempt | Total | | |
| | | | 2008 | 33,800 | 41,600 | 13,000 | 62,400 | | |
| Tree Growth Year 0 | | | 2009 | 33,790 | 41,630 | 13,000 | 62,420 | | |
| FARM LAND YEAR 0 | | | 2010 | 33,800 | 41,600 | 10,000 | 65,400 | | |
| OPEN SPACE YEAR 0 | | | | | | | | | |
| Zone/Land Use 21 RURAL | | | 2011 | 33,800 | 41,600 | 10,000 | 65,400 | | |
| Secondary Zone | | | 2012 | 33,800 | 41,600 | 10,000 | 65,400 | | |
| | | | 2013 | 33,800 | 41,600 | 10,000 | 65,400 | | |
| Topography 1 Level | | | 2014 | 33,800 | 41,600 | 10,000 | 65,400 | | |
| 1.Level | 4.Below St | 7.Steep | 2015 | 33,800 | 41,600 | 10,000 | 65,400 | | |
| 2.Rolling | 5.Low | 8.Rough | 2016 | 33,800 | 41,600 | 15,000 | 60,400 | | |
| 3.Above St | 6.Swampy | 9. | 2017 | 33,800 | 41,600 | 20,000 | 55,400 | | |
| Utilities 1 All Public | | | | | | | | | |
| 1.Public | 4.Dr Well | 7.Cesspool | 2018 | 33,800 | 41,600 | 20,000 | 55,400 | | |
| 2.Water | 5.DUG/LAKE | 8. | 2019 | 33,800 | 41,600 | 20,000 | 55,400 | | |
| 3.Sewer | 6.Septic | 9.None | 2020 | 33,800 | 41,600 | 25,000 | 50,400 | | |
| Street 1 Paved | | | 2021 | 33,800 | 41,600 | 25,000 | 50,400 | | |
| 1.Paved | 4.Proposed | 7. | Land Data | | | | | | |
| 2.Semi Imp | 5.Private | 8. | | | | | | | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | Front Foot | Type | Effective | | Influence | | Influence Codes |
| TREE GROWTH PLAN 0 CONSERV EASE 0 | | | | | 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 | | | |
| Financing | | | | | % | 7.Corner/Locatio | | | |
| 1.Land | 4.Mobile | 7. | Square Foot | Square Feet | | | 8.View/Environ | | |
| 2.L & B | 5.Other | 8. | | | | % | 9.Fract Share | | |
| 3.Building | 6. | 9. | | | | % | Acres | | |
| 1.Convent | | | | | | % | 30.Rear 20+ | | |
| | | | | | | % | 31.Waterfront Rea | | |
| | | | | | | % | 32.Open Space | | |
| | | | | | | % | 33.RestrictEsm | | |
| | | | | | | % | 34.PASTURE 1 | | |
| 2.FHA/VA | 5.Private | 8. | | | | % | 35.HORTICULTURAL- | | |
| 3.Assumed | 6.Cash | 9.Unknown | | | | % | 36.Pasture 3 | | |
| Validity | | | | | | 37.Softwood | | | |
| 1.Valid | 4.Split | 7.Renovate | 20 | 1.00 | | 100 | % | 0 | 38.Mixed Wood |
| 2.Related | 5.Partial | 8.Other | 21 | 0.24 | | 100 | % | 0 | 39.Hardwood |
| 3.Distress | 6.Exempt | 9.Foreclose | | | | | % | | 40.Wasteland |
| 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 Improve |
| | | | | | | | % | | 45.CAMP SITE |
| | | | | | | | % | | 46.PAVING/00 |
| | | | | | | | % | | |
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WISCASSET

Map Lot U10-020

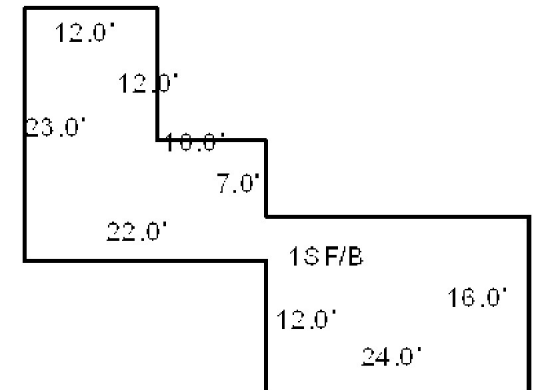
Account 1616

Location 11 JOHNSON STREET

Card 1 Of 1 11/16/2021

| | | |
|--|---|---|
| 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 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 4 ASBESTOS/ASPHALT | 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 2 Fair 100% |
| 3.COMP 7.NOV 11. | 2.TYPICAL 5. 8. | 1.E Grade 4.B Grade 7.AA+ Grad |
| 4.ASB/ASP 8.AL/VIN 12. | 3.OLD TYPE 6. 9.None | 2.D Grade 5.A Grade 8.AA++Grad |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 TYPICAL | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7. | 1.GOOD 4.Obsolete 7. | SQFT (Footprint) 770 |
| 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 1900 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 7 LAYOUT |
| 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 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. |

GARAGE 14X24



Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 23 Frame Garage | 1900 | 336 | 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 U10-021

Account 1617

Location 9 JOHNSON STREET

Card 1 Of 1 11/16/2021

URQUHART, CARL G
URQUHART, GRACIE B
9 JOHNSON STREET
WISCASSET ME 04578

B627P217

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
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Notes:

2002-changed deck to shed, no deck at all and added an enclosed frame porch.

WISCASSET

Property Data

| | | |
|-----------------------------------|------------|-------------|
| Neighborhood 109 SOUTHEAST | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 21 RURAL | | |
| Secondary Zone | | |
| Topography 1 Level | | |
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Rough |
| 3.Above St | 6.Swampy | 9. |
| Utilities 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.DUG/LAKE | 8. |
| 3.Sewer | 6.Septic | 9.None |
| Street 1 Paved | | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5.Private | 8. |
| 3.Gravel | 6.Pub Eas | 9.NoStreet |
| TREE GROWTH PLAN 0 | | |
| CONSERV EASE 0 | | |
| Sale Data | | |
| Sale Date | | |
| Price | | |
| Sale Type | | |
| 1.Land | 4.Mobile | 7. |
| 2.L & B | 5.Other | 8. |
| 3.Building | 6. | 9. |
| Financing | | |
| 1.Convent | 4.Seller | 7. |
| 2.FHA/VA | 5.Private | 8. |
| 3.Assumed | 6.Cash | 9.Unknown |
| Validity | | |
| 1.Valid | 4.Split | 7.Renovate |
| 2.Related | 5.Partial | 8.Other |
| 3.Distress | 6.Exempt | 9.Foreclose |
| Verified | | |
| 1.Buyer | 4.Agent | 7.Family |
| 2.Seller | 5.Pub Rec | 8.Other |
| 3.Lender | 6.MLS | 9. |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|--------|-----------|--------|---------|
| 2008 | 34,700 | 85,500 | 19,000 | 101,200 |
| 2009 | 34,720 | 85,520 | 19,000 | 101,240 |
| 2010 | 34,700 | 85,500 | 16,000 | 104,200 |
| 2011 | 34,700 | 85,500 | 16,000 | 104,200 |
| 2012 | 34,700 | 85,500 | 16,000 | 104,200 |
| 2013 | 34,700 | 85,500 | 16,000 | 104,200 |
| 2014 | 34,700 | 85,500 | 16,000 | 104,200 |
| 2015 | 34,700 | 85,500 | 16,000 | 104,200 |
| 2016 | 34,700 | 85,500 | 21,000 | 99,200 |
| 2017 | 34,700 | 85,500 | 26,000 | 94,200 |
| 2018 | 34,700 | 85,500 | 26,000 | 94,200 |
| 2019 | 34,700 | 85,500 | 26,000 | 94,200 |
| 2020 | 34,700 | 85,500 | 31,000 | 89,200 |
| 2021 | 34,700 | 85,500 | 31,000 | 89,200 |

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 | | 0.52 | | |

WISCASSET

Map Lot U10-021


Account 1617

Location 9 JOHNSON STREET

Card 1

Of 1

11/16/2021

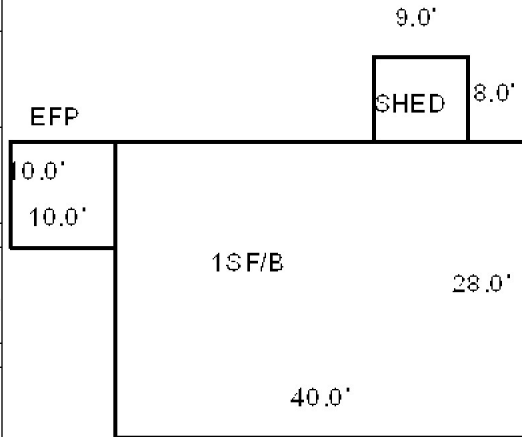
| | | |
|--|---|---|
| Building Style 2 Ranch | SF Bsmt Living 0 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 0 0 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Double | HEARTH 0 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Mod/Cont 11.Multi | Heat Type 100% 5 Forced Warm Air | 3. 6. 9. |
| 4.Cape 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 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 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 1954 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 2 Concrete Block | # 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 3/16/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 23 Frame Garage | 0 | 768 | 3 100 | 4 | 0 % | 100 % | |
| 24 Frame Shed | 0 | 72 | 3 100 | 4 | 0 % | 100 % | |
| 22 Encl Frame Porch | 2001 | 100 | 3 100 | 4 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
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| | | | | | % | % | |

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



GARAGE 24X32



Map Lot U10-022

Account 1618

Location 27 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

WENTWORTH, CLARA D
WENTWORTH, SCHUYLER A
27 BIRCH POINT ROAD
WISCASSET ME 04578

B5417P213

Previous Owner
WENTWORTH, JOSEPH B.
WENTWORTH, CLARA D.

WISCASSET ME 04578
Sale Date: 10/14/2013

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
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Notes:

2014-Joseph Wentworth passed away 10/14/13.

WISCASSET

Property Data

| | | | |
|------------------|---------------|-------------|--------------------|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | | | |
| | | | 1 Level |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | | | 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 | | | 10/14/2013 |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 35,300 | 118,300 | 19,000 | 134,600 |
| 2009 | 35,310 | 118,260 | 19,000 | 134,570 |
| 2010 | 35,300 | 118,300 | 16,000 | 137,600 |
| 2011 | 35,300 | 118,300 | 16,000 | 137,600 |
| 2012 | 35,300 | 118,300 | 16,000 | 137,600 |
| 2013 | 35,300 | 118,300 | 16,000 | 137,600 |
| 2014 | 35,300 | 118,300 | 16,000 | 137,600 |
| 2015 | 35,300 | 118,300 | 16,000 | 137,600 |
| 2016 | 35,300 | 118,300 | 21,000 | 132,600 |
| 2017 | 35,300 | 118,300 | 26,000 | 127,600 |
| 2018 | 35,300 | 118,300 | 26,000 | 127,600 |
| 2019 | 35,300 | 118,300 | 26,000 | 127,600 |
| 2020 | 35,300 | 118,300 | 31,000 | 122,600 |
| 2021 | 35,300 | 118,300 | 31,000 | 122,600 |

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 | | 0.70 | | | | |

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

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

WISCASSET

Map Lot U10-022

Account 1618

Location 27 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

| | | |
|--|--|---|
| 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% 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 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 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) 986 |
| 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 1910 | # 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 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.Services 9.None |
| 2.1/2 Bmt 5.None 8. |  | 1.Location 4.Traffic 8. |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 8.Other 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 1 Interior Inspect |
| Wet Basement 3 Wet Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.Refusal 5.Estimate 8. |
| 2.Damp 5. 8. |  | 3.Informed 6. 9. |
| 3.Wet 6. 9. | | Information Code 1 Owner |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |

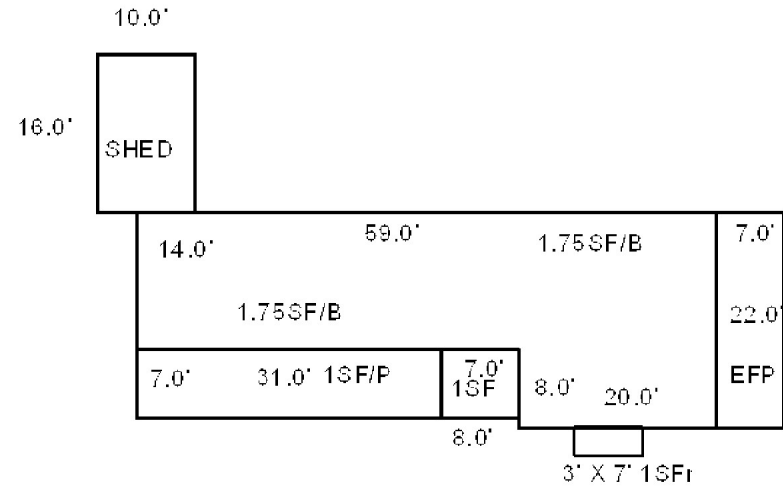
Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 1 ONE STORY | 0 | 217 | 0 0 | 0 | 0 % | 0 % | |
| 1 ONE STORY | 0 | 21 | 0 0 | 0 | 0 % | 0 % | |
| 1 ONE STORY | 0 | 56 | 0 0 | 0 | 0 % | 0 % | |
| 22 Encl Frame Porch | 0 | 154 | 0 0 | 0 | 0 % | 0 % | |
| 24 Frame Shed | 0 | 160 | 2 100 | 3 | 0 % | 100 % | |
| 23 Frame Garage | 1970 | 360 | 3 100 | 3 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

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

GARAGE 18X20



Map Lot U10-023

Account 1619

Location 262 BATH ROAD

Card 1 Of 1 11/16/2021

PITCHER, HEATHER
754 BATH ROAD
WISCASSET ME 04578

B2134P231 B4550P307 B5295P122 B5295P124

Previous Owner
ENGERT, BRUCE C J/T
ENGERT, MARY-ELLEN

BOOTHBAY HARBOR ME 04538
Sale Date: 8/14/2018

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

'16 Per info provided lot has been vacant for years and on the market for years. Per Ceo & Town planner lot would have to go through site plan review in order to attain commercial status. Adjust for obsolesence.

WISCASSET

Property Data

| | | | |
|------------------|--------------------|-------------|--|
| Neighborhood | 200 U.S. RTE 1 | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 19 COMMERCIAL | | |
| Secondary Zone | | | |
| Topography | 1 Level | | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | 1 Paved | | |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | 0 | | |
| CONSERV EASE | 0 | | |
| Sale Data | | | |
| Sale Date | 8/14/2018 | | |
| Price | 158,000 | | |
| 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 |
|------|---------|-----------|--------|---------|
| 2008 | 147,500 | 44,900 | 0 | 192,400 |
| 2009 | 147,450 | 44,880 | 0 | 192,330 |
| 2010 | 147,500 | 44,900 | 0 | 192,400 |
| 2011 | 147,500 | 44,900 | 0 | 192,400 |
| 2012 | 147,500 | 44,900 | 0 | 192,400 |
| 2013 | 147,500 | 44,900 | 0 | 192,400 |
| 2014 | 147,500 | 44,900 | 0 | 192,400 |
| 2015 | 147,500 | 44,900 | 0 | 192,400 |
| 2016 | 147,500 | 44,900 | 0 | 192,400 |
| 2017 | 147,500 | 44,900 | 0 | 192,400 |
| 2018 | 147,500 | 44,900 | 0 | 192,400 |
| 2019 | 147,500 | 44,900 | 0 | 192,400 |
| 2020 | 147,500 | 44,900 | 0 | 192,400 |
| 2021 | 147,500 | 44,900 | 0 | 192,400 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|----------------------|------|-----------|-------|-----------|------|-------------------|
| | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | % | | 1.Open Space |
| 12.Delta Triangle | | | | % | | 2.Neighborhood A |
| 13.Nabla Triangle | | | | % | | 3.Topography |
| 14.Rear Land | | | | % | | 4.Size/Shape |
| 15.Front Foot | | | | % | | 5.Access |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Corner/Locatio |
| | | | | % | | 8.View/Environ |
| | | | | % | | 9.Fract Share |
| | | | | % | | Acres |
| | | | | % | | 30.Rear 20+ |
| | | | | % | | 31.Waterfront Rea |
| | | | | % | | 32.Open Space |
| | | | | % | | 33.RestrictEsm |
| | | | | % | | 34.PASTURE 1 |
| | | | | % | | 35.HORTICULTURAL- |
| | | | | % | | 36.Pasture 3 |
| | | | | % | | 37.Softwood |
| | | | | % | | 38.Mixed Wood |
| | | | | % | | 39.Hardwood |
| | | | | % | | 40.Wasteland |
| | | | | % | | 41.CAMP SITE |
| | | | | % | | 42.Mobile Home Si |
| | | | | % | | 43.Condo Site |
| | | | | % | | 44.Site Improve |
| | | | | % | | 45.CAMP SITE |
| | | | | % | | 46.PAVING/00 |
| Total Acreage | | 0.83 | | | | |

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 U10-023

Account 1619

Location 262 BATH ROAD

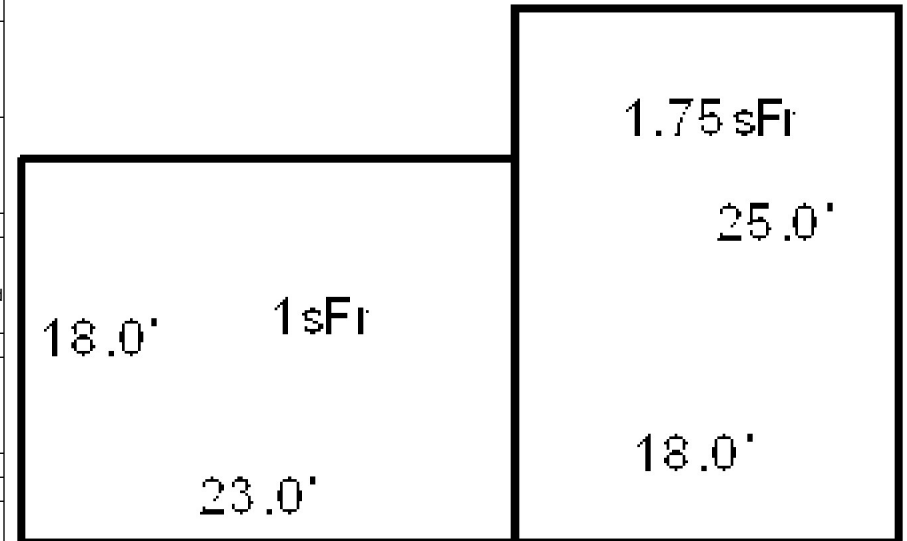
Card 1 Of 1 11/16/2021

| | | |
|-------------------------------|---|------------------------------------|
| 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 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 11/30/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 287 OFFICE | 1941 | 864 | 3 100 | 4 | 0 % | 100 % | | 1.ONE STORY FRAM |
| 287 OFFICE | 0 | 315 | 3 100 | 4 | 0 % | 75 % | | 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 U10-024

Account 1620

Location 270 BATH ROAD

Card 1 Of 1 11/16/2021

PITCHER, HEATHER
754 BATH ROAD
WISCASSET ME 04578

B977P99

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

WISCASSET

Property Data

| | | |
|------------------|----------------|-------------|
| Neighborhood | 200 U.S. RTE 1 | |
| Tree Growth Year | 0 | |
| FARM LAND YEAR | 0 | |
| OPEN SPACE YEAR | 0 | |
| Zone/Land Use | 21 RURAL | |
| Secondary Zone | | |
| Topography | 1 Level | |
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Rough |
| 3.Above St | 6.Swampy | 9. |
| Utilities | 1 All Public | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.DUG/LAKE | 8. |
| 3.Sewer | 6.Septic | 9.None |
| Street | 1 Paved | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5.Private | 8. |
| 3.Gravel | 6.Pub Eas | 9.NoStreet |
| TREE GROWTH PLAN | 0 | |
| CONSERV EASE | 0 | |
| Sale Data | | |
| Sale Date | | |
| Price | | |
| Sale Type | | |
| 1.Land | 4.Mobile | 7. |
| 2.L & B | 5.Other | 8. |
| 3.Building | 6. | 9. |
| Financing | | |
| 1.Convent | 4.Seller | 7. |
| 2.FHA/VA | 5.Private | 8. |
| 3.Assumed | 6.Cash | 9.Unknown |
| Validity | | |
| 1.Valid | 4.Split | 7.Renovate |
| 2.Related | 5.Partial | 8.Other |
| 3.Distress | 6.Exempt | 9.Foreclose |
| Verified | | |
| 1.Buyer | 4.Agent | 7.Family |
| 2.Seller | 5.Pub Rec | 8.Other |
| 3.Lender | 6.MLS | 9. |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|--------|-----------|--------|---------|
| 2008 | 47,000 | 65,500 | 13,000 | 99,500 |
| 2009 | 47,000 | 65,530 | 13,000 | 99,530 |
| 2010 | 47,000 | 65,500 | 10,000 | 102,500 |
| 2011 | 47,000 | 65,500 | 10,000 | 102,500 |
| 2012 | 47,000 | 65,500 | 10,000 | 102,500 |
| 2013 | 47,000 | 65,500 | 10,000 | 102,500 |
| 2014 | 47,000 | 65,500 | 10,000 | 102,500 |
| 2015 | 47,000 | 65,500 | 10,000 | 102,500 |
| 2016 | 47,000 | 65,500 | 15,000 | 97,500 |
| 2017 | 47,000 | 65,500 | 20,000 | 92,500 |
| 2018 | 47,000 | 65,500 | 20,000 | 92,500 |
| 2019 | 47,000 | 65,500 | 20,000 | 92,500 |
| 2020 | 47,000 | 65,500 | 25,000 | 87,500 |
| 2021 | 47,000 | 65,500 | 25,000 | 87,500 |

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 | | 0.85 | | | | |

WISCASSET

Map Lot U10-024

Account 1620

Location 270 BATH ROAD

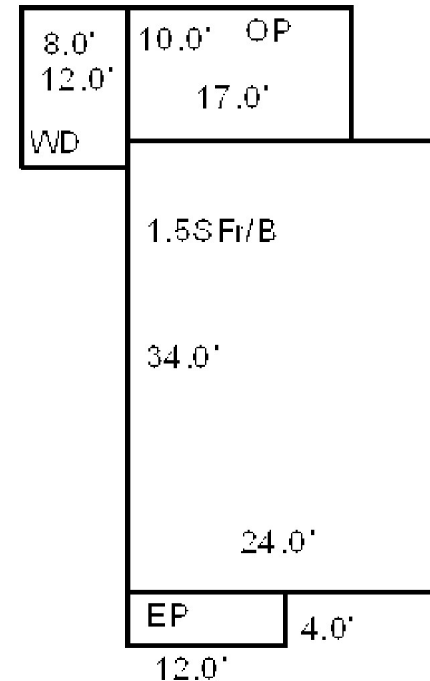
Card 1 Of 1 11/16/2021

| | | |
|--|---|--------------------------------------|
| 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 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 8 ALUM/VINYL | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.CLAP 5.T-111 9.OTHER | Kitchen Style 2 TYPICAL | Unfinished % 0% |
| 2.WD SH 6.BR/STONE 10. | 1.GOOD 4.Obsolete 7. | Grade & Factor 3 Average 100% |
| 3.COMP 7.NOV 11. | 2.TYPICAL 5. 8. | 1.E Grade 4.B Grade 7.AA+ Grad |
| 4.ASB/ASP 8.AL/VIN 12. | 3.OLD TYPE 6. 9.None | 2.D Grade 5.A Grade 8.AA++Grad |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 TYPICAL | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7. | 1.GOOD 4.Obsolete 7. | SQFT (Footprint) 816 |
| 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 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 1950 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 0 | 1.Incomp 4.SMALL 7.LAYOUT |
| 1.Concrete 4.Wood 7. |  | 2.O-Built 5.CDU 8.OTHER |
| 2.C Block 5.Slab 8. | | 3.Defmaint 6.STYLE 9.None |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.Services 9.None |
| 2.1/2 Bmt 5.None 8. | | 1.Location 4.Traffic 8. |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 8.Other 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 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 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 0 | 170 | 0 0 | 0 | 0 % | 0 % | | 1.ONE STORY FRAM |
| 22 Encl Frame Porch | 0 | 48 | 0 0 | 0 | 0 % | 0 % | | 2.TWO STORY FRAM |
| 68 Wood Deck | 1980 | 96 | 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 U10-024-A

Account 1621

Location 17 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

CHANDLER, PAMELA JEAN J/T
CHANDLER, AARON ROBERT
17 BIRCH POINT ROAD
WISCASSET ME 04578

B4785P300

Previous Owner
CONLEY, KEVIN J/T
CONLEY, ELIZABETH A.
C/O AARON CHANDLER
WISCASSET ME 04578
Sale Date: 5/30/2014

Previous Owner
HARTMAN, JR., THOMAS L.
HARTMAN, REGINA C.

WISCASSET ME 04578
Sale Date: 8/12/2011

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2006-NEW VINYL SIDING AND NEW EFP.
2009-corrected acreage from 2.05 to 1.02
2011-Added 2nd bath per RE advertisement.
2012-Former Owners: Thomas & Regina Hartman BK2380 PG313.
2014-Deck added.
5/30/14-Former owners: Elizabeth & Kevin Conley bought
8/12/11 for \$166,000, BK4429 PG26, sold for \$182,000.

WISCASSET**Property Data**

| | | |
|---|------------|-------------|
| Neighborhood 109 SOUTHEAST | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 21 RURAL | | |
| Secondary Zone | | |
| Topography 1 Level | | |
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Rough |
| 3.Above St | 6.Swampy | 9. |
| Utilities 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.DUG/LAKE | 8. |
| 3.Sewer | 6.Septic | 9.None |
| Street 1 Paved | | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5.Private | 8. |
| 3.Gravel | 6.Pub Eas | 9.NoStreet |
| TREE GROWTH PLAN 0 | | |
| CONSERV EASE 0 | | |
| Sale Data | | |
| Sale Date 5/30/2014 | | |
| Price 182,000 | | |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 38,400 | 146,900 | 13,000 | 172,300 |
| 2009 | 36,340 | 146,930 | 13,000 | 170,270 |
| 2010 | 36,300 | 146,900 | 10,000 | 173,200 |
| 2011 | 36,300 | 149,800 | 10,000 | 176,100 |
| 2012 | 36,300 | 149,800 | 0 | 186,100 |
| 2013 | 36,300 | 149,800 | 0 | 186,100 |
| 2014 | 36,300 | 151,000 | 0 | 187,300 |
| 2015 | 36,300 | 151,000 | 10,000 | 177,300 |
| 2016 | 36,300 | 151,000 | 15,000 | 172,300 |
| 2017 | 36,300 | 151,000 | 20,000 | 167,300 |
| 2018 | 36,300 | 151,000 | 20,000 | 167,300 |
| 2019 | 36,300 | 151,000 | 20,000 | 167,300 |
| 2020 | 36,300 | 151,000 | 25,000 | 162,300 |
| 2021 | 36,300 | 151,000 | 25,000 | 162,300 |

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 | | 1.02 | | | | |

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

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

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

Total Acreage 1.02

WISCASSET

Map Lot U10-024-A

Account 1621

Location 17 BIRCH POINT ROAD

Card 1

Of 1

11/16/2021

| | | |
|--|---|---|
| Building Style 2 Ranch | SF Bsmt Living 436 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 9 105 | 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) 1248 |
| 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 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 0 | | Entrance Code 1 Interior Inspect |
| Wet Basement 3 Wet Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.Refusal 5.Estimate 8. |
| 2.Damp 5. 8. | | 3.Informed 6. 9. |
| 3.Wet 6. 9. | | Information Code 1 Owner |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |

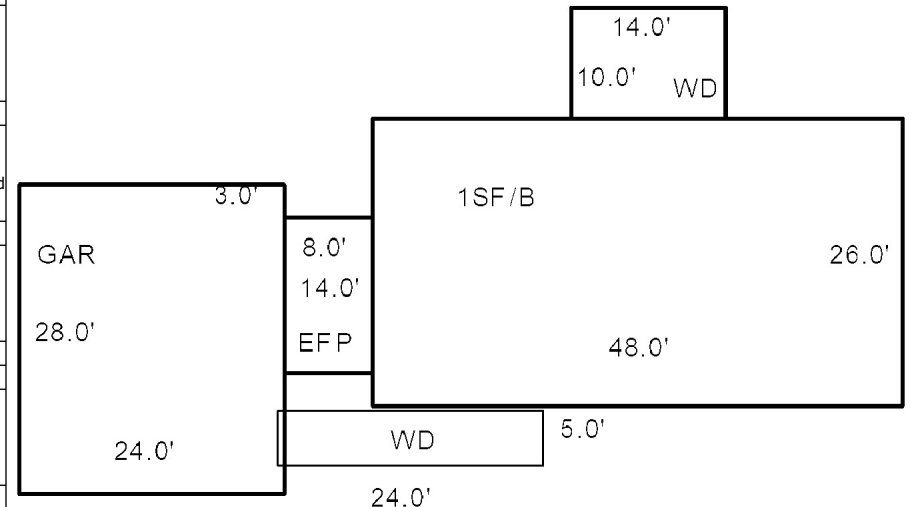
Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 68 Wood Deck | 0 | 140 | 0 0 | 0 | 0 % | 0 % | |
| 76 1.25 ST | 0 | 672 | 3 100 | 4 | 0 % | 100 % | |
| 63 Swimming Pool | 0 | 1 | 3 100 | 4 | 99 % | 100 % | |
| 24 Frame Shed | 0 | 64 | 2 100 | 4 | 0 % | 100 % | |
| 22 Encl Frame Porch | 2005 | 112 | 3 100 | 4 | 0 % | 100 % | |
| 68 Wood Deck | 2013 | 120 | 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

IGPOOL



Map Lot U10-024-B

Account 1622

Location 13 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

EDWARDS, ANGELA D J/T
EDWARDS, JAMES M
13 BIRCH POINT ROAD
WISCASSET ME 04578

B3525P9

Previous Owner
BIBLE BAPTIST CHURCH OF
WISCASSET

WISCASSET ME 04578
Sale Date: 7/22/2005

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

2003-NEW VINYL SIDING IN FALL 2002

2006-PREVIOUS OWNER: BIBLE BAPTIST CHURCH BK1018
PG109

WISCASSET

Property Data

| | | | |
|--------------------|---------------|-------------|-----------|
| Neighborhood | 109 SOUTHEAST | | |
| Tree Growth Year | 0 | | |
| FARM LAND YEAR | 0 | | |
| OPEN SPACE YEAR | 0 | | |
| Zone/Land Use | 21 RURAL | | |
| Secondary Zone | | | |
| Topography | | | |
| 1 Level | | | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | | | |
| 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 | | | 7/22/2005 |
| Price | | | 120,000 |
| 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 | | | |
| 8 Other Non Valid | | | |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 36,300 | 85,700 | 0 | 122,000 |
| 2009 | 36,140 | 85,730 | 0 | 121,870 |
| 2010 | 36,100 | 85,700 | 10,000 | 111,800 |
| 2011 | 36,100 | 85,700 | 10,000 | 111,800 |
| 2012 | 36,100 | 85,700 | 10,000 | 111,800 |
| 2013 | 36,100 | 85,700 | 10,000 | 111,800 |
| 2014 | 36,100 | 85,700 | 10,000 | 111,800 |
| 2015 | 36,100 | 85,700 | 10,000 | 111,800 |
| 2016 | 36,100 | 85,700 | 15,000 | 106,800 |
| 2017 | 36,100 | 85,700 | 20,000 | 101,800 |
| 2018 | 36,100 | 85,700 | 20,000 | 101,800 |
| 2019 | 36,100 | 85,700 | 20,000 | 101,800 |
| 2020 | 36,100 | 85,700 | 25,000 | 96,800 |
| 2021 | 36,100 | 85,700 | 25,000 | 96,800 |

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 |
| 20 | | 1.00 | 100 | % | 0 | 37.Softwood |
| 21 | | 0.95 | 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 | | 0.95 | | | | |

WISCASSET

Map Lot U10-024-B

Account 1622

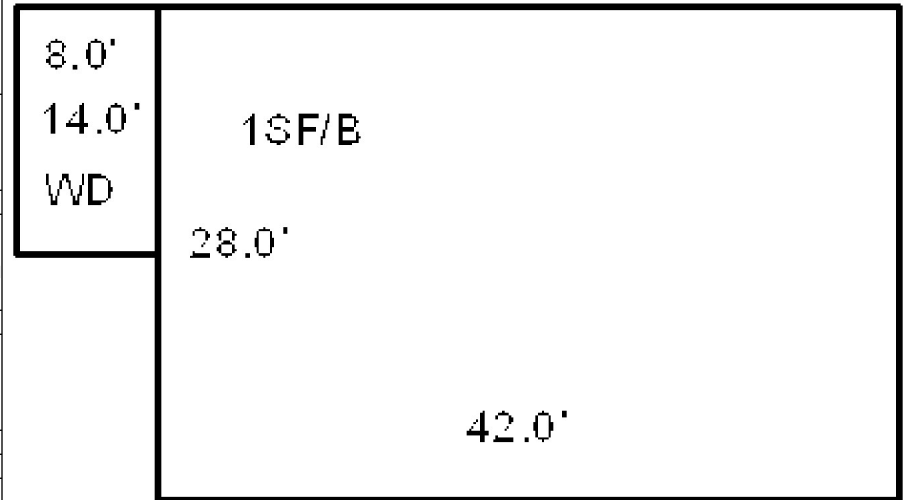
Location 13 BIRCH POINT ROAD

Card 1 Of 1 11/16/2021

| | | | | | | | | | |
|------------------|---------------------------|-----------|-----------------|------------------|-----------------------|------------------|-----------------------|------------|--|
| Building Style | 2 Ranch | | SF Bsmst Living | 0 | | Layout | 1 Typical | | |
| 1.Conv. | 5.Colonial | 9.Other | Fin Bsmst Grade | 0 0 | | 1.Typical | 4. | 7. | |
| 2.Ranch | 6.Split | 10.Double | HEARTH | 0 | | 2.Inadeq | 5. | 8. | |
| 3.R Ranch | 7.Mod/Cont | 11.Multi | Heat Type | 100% | 1 Hot Water BB | 3. | 6. | 9. | |
| 4.Cape | 8.Log | 12.Cot. | 1.HWBB | 5.FWA | 9.No Heat | Attic | 9 None | | |
| Dwelling Units | 1 | | 2.HWCI | 6.GravWA | 10. | 1.1/4 Fin | 4.Full Fin | 7. | |
| Other Units | 0 | | 3.H Pump | 7.Electric | 11. | 2.1/2 Fin | 5.F/Stair | 8. | |
| Stories | 1 One Story | | 4.Steam | 8.F/Wall | 12. | 3.3/4 Fin | 6. | 9.None | |
| 1.1 | 4.1.5 | 7. | Cool Type | 0% | 9 None | Insulation | 1 Full | | |
| 2.2 | 5.1.75 | 8. | 1.Refrig | 4.W&C Air | 7. | 1.Full | 4.Minimal | 7. | |
| 3.3 | 6.2.5 | 9. | 2.Evapor | 5. | 8. | 2.Heavy | 5.Unknown | 8. | |
| Exterior Walls | 8 ALUM/VINYL | | 3.H Pump | 6. | 9.None | 3.Capped | 6. | 9.None | |
| 1.CLAP | 5.T-111 | 9.OTHER | Kitchen Style | 2 TYPICAL | | Unfinished % | 0% | | |
| 2.WD SH | 6.BR/STONE | 10. | 1.GOOD | 4.Obsolete | 7. | Grade & Factor | 3 Average 100% | | |
| 3.COMP | 7.NOV | 11. | 2.TYPICAL | 5. | 8. | 1.E Grade | 4.B Grade | 7.AA+ Grad | |
| 4.ASB/ASP | 8.AL/VIN | 12. | 3.OLD TYPE | 6. | 9.None | 2.D Grade | 5.A Grade | 8.AA++Grad | |
| Roof Surface | 1 Asphalt Shingles | | Bath(s) Style | 2 TYPICAL | | 3.C Grade | 6.AA Grade | 9.Same | |
| 1.Asphalt | 4.Composit | 7. | 1.GOOD | 4.Obsolete | 7. | SQFT (Footprint) | 1176 | | |
| 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 | 1970 | | # Half Baths | 0 | | Funct. % Good | 100% | | |
| Year Remodeled | 2002 | | # 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. | |
| Bsmst 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 11/28/2006

| Additions, Outbuildings & Improvements | | | | | | | | 1.ONE STORY FRAM |
|--|------|-------|-------|------|-------|--------|-------------|-------------------|
| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | 2.TWO STORY FRAM |
| 68 Wood Deck | 0 | 112 | 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 U10-025

Account 1623

Location 271 BATH ROAD

Card 1 Of 2 11/16/2021

GROVER, DANIEL L
271 BATH ROAD
WISCASSET ME 04578

B2426P15 B4237P257

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

'18 add sv mh for storage(12x55)
7/30/2004-Mobile home out back 911 address is 11 Grover Lane (CARD #2)
2010-Deed recorded removing Heidi A. Grover from property record.
2013-8 Acres from Map R-07 Lot 62 added to this lot for tax purposes only.

WISCASSET

Property Data

| | | |
|------------------------------------|------------|-------------|
| Neighborhood 200 U.S. RTE 1 | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 19 COMMERCIAL | | |
| Secondary Zone | | |
| Topography 1 Level | | |
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Rough |
| 3.Above St | 6.Swampy | 9. |
| Utilities 1 All Public | | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.DUG/LAKE | 8. |
| 3.Sewer | 6.Septic | 9.None |
| Street 1 Paved | | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5.Private | 8. |
| 3.Gravel | 6.Pub Eas | 9.NoStreet |
| TREE GROWTH PLAN 0 | | |
| CONSERV EASE 0 | | |
| Sale Data | | |
| Sale Date | | |
| 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 |
|------|--------|-----------|--------|---------|
| 2008 | 50,000 | 71,900 | 13,000 | 108,900 |
| 2009 | 50,000 | 71,860 | 13,000 | 108,860 |
| 2010 | 50,000 | 71,900 | 10,000 | 111,900 |
| 2011 | 50,000 | 71,900 | 10,000 | 111,900 |
| 2012 | 50,000 | 71,900 | 10,000 | 111,900 |
| 2013 | 66,000 | 71,900 | 10,000 | 127,900 |
| 2014 | 66,000 | 71,900 | 10,000 | 127,900 |
| 2015 | 66,000 | 71,900 | 10,000 | 127,900 |
| 2016 | 66,000 | 71,900 | 15,000 | 122,900 |
| 2017 | 66,000 | 71,900 | 20,000 | 117,900 |
| 2018 | 66,000 | 73,400 | 20,000 | 119,400 |
| 2019 | 66,000 | 73,400 | 20,000 | 119,400 |
| 2020 | 66,000 | 73,400 | 25,000 | 114,400 |
| 2021 | 66,000 | 73,400 | 25,000 | 114,400 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|-------------------|------|----------------------|-------|-----------|------|-------------------|
| | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | % | | 1.Open Space |
| 12.Delta Triangle | | | | % | | 2.Neighborhood A |
| 13.Nabla Triangle | | | | % | | 3.Topography |
| 14.Rear Land | | | | % | | 4.Size/Shape |
| 15.Front Foot | | | | % | | 5.Access |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Corner/Locatio |
| | | | | % | | 8.View/Environ |
| | | | | % | | 9.Fract Share |
| | | | | % | | Acres |
| | | | | % | | 30.Rear 20+ |
| | | | | % | | 31.Waterfront Rea |
| | | | | % | | 32.Open Space |
| | | | | % | | 33.RestrictEsm |
| | | | | % | | 34.PASTURE 1 |
| | | | | % | | 35.HORTICULTURAL- |
| | | | | % | | 36.Pasture 3 |
| | | | | % | | 37.Softwood |
| | | | | % | | 38.Mixed Wood |
| | | | | % | | 39.Hardwood |
| | | | | % | | 40.Wasteland |
| | | | | % | | 41.CAMP SITE |
| | | | | % | | 42.Mobile Home Si |
| | | | | % | | 43.Condo Site |
| | | | | % | | 44.Site Improve |
| | | | | % | | 45.CAMP SITE |
| | | | | % | | 46.PAVING/00 |
| | | Total Acreage | | 9.00 | | |

WISCASSET

Map Lot U10-025


Account 1623

Location 271 BATH ROAD

Card 1

Of 2

11/16/2021

| | | |
|--|---|--------------------------------------|
| 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 5 Floor & Stairs |
| 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) 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 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 1938 | # 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 11/28/2006

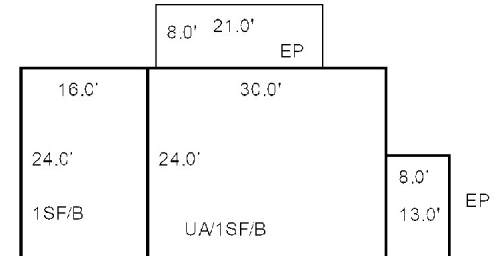
Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 11 1 | 0 | 384 | 0 0 | 0 | 0 % | 0 % | |
| 22 Encl Frame Porch | 0 | 168 | 0 0 | 0 | 0 % | 0 % | |
| 22 Encl Frame Porch | 0 | 104 | 0 0 | 0 | 0 % | 0 % | |
| 24 Frame Shed | 1960 | 240 | 2 100 | 1 | 0 % | 100 % | |
| 997 12' Mobile | 1985 | | | | % | % | 1,500 |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

MH As
Storage

55.0'

12.0'



SHED 12X20



Map Lot U10-025

Account 1623

Location 11 GROVER LANE

Card 2 Of 2 11/16/2021

GROVER, DANIEL L
271 BATH ROAD
WISCASSET ME 04578

B2426P15 B4237P257

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 | | 1 All Public | |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | 1 Paved | | |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | | 0 | |
| CONSERV EASE | | 0 | |
| Sale Data | | | |
| Sale Date | | | |
| Price | | | |
| Sale Type | | | |
| 1.Land | 4.Mobile | 7. | |
| 2.L & B | 5.Other | 8. | |
| 3.Building | 6. | 9. | |
| Financing | | | |
| 1.Convent | 4.Seller | 7. | |
| 2.FHA/VA | 5.Private | 8. | |
| 3.Assumed | 6.Cash | 9.Unknown | |
| Validity | | | |
| 1.Valid | 4.Split | 7.Renovate | |
| 2.Related | 5.Partial | 8.Other | |
| 3.Distress | 6.Exempt | 9.Foreclose | |
| Verified | | | |
| 1.Buyer | 4.Agent | 7.Family | |
| 2.Seller | 5.Pub Rec | 8.Other | |
| 3.Lender | 6.MLS | 9. | |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|------|-----------|--------|--------|
| 2008 | 0 | 20,700 | 0 | 20,700 |
| 2009 | 0 | 20,730 | 0 | 20,730 |
| 2010 | 0 | 20,700 | 0 | 20,700 |
| 2011 | 0 | 20,700 | 0 | 20,700 |
| 2012 | 0 | 20,700 | 0 | 20,700 |
| 2013 | 0 | 20,700 | 0 | 20,700 |
| 2014 | 0 | 20,700 | 0 | 20,700 |
| 2015 | 0 | 20,700 | 0 | 20,700 |
| 2016 | 0 | 20,700 | 0 | 20,700 |
| 2017 | 0 | 20,700 | 0 | 20,700 |
| 2018 | 0 | 20,700 | 0 | 20,700 |
| 2019 | 0 | 20,700 | 0 | 20,700 |
| 2020 | 0 | 20,700 | 0 | 20,700 |
| 2021 | 0 | 20,700 | 0 | 20,700 |

Land Data

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


WISCASSET

Map Lot U10-025

Account 1623

Location 11 GROVER LANE

Card 2 Of 2 11/16/2021

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

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 998 14' Mobile | 1987 | 14x70 | 2 100 | 4 | 0 % | 50 % | | 1.ONE STORY FRAM |
| 103 SLAB..... | 2004 | 980 | 3 100 | 4 | 0 % | 100 % | | 2.TWO STORY FRAM |
| 68 Wood Deck | 2005 | 84 | 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 U10-025-001

Account 1624

Location 273 BATH ROAD

Card 1 Of 1 11/16/2021

GROVER, DANIEL
271 BATH ROAD
WISCASSET ME 04578

| | | | | | | | | | | | | | |
|---|---|--------|--|------------------|-------------|----------------------|--------|-------------------|-----------|--------|---------------------|------|-----------------|
| GROVER, DANIEL 271 BATH ROAD WISCASSET ME 04578 | | | Property Data | | | Assessment Record | | | | | | | |
| | | | Neighborhood 108 SOUTHWEST | | | Year | Land | Buildings | Exempt | Total | | | |
| | | | | | | 2008 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | | | | 2009 | 0 | 10,740 | 0 | 10,740 | | | |
| | | | | | | 2010 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | Zone/Land Use 19 COMMERCIAL | | | 2011 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | Secondary Zone | | | 2012 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | | | | 2013 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | Topography 1 Level | | | 2014 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. | | | 2015 | 0 | 10,700 | 0 | 10,700 | | | |
| 2016 | 0 | 10,700 | | | | 0 | 10,700 | | | | | | |
| Utilities 1 All Public | | | | | | 2017 | 0 | 10,700 | 0 | 10,700 | | | |
| 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None | | | | | | 2018 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | | | | 2019 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | Street 1 Paved | | | 2020 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | | | | 2021 | 0 | 10,700 | 0 | 10,700 | | | |
| | | | 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet | | | Land Data | | | | | | | |
| | | | | | | Front Foot | | Type | Effective | | Influence | | Influence Codes |
| | | | | | | | | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | 1.Open Space | | | | | | | | | |
| 12.Delta Triangle | | | | 2.Neighborhood A | | | | | | | | | |
| Inspection Witnessed By: | | | Sale Data | | | 13.Nabla Triangle | | 3.Topography | | | | | |
| | | | | | | 14.Rear Land | | 4.Size/Shape | | | | | |
| | | | | | | 15.Front Foot | | 5.Access | | | | | |
| | | | | | | | | 6.Restriction | | | | | |
| | | | | | | | | 7.Corner/Locatio | | | | | |
| X <div>Date</div> | | | Square Foot | | Square Feet | | | 8.View/Environ | | | | | |
| | | | | | | | % | 9.Fract Share | | | | | |
| | | | | | | | % | Acres | | | | | |
| | | | | | | | % | 30.Rear 20+ | | | | | |
| | | | | | | | % | 31.Waterfront Rea | | | | | |
| Notes: | | | Fract. Acre | | | | % | 32.Open Space | | | | | |
| | | | | | | | % | 33.RestrictEsm | | | | | |
| | | | | | | | % | 34.PASTURE 1 | | | | | |
| | | | | | | | % | 35.HORTICULTURAL- | | | | | |
| | | | | | | | % | 36.Pasture 3 | | | | | |
| | | | Validity | | | Acreage/Sites | | | | % | 37.Softwood | | |
| | | | | | | | | | | % | 38.Mixed Wood | | |
| | | | | | | | | | | % | 39.Hardwood | | |
| | | | | | | | | | | % | 40.Wasteland | | |
| | | | | | | | | | | % | 41.CAMP SITE | | |
| | | | Verified | | | Total Acreage 0.00 | | | | % | 42.Mobile Home Si | | |
| | | | | | | | | | | % | 43.Condo Site | | |
| | | | | | | | | | | % | 44.Site Improveveme | | |
| | | | | | | | | | | % | 45.CAMP SITE | | |
| | | | | | | | | | | % | 46.PAVING/00 | | |
| WISCASSET | | | | | | | % | | | | | | |
| | | | | | | | % | | | | | | |
| | | | | | | | % | | | | | | |
| | | | | | | | % | | | | | | |
| | | | | | | | % | | | | | | |


WISCASSET

Map Lot U10-025-001

Account 1624

Location 273 BATH ROAD

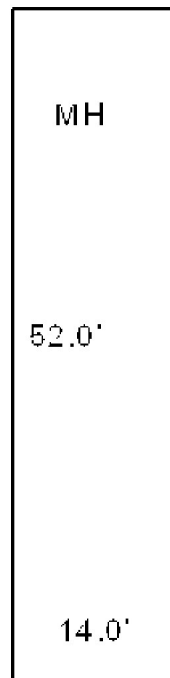
Card 1 Of 1 11/16/2021

| | | |
|-------------------------------|---|------------------------------------|
| 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 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 997 12' Mobile | 1972 | 14x52 | 2 100 | 3 | 0 % | 50 % | | 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 U10-026

Account 1625

Location 263 BATH ROAD

Card 1 Of 1 11/16/2021

PEARSON III, CHAUNCEY WRIGHT
41 FISH HOUSE COVE
PHIPPSBURG ME 04562

B5493P166

Previous Owner
SHOREY, RICHARD S
SHOREY, SUSAN L

WESTPORT ISLAND ME 04578
Sale Date: 2/25/2020

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

WISCASSET

Property Data

| | | | |
|------------------|------------|--------------------|--|
| Neighborhood | | 200 U.S. RTE 1 | |
| Tree Growth Year | | 0 | |
| FARM LAND YEAR | | 0 | |
| OPEN SPACE YEAR | | 0 | |
| Zone/Land Use | | 19 COMMERCIAL | |
| Secondary Zone | | | |
| Topography | | 1 Level | |
| 1.Level | 4.Below St | 7.Steep | |
| 2.Rolling | 5.Low | 8.Rough | |
| 3.Above St | 6.Swampy | 9. | |
| Utilities | | 1 All Public | |
| 1.Public | 4.Dr Well | 7.Cesspool | |
| 2.Water | 5.DUG/LAKE | 8. | |
| 3.Sewer | 6.Septic | 9.None | |
| Street | | 1 Paved | |
| 1.Paved | 4.Proposed | 7. | |
| 2.Semi Imp | 5.Private | 8. | |
| 3.Gravel | 6.Pub Eas | 9.NoStreet | |
| TREE GROWTH PLAN | | 0 | |
| CONSERV EASE | | 0 | |
| Sale Data | | | |
| Sale Date | | 2/25/2020 | |
| Price | | 265,000 | |
| 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 |
|------|---------|-----------|--------|---------|
| 2008 | 150,000 | 129,300 | 0 | 279,300 |
| 2009 | 150,000 | 129,290 | 0 | 279,290 |
| 2010 | 150,000 | 129,300 | 0 | 279,300 |
| 2011 | 150,000 | 129,300 | 0 | 279,300 |
| 2012 | 150,000 | 129,300 | 0 | 279,300 |
| 2013 | 150,000 | 129,300 | 0 | 279,300 |
| 2014 | 150,000 | 129,300 | 0 | 279,300 |
| 2015 | 150,000 | 129,300 | 0 | 279,300 |
| 2016 | 150,000 | 129,300 | 0 | 279,300 |
| 2017 | 150,000 | 129,300 | 0 | 279,300 |
| 2018 | 150,000 | 129,300 | 0 | 279,300 |
| 2019 | 150,000 | 129,300 | 0 | 279,300 |
| 2020 | 150,000 | 129,300 | 0 | 279,300 |
| 2021 | 150,000 | 129,300 | 0 | 279,300 |

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 | | 1.00 | | | | |

WISCASSET

Map Lot U10-026


Account 1625

Location 263 BATH ROAD

Card 1

Of 1

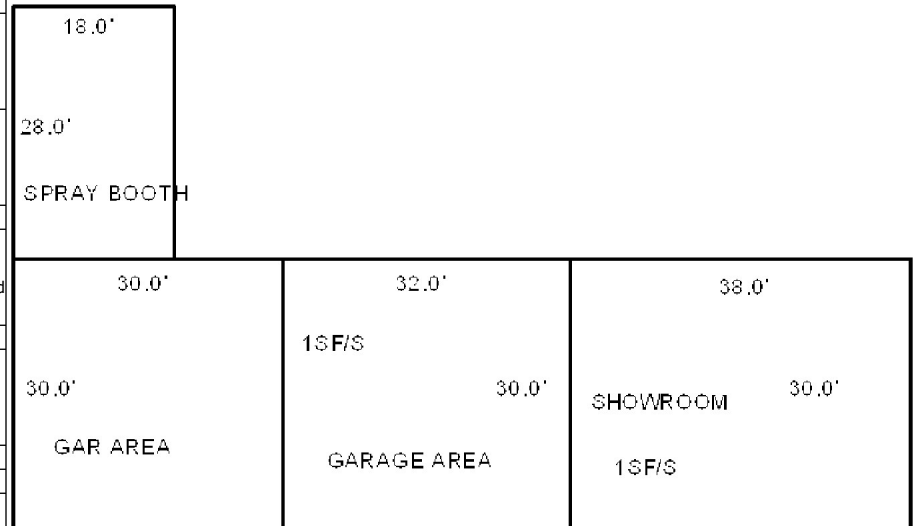
11/16/2021

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

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 220 STORE | 1996 | 1140 | 3 100 | 4 | 0 % | 80 % | | 1.ONE STORY FRAM |
| 228 GARAGE FRAME | 0 | 960 | 3 100 | 4 | 0 % | 80 % | | 2.TWO STORY FRAM |
| 228 GARAGE FRAME | 0 | 900 | 3 100 | 4 | 0 % | 80 % | | 3.THREE STORY FR |
| 228 GARAGE FRAME | 2006 | 504 | 3 100 | 4 | 0 % | 80 % | | 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 U10-027

Account 1626

Location 257 BATH ROAD

Card 1 Of 1 11/16/2021

| | | | | | | | | |
|---|------------|-----------|---|------|-------|-----------------------------------|-------------------|--|
| Building Style | | | SF Bsmt Living | | | Layout | | |
| 1.Conv. | 5.Colonial | 9.Other | Fin Bsmt Grade | | | 1.Typical 4. 7. | | |
| 2.Ranch | 6.Split | 10.Double | HEARTH | | | 2.Inadeq 5. 8. | | |
| 3.R Ranch | 7.Mod/Cont | 11.Multi | Heat Type 100% | | | 3. 6. 9. | | |
| 4.Cape | 8.Log | 12.Cot. | 1.HWBB 5.FWA 9.No Heat | | | Attic | | |
| Dwelling Units | | | 2.HWCI 6.GravWA 10. | | | 1.1/4 Fin 4.Full Fin 7. | | |
| Other Units | | | 3.H Pump 7.Electric 11. | | | 2.1/2 Fin 5.F/Stair 8. | | |
| Stories | | | 4.Steam 8.F/Wall 12. | | | 3.3/4 Fin 6. 9.None | | |
| 1.1 | 4.1.5 | 7. | Cool Type 0% | | | Insulation | | |
| 2.2 | 5.1.75 | 8. | 1.Refrig 4.W&C Air 7. | | | 1.Full 4.Minimal 7. | | |
| 3.3 | 6.2.5 | 9. | 2.Evapor 5. 8. | | | 2.Heavy 5.Unknown 8. | | |
| Exterior Walls | | | 3.H Pump 6. 9.None | | | 3.Capped 6. 9.None | | |
| 1.CLAP | 5.T-111 | 9.OTHER | Kitchen Style | | | Unfinished % | | |
| 2.WD SH | 6.BR/STONE | 10. | 1.GOOD 4.Obsolete 7. | | | Grade & Factor | | |
| 3.COMP | 7.NOV | 11. | 2.TYPICAL 5. 8. | | | 1.E Grade 4.B Grade 7.AA+ Grad | | |
| 4.ASB/ASP | 8.AL/VIN | 12. | 3.OLD TYPE 6. 9.None | | | 2.D Grade 5.A Grade 8.AA++Grad | | |
| Roof Surface | | | Bath(s) Style | | | 3.C Grade 6.AA Grade 9.Same | | |
| 1.Asphalt | 4.Composit | 7. | 1.GOOD 4.Obsolete 7. | | | SQFT (Footprint) | | |
| 2.Slate | 5.Wood | 8. | 2.TYPICAL 5. 8. | | | Condition | | |
| 3.Metal | 6.Other | 9. | 3.Old Type 6. 9.None | | | 1.Poor 4.Avg 7.V G | | |
| SF Masonry Trim | | | # Rooms | | | 2.Fair 5.Avg+ 8.Exc | | |
| OPEN-3-CUSTOM | | | # Bedrooms | | | 3.Avg- 6.Good 9.Same | | |
| OPEN-4-CUSTOM | | | # Full Baths | | | Phys. % Good | | |
| Year Built | | | # Half Baths | | | Funct. % Good | | |
| Year Remodeled | | | # Addn Fixtures | | | Functional Code | | |
| Foundation | | | # Fireplaces | | | 1.Incomp 4.SMALL 7.LAYOUT | | |
| 1.Concrete | 4.Wood | 7. |  | | | 2.O-Built 5.CDU 8.OTHER | | |
| 2.C Block | 5.Slab | 8. | | | | 3.Defmait 6.STYLE 9.None | | |
| 3.Br/Stone | 6.Piers | 9. | | | | Econ. % Good | | |
| Basement | | | | | | Economic Code | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | | 0.None 3.Services 9.None | | |
| 2.1/2 Bmt | 5.None | 8. | | | | 1.Location 4.Traffic 8. | | |
| 3.3/4 Bmt | 6. 9.None | | | | | 2.Encroach 8.Other 9. | | |
| Bsmt Gar # Cars | | | | | | Entrance Code 4 Unoccupied | | |
| Wet Basement | | | | | | 1.Interior 4.Vacant 7. | | |
| 1.Dry | 4. 7. | | | | | 2.Refusal 5.Estimate 8. | | |
| 2.Damp | 5. 8. | | 3.Informed 6. 9. | | | | | |
| 3.Wet | 6. 9. | | Information Code 5 Estimate | | | | | |
| | | | 1.Owner 4.Agent 7. | | | | | |
| | | | 2.Relative 5.Estimate 8. | | | | | |
| | | | 3.Tenant 6.Other 9. | | | | | |
| Date Inspected 11/28/2006 | | | | | | | | |
| 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 | | U10-028 | Account | 1628 | Location | 233 BATH ROAD | | Card | 1 | Of | 1 | 11/16/2021 | |
| HANJITSUWAN, CHANINT J/T ROJPANICKUL, THANYALAK 233 BATH ROAD WISCASSET ME 04578 B4757P250 | | | | | Property Data | | Assessment Record | | | | | | |
| | | | | | Neighborhood 200 U.S. RTE 1 | | Year | Land | Buildings | Exempt | Total | | |
| | | | | | Tree Growth Year 0 | | 2008 | 141,900 | 70,300 | 0 | 212,200 | | |
| | | | | | FARM LAND YEAR 0 | | 2009 | 141,900 | 70,320 | 0 | 212,220 | | |
| | | | | | OPEN SPACE YEAR 0 | | 2010 | 141,900 | 70,300 | 0 | 212,200 | | |
| Previous Owner JAMESON, TIMOTHY R. J/T JAMESON, CATHERINE A. | | | | | Zone/Land Use 19 COMMERCIAL | | 2011 | 141,900 | 70,300 | 0 | 212,200 | | |
| | | | | | Secondary Zone | | 2012 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | | | 2013 | 47,300 | 104,200 | 0 | 151,500 | | |
| HARPSWELL ME 04079 Sale Date: 2/14/2014 | | | | | Topography 1 Level | | 2014 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | | | 2015 | 47,300 | 104,200 | 0 | 151,500 | | |
| Previous Owner SHERMAN, SALLY J. 233 BATH ROAD WISCASSET ME 04578 | | | | | 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. | | 2016 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | Utilities 1 All Public | | 2017 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None | | 2018 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | | | 2019 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | | | 2020 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | | | 2021 | 47,300 | 104,200 | 0 | 151,500 | | |
| | | | | | | | Land Data | | | | | | |
| | | | | | | | Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot | Type | Effective | | Influence | | Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00 |
| | | | | | Frontage | Depth | | | Factor | Code | | | |
| | | | | | | | | | % | | | | |
| | | % | | | | | | | | | | | |
| | | % | | | | | | | | | | | |
| | | Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite | | Square Feet | | | | | | | | | |
| | | | | % | | | | | | | | | |
| | | | | % | | | | | | | | | |
| | | | | % | | | | | | | | | |
| | | | | % | | | | | | | | | |
| | | Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2 | | Acreage/Sites | | | | | | | | | |
| | | | | 20 | 1.00 | 100 | % | 0 | | | | | |
| | | | | 21 | 0.46 | 100 | % | 0 | | | | | |
| | | | | | | % | | | | | | | |
| | | | | | | % | | | | | | | |
| | | Total Acreage | | 0.46 | | | | | | | | | |
| Inspection Witnessed By: | | | | | | | | | | | | | |
| X | | | Date | | | | | | | | | | |
| No./Date | Description | | Date Insp. | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | |
| 2002-TRAN CODE 4 = CHECK FOR PORCH NOT PERMITTED IN 2002, CHECK IN 2003 | | | | | | | | | | | | | |
| 2004-CHANGED FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE AS USE CHANGED FROM HOME TO A BUSINESS (ALLSTATE INSURANCE-TIMOTHY JAMESON). ALSO CHANGED LAND AND BUILDING CODE TO COMMERCIAL. | | | | | | | | | | | | | |
| 2012-Changed from commercial zone to residential zone as use changed back to home, no longer a business. Also removed 'office' status and entered as ranch home. | | | | | | | | | | | | | |
| WISCASSET Previous Owner: Timothy R. & Catherine A. Jameson RK3080 DC777 | | | | | | | | | | | | | |


WISCASSET

Map Lot U10-028

Account 1628

Location 233 BATH ROAD

Card 1 Of 1 11/16/2021

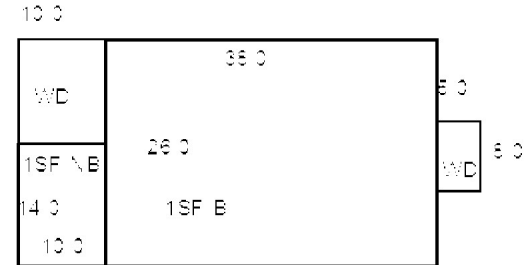
| | | |
|--|---|--------------------------------------|
| Building Style 2 Ranch | SF Bsmt Living 240 | Layout 1 Typical |
| 1.Conv. 5.Colonial 9.Other | Fin Bsmt Grade 9 100 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Double | HEARTH 0 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Mod/Cont 11.Multi | Heat Type 100% 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 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 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 1 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 2 | Phys. % Good 0% |
| Year Built 1968 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 1993 | # 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 11/30/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------|------|-------|-------|------|-------|--------|-------------|
| 1 ONE STORY | 1993 | 140 | 3 100 | 4 | 0 % | 100 % | |
| 68 Wood Deck | 1989 | 120 | 3 100 | 4 | 0 % | 100 % | |
| 68 Wood Deck | 1989 | 40 | 3 100 | 4 | 0 % | 100 % | |
| 23 Frame Garage | 1987 | 576 | 3 100 | 4 | 0 % | 100 % | |
| 24 Frame Shed | 1992 | 120 | 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



GARAGE 24 X 24 = 576

S-ED 10X12



Map Lot U10-029

Account 1629

Location 229 BATH ROAD

Card 1 Of 1 11/16/2021

ROJPANICHKUL, THKANYALAK
233 BATH ROAD
WISCASSET ME 04578

B4002P234 B4407P267 B4519P214 B5056P239

Previous Owner
CHICK, DOUGLAS G. (TRUSTEE)
THE DOUGLAS G. CHICK REVOCABLE TRUST
C/O DWIGHT E. CHICK TRUSTEE
NEWMARKET NH 03857
Sale Date: 9/26/2016

Previous Owner
CHICK, KATHLEEN M. J/T
CHICK, DOUGLAS G.
C/O DOUGLAS G. CHICK
EPPING NH 03042
Sale Date: 5/09/2008

Previous Owner
HILL, WILLIAM M.
HILL, CAROLE P.
C/O KATHLEEN M. & DOUGLAS G. CHICK
EPPING NH 03402
Sale Date: 5/09/2008

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

'17 NAH ADD WD.
2006-REMOVED HOMESTEAD, NO LONGER LIVING IN HOUSE.
0717/08-Former owner: William & Carole Hill Bk1417 Pg321.
2009-added porch
2011-Adjusted land value on this property as not a commercial
property, entered as a homesite.

WISCASSET

Property Data

| | | |
|---|------------|-------------|
| Neighborhood 200 U.S. RTE 1 | | |
| Tree Growth Year 0 | | |
| FARM LAND YEAR 0 | | |
| OPEN SPACE YEAR 0 | | |
| Zone/Land Use 21 RURAL | | |
| Secondary Zone 19 C | | |
| Topography 3 Above Street | | |
| 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 9/26/2016 | | |
| Price 85,000 | | |
| Sale Type 2 Land & Buildings | | |
| 1.Land | 4.Mobile | 7. |
| 2.L & B | 5.Other | 8. |
| 3.Building | 6. | 9. |
| Financing 9 Unknown | | |
| 1.Convent | 4.Seller | 7. |
| 2.FHA/VA | 5.Private | 8. |
| 3.Assumed | 6.Cash | 9.Unknown |
| Validity 3 Distressed Sale | | |
| 1.Valid | 4.Split | 7.Renovate |
| 2.Related | 5.Partial | 8.Other |
| 3.Distress | 6.Exempt | 9.Foreclose |
| Verified 5 Public Record | | |
| 1.Buyer | 4.Agent | 7.Family |
| 2.Seller | 5.Pub Rec | 8.Other |
| 3.Lender | 6.MLS | 9. |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|---------|-----------|--------|---------|
| 2008 | 108,200 | 136,600 | 0 | 244,800 |
| 2009 | 108,150 | 136,110 | 0 | 244,260 |
| 2010 | 108,200 | 136,100 | 0 | 244,300 |
| 2011 | 49,600 | 136,100 | 0 | 185,700 |
| 2012 | 49,600 | 136,100 | 0 | 185,700 |
| 2013 | 49,600 | 136,100 | 0 | 185,700 |
| 2014 | 49,600 | 136,100 | 0 | 185,700 |
| 2015 | 49,600 | 136,100 | 0 | 185,700 |
| 2016 | 49,600 | 136,100 | 0 | 185,700 |
| 2017 | 49,600 | 137,600 | 0 | 187,200 |
| 2018 | 49,600 | 137,600 | 0 | 187,200 |
| 2019 | 49,600 | 137,600 | 0 | 187,200 |
| 2020 | 49,600 | 137,600 | 0 | 187,200 |
| 2021 | 49,600 | 137,600 | 0 | 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 | | 0.91 | | | | |

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

WISCASSET

Map Lot U10-029

Account 1629

Location 229 BATH ROAD

Card 1

Of 1

11/16/2021

| | | |
|--|---|------------------------------------|
| 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% 4 Steam | 3. 6. 9. |
| 4.Cape 8.Log 12.Cot. | 1.HWBB 5.FWA 9.No Heat | Attic 5 Floor & Stairs |
| 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 3 Capped Only |
| 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 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) 621 |
| 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 3 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 2 | Phys. % Good 0% |
| Year Built 1890 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 3 Brick &/or Stone | # 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 11/28/2006

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 2009 | 324 | 3 100 | 4 | 0 % | 100 % | | 1.ONE STORY FRAM |
| 23 Frame Garage | 1965 | 800 | 3 100 | 3 | 0 % | 100 % | | 2.TWO STORY FRAM |
| 25 Frame Bay | 0 | 24 | 0 0 | 0 | 0 % | 0 % | | 3.THREE STORY FR |
| 12 2 | 0 | 420 | 0 0 | 0 | 0 % | 100 % | | 4.1 & 1/2 STORY |
| 68 Wood Deck | 2016 | 228 | 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 |

GARAGE 25X32

