

WOODARD, JAMES P  
MURRAY, DAWN W  
3 HICKORY DRIVE  
WISCASSET ME 04578

B5493P150

Previous Owner  
BRAWN, CHARLES W J/T  
BRAWN, DEBORAH J

WISCASSET ME 04578  
Sale Date: 2/24/2020

Previous Owner  
LADY MARION'S TRUST  
C/O CHARLES & DEBORAH BRAWN  
PO BOX 321  
WISCASSET ME 04578  
Sale Date: 12/10/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-LOT #1 TWIN OAKS SUBDIVISION PLAN, 494.94'  
FRONTAGE.

2011-Previous Owner: Lady Marion's Trust BK4034 PG148  
bought 7/31/08.

# WISCASSET

## Property Data

Neighborhood		108 SOUTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography 1 Level			
1.Level		4.Below St	
2.Rolling		5.Low	
3.Above St		6.Swampy	
7.Steep		8.Rough	
Utilities		4 Drilled Well	
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
7.Cesspool		8.None	
Street		3 Gravel	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Pub Eas	
7.NoStreet		9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		2/24/2020	
Price		193,500	
Sale Type		2 Land & Buildings	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
7.Unknown		9.Unknown	
Validity		1 Arms Length Sale	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
7.Foreclose		9.Foreclose	
Verified		5 Public Record	
1.Buyer		4.Agent	
2.Seller		5.Pub Rec	
3.Lender		6.MLS	
7.		9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	33,000	12,130	0	45,130
2010	33,000	107,800	0	140,800
2011	33,000	107,800	0	140,800
2012	33,000	107,800	16,000	124,800
2013	33,000	107,800	16,000	124,800
2014	33,000	107,800	16,000	124,800
2015	33,000	107,800	16,000	124,800
2016	33,000	107,800	21,000	119,800
2017	33,000	107,800	26,000	114,800
2018	33,000	107,800	26,000	114,800
2019	33,000	107,800	26,000	114,800
2020	33,000	107,800	6,000	134,800
2021	33,000	107,800	6,000	134,800

## 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
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfront				%		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
		<b>Total Acreage</b>		1.00		

# WISCASSET

Map Lot U15A-007-001


Account 2544

Location 3 HICKORY DRIVE

Card 1

Of 1

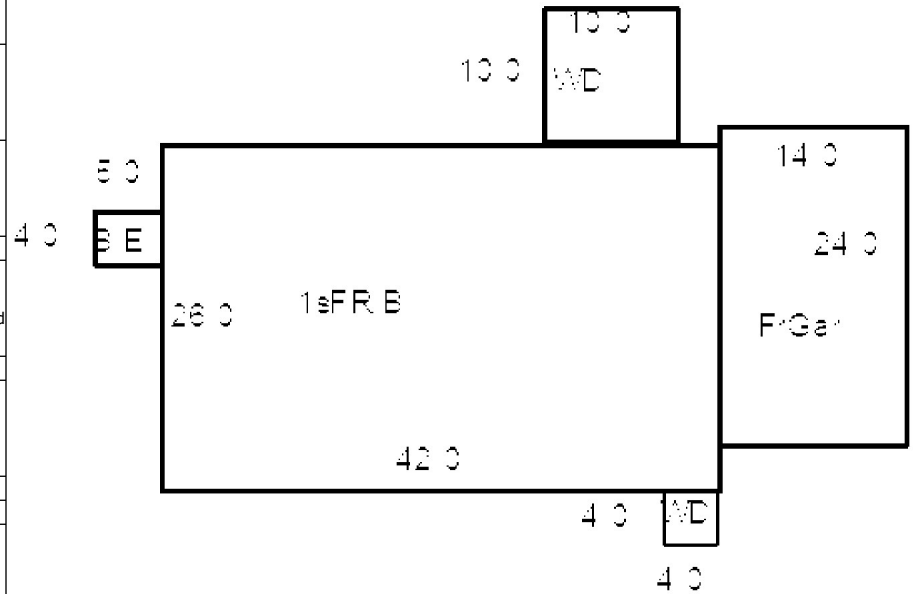
11/16/2021

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1092</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2009</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>4 Unoccupied</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2009	336	3 100	4	0 %	100 %		1.ONE STORY FRAM
90 BSMT ENTRY.....	2009	20	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	16	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2009	100	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



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			FARM LAND YEAR <b>0</b>			2010	33,000	0	0	33,000																																																																																																																																																		
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Previous Owner LADY MARION'S TRUST  8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 9/26/2013			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	33,000	0	0	33,000																																																																																																																																																		
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Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>	2017	33,000				153,500	20,000	166,500																																																																																																																																																				
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Inspection Witnessed By:

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Notes:  
'17 W/ Mr & Mrs. add Wd and adjust bath count.  
'16 new hse & li.  
LOT #2 TWIN OAKS SUBDIVISION PLAN, 102.41' FRONTAGE  
2014-Former owner: Lady Marion's Trust Bk4034 Pg148.

# WISCASSET

Map Lot U15A-007-002


Account 2545

Location 5 HICKORY DRIVE

Card 1

Of 1

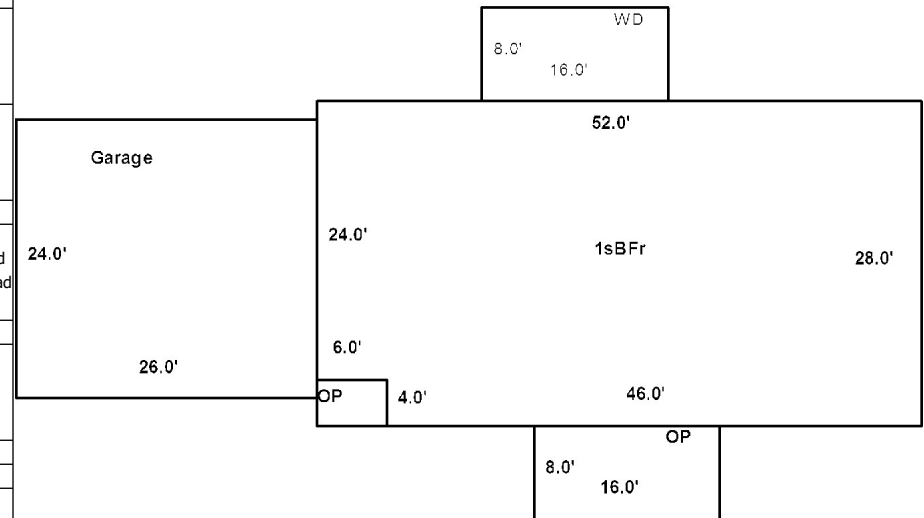
11/16/2021

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
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Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
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Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
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SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2015</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	24	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	128	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	624	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	128	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U15A-007-003

Account 2546

Location 15 HICKORY DRIVE

Card 1 Of 1 11/16/2021

BENNER, DYLAN J  
BALDWIN, KELLY A  
15 HICKORY DRIVE  
WISCASSET ME 04578

B5449P143

Previous Owner  
ALEXANDER, BRITTNEY J J/T  
DUNNING, SAMANTHA A

WISCASSET ME 04578  
Sale Date: 10/25/2019

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGEComb ME 04556  
Sale Date: 2/11/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOT #3 TWIN OAKS SUBDIVISION PLAN, 261.51' FRONTAGE  
2012-new house added  
2014-Former owner: Lady Marion's Trust BK4034 PG148.

WISCASSET

## Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>3 Gravel</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>10/25/2019</b>		
Price <b>189,175</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	33,000	0	0	33,000
2010	33,000	0	0	33,000
2011	33,000	0	0	33,000
2012	33,000	85,800	0	118,800
2013	33,000	85,800	0	118,800
2014	33,000	85,800	0	118,800
2015	33,000	85,800	0	118,800
2016	33,000	85,800	0	118,800
2017	33,000	85,800	0	118,800
2018	33,000	85,800	0	118,800
2019	33,000	85,800	20,000	98,800
2020	33,000	85,800	0	118,800
2021	33,000	85,800	25,000	93,800

## 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
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
<b>Total Acreage</b>		1.00				

## 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 U15A-007-003

Account 2546

Location 15 HICKORY DRIVE

Card 1 Of 1 11/16/2021

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1092</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2011</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>6 Other</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/21/2012

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2011	64	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

SHED

8 X 8

26.0'

42.0'

1SF/SLAB



WELLBORN, MARK B 19 HICKORY DRIVE WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year <b>0</b>			2009	33,760	124,840	0	158,600	
			FARM LAND YEAR <b>0</b>			2010	33,800	124,800	0	158,600	
			OPEN SPACE YEAR <b>0</b>			2011	33,800	124,800	0	158,600	
B4328P1  Previous Owner CALARESE-ERKKINEN, BONNIE J.  PO BOX 436 GREENVILLE JUNCTION ME 04442 Sale Date: 10/08/2010			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	33,800	127,100	10,000	150,900	
			Secondary Zone			2013	33,800	127,100	10,000	150,900	
						2014	33,800	127,100	10,000	150,900	
						Topography <b>1 Level</b>			2015	33,800	127,100
			Previous Owner LADY MARION'S TRUST C/O BONNIE J. CALARESE ERKKINEN PO BOX 436 GREENVILLE JUNCTION ME 04442 Sale Date: 4/13/2009			1.Level               4.Below St           7.Steep	2016	33,800	127,100	15,000	145,900
2.Rolling           5.Low               8.Rough	2017	33,800				127,100	20,000	140,900			
3.Above St       6.Swampy           9.	2018	33,800				127,100	20,000	140,900			
Utilities <b>4 Drilled Well       6 Septic System</b>						2019	33,800	127,100	20,000	140,900	
1.Public           4.Dr Well           7.Cesspool	2020	33,800				127,100	25,000	135,900			
			2.Water           5.DUG/LAKE       8.	2021	33,800	127,100	25,000	135,900			
			3.Sewer           6.Septic           9.None								
			Street <b>3 Gravel</b>								
			1.Paved           4.Proposed       7.								
			2.Semi Imp       5.Private       8.								
Inspection Witnessed By:			3.Gravel       6.Pub Eas       9.NoStreet								
			TREE GROWTH PLAN <b>0</b>								
			CONSERV EASE <b>0</b>								
			<b>Sale Data</b>								
			Sale Date <b>10/08/2010</b>								
X  <div>Date</div>			Price <b>205,000</b>								
			Sale Type <b>2 Land &amp; Buildings</b>								
			1.Land           4.Mobile       7.								
			2.L & B       5.Other       8.								
			3.Building   6.           9.								
Notes:  LOT #4 TWIN OAKS SUBDIVISION PLAN, 135.41' FRONTAGE 2010-Per new owner send bill to Greenville Junction, Maine as she is moving and will rent out house. 2011-Previous owner: Bonnie Cararese-Erkkinen BK4128 PG100 bought 4/13/09 for \$189,900.			Financing <b>9 Unknown</b>								
			1.Convent       4.Seller       7.								
			2.FHA/VA       5.Private       8.								
			3.Assumed     6.Cash       9.Unknown								
			Validity <b>1 Arms Length Sale</b>								
WISCASSET			1.Valid       4.Split       7.Renovate								
			2.Related     5.Partial     8.Other								
			3.Distress   6.Exempt     9.Foreclose								
			Verified <b>5 Public Record</b>								
			1.Buyer       4.Agent       7.Family								
			2.Seller       5.Pub Rec     8.Other								
			3.Lender       6.MLS       9.								




# WISCASSET

Map Lot U15A-007-004

Account 2547

Location 19 HICKORY DRIVE

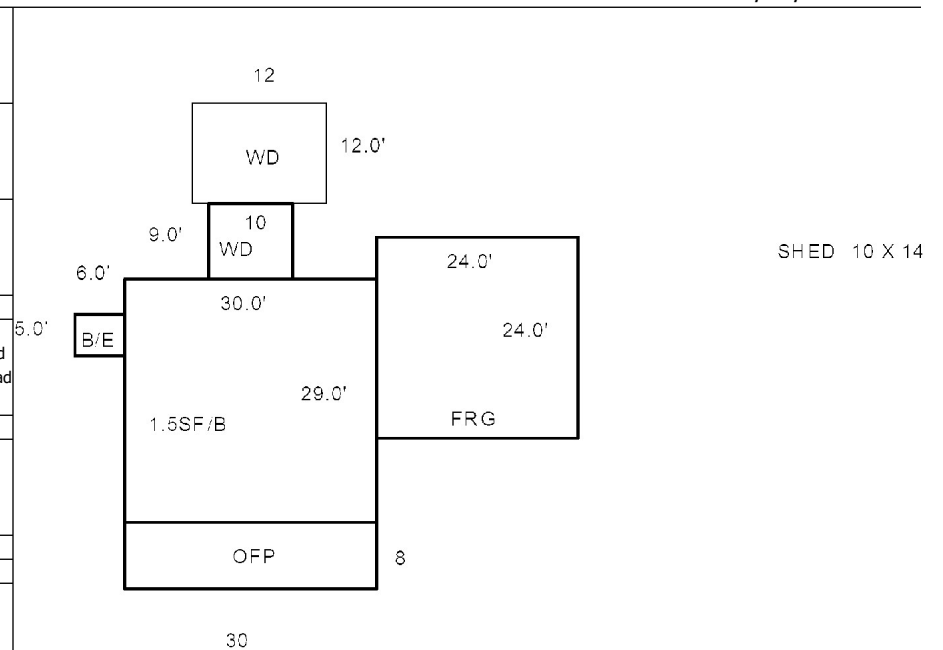
Card 1 Of 1 11/16/2021

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>870</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2009</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/04/2009

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2009	576	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	2009	30	3 100	4	0 %	100 %	
21 Open Frame	2009	240	3 100	4	0 %	100 %	
68 Wood Deck	2009	90	3 100	4	0 %	100 %	
68 Wood Deck	2011	144	3 100	4	0 %	100 %	
24 Frame Shed	2011	140	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	





Map Lot U15A-007-005

Account 2548

Location 21 HICKORY DRIVE

Card 1 Of 1 11/16/2021

KLEIN, ELIZABETH F  
KLEIN, EARL W  
P.O. BOX 172  
BOOTHBAY ME 04537

B5465P148

Previous Owner  
VICKREY, MATHEW  
35 EAST SHORE DRIVE

WESTPORT ISLAND ME 04578  
Sale Date: 11/11/2019

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 6/05/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 W/ Mr. add new house( missed in SPW). Supplement  
LOT #5 TWIN OAKS SUBDIVISION PLAN, 274.9' FRONTAGE

WISCASSET

**Property Data**

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/11/2019		
Price	223,500		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2009	33,800	0	0	33,800
2010	33,800	0	0	33,800
2011	33,800	0	0	33,800
2012	33,800	0	0	33,800
2013	33,800	0	0	33,800
2014	33,800	0	0	33,800
2015	33,800	0	0	33,800
2016	33,800	0	0	33,800
2017	33,800	0	0	33,800
2018	33,800	0	0	33,800
2019	33,800	0	0	33,800
2020	33,800	0	0	33,800
2021	33,800	111,200	0	145,000

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
<b>Total Acreage</b>		1.40				

**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	U15A-007-005	Account	2548	Location	21 HICKORY DRIVE	Card	1	Of	1	11/16/2021

The site plan shows a large rectangular building labeled "1sBFr" with a width of 46.0' and a depth of 24.0'. To the left of the building is a "Garage" measuring 22.0' by 22.0'. A "WD" (Driveway) area, 16.0' wide and 8.0' deep, is located at the top of the building. An "OP" (Office) area, 12.0' wide and 6.0' deep, is located at the bottom of the building. The entire site is bounded by a 100.0' frontage line at the top and a 100.0' depth line on the right. The total area is 1.5 acres.



**TRIO**  
Software  
A Division of Harris Computer Systems

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
23 Frame Garage	0	484	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	72	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	128	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		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

RICHARDSON, STEPHANIE GROHS 19 JUNIPER ROAD BRUNSWICK ME 04011			Property Data			Assessment Record					
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total	
						2009	18,540	0	0	18,540	
						2010	18,500	0	0	18,500	
						2011	18,500	0	0	18,500	
B5589P252 Previous Owner RICHARDSON, JOHN G JR			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	18,500	0	0	18,500	
			Secondary Zone			2013	18,500	0	0	18,500	
						2014	18,500	0	0	18,500	
						Topography <b>1 Level</b>			2015	18,500	0
			19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020 Previous Owner LADY MARION'S TRUST			1.Level           4.Below St       7.Steep	2016	18,500	0	0	18,500
2.Rolling       5.Low           8.Rough	2017	18,500				0	0	18,500			
3.Above St     6.Swampy       9.	2018	18,500				0	0	18,500			
Utilities <b>9 NoWater/NoSewer</b>	2019	18,500				0	0	18,500			
1.Public       4.Dr Well       7.Cesspool	2020	11,000				0	0	11,000			
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 3/19/2015			2.Water       5.DUG/LAKE     8.	2021	11,000	0	0	11,000			
			3.Sewer       6.Septic       9.None								
			Street <b>9 No Street</b>								
			1.Paved       4.Proposed     7.								
			2.Semi Imp   5.Private       8.								
Inspection Witnessed By:			3.Gravel      6.Pub Eas      9.NoStreet								
			TREE GROWTH PLAN <b>0</b>								
			CONSERV EASE <b>0</b>								
			Sale Data								
			Sale Date <b>9/21/2020</b>								
X  Date			Price								
			Sale Type <b>1 Land Only</b>								
			1.Land       4.Mobile       7.								
			2.L & B      5.Other       8.								
			3.Building   6.           9.								
Notes: '20 adjust for access LOT #6 TWIN OAKS SUBDIVISION PLAN, 210' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Financing <b>9 Unknown</b>								
			1.Convent   4.Seller       7.								
			2.FHA/VA    5.Private      8.								
			3.Assumed   6.Cash       9.Unknown								
			Validity <b>2 Related Parties</b>								
WISCASSET			1.Valid      4.Split       7.Renovate								
			2.Related   5.Partial     8.Other								
			3.Distress   6.Exempt     9.Foreclose								
			Verified <b>5 Public Record</b>								
			1.Buyer      4.Agent       7.Family								
			2.Seller      5.Pub Rec     8.Other								
			3.Lender      6.MLS       9.								

**WISCASSET**

Map Lot U15A-007-006

Account 2549

Location HICKORY DRIVE

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

RICHARDSON, STEPHANIE GROHS 19 JUNIPER ROAD BRUNSWICK ME 04011			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2009	18,240	0	0	18,240			
			FARM LAND YEAR 0			2010	18,200	0	0	18,200			
			OPEN SPACE YEAR 0			2011	18,200	0	0	18,200			
B5589P252 Previous Owner RICHARDSON, JOHN G JR			Zone/Land Use 16 RESIDENTIAL			2012	18,200	0	0	18,200			
			Secondary Zone			2013	18,200	0	0	18,200			
			Topography 1 Level			2014	18,200	0	0	18,200			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2015	18,200	0	0	18,200			
			Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2016	18,200	0	0	18,200			
19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020 Previous Owner LADY MARION'S TRUST			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	18,200	0	0	18,200			
			Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	18,200	0	0	18,200			
			Street 9 No Street			2019	18,200	0	0	18,200			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	10,700	0	0	10,700			
			TREE GROWTH PLAN 0 CONSERV EASE 0			2021	10,700	0	0	10,700			
Inspection Witnessed By:  X  No./Date  Description  Date Insp.			Sale Data			Land Data							
			Sale Date 9/21/2020			Front Foot		Type	Effective		Influence		Influence Codes  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Location 8.View/Environment 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
			Price			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	
			Sale Type 1 Land Only										
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
Financing 9 Unknown													
Notes:  '20 adjust for access LOT #7 TWIN OAKS SUBDIVISION PLAN, 208' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Validity 2 Related Parties			Square Foot							
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite							
			Verified 5 Public Record			Fract. Acre		Acres					
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		20 1.00 25 % 5 21 1.00 100 % 0 28 0.12 100 % 0					
						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 1.12					

**WISCASSET**

Map Lot U15A-007-007

Account 2550

Location HICKORY DRIVE

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



Card 1 Of 1 11/16/2021

[illegible]

# WISCASSET

Map Lot U15A-007-008


Account 2551

Location 18 HICKORY DRIVE

Card 1

Of 1

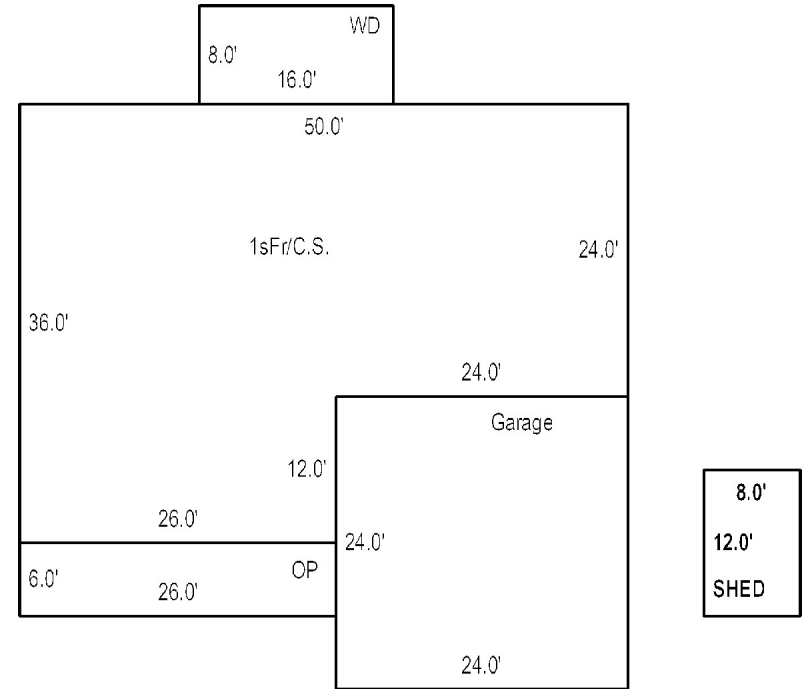
11/16/2021

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 3 Heat Pump</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1512</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2018</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	156	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	128	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	2020	96	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



Map Lot U15A-007-009

Account 2552

Location 16 HICKORY DRIVE

Card 1 Of 1 11/16/2021

CAMPBELL, JOHN W  
CAMPBELL, KRISTA A  
33 OLD FERRY ROAD  
WISCASSET ME 04578

B5177P247

Previous Owner  
FLAVIN, JONATHAN P. J/T  
FLAVIN, CYNTHIA L.

WISCASSET ME 04578  
Sale Date: 9/07/2017

Previous Owner  
ASSET DEVELOPMENT, INC.

94 KINDERHOOK STREET  
RANDOLPH ME 04345  
Sale Date: 6/28/2012

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGEComb ME 04556  
Sale Date: 6/28/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOT #9 TWIN OAKS SUBDIVISION PLAN, 141.43' FRONTAGE  
2012-new house being built  
2013-Former owner: Lady Marion's Trust BK4034 PG148, then  
Asset Development, Inc. BK4552 PG122 on 6/28/12 for  
\$25,000, then sold to Jonathan & Cynthia Flavin for \$200,000  
6/28/12. 28 x 52 house with attached 28 x 28 garage

**WISCASSET**

Property Data			Assessment Record						
Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total		
			2009	33,580	0	0	33,580		
Tree Growth Year <b>0</b>			2010	33,600	0	0	33,600		
FARM LAND YEAR <b>0</b>			2011	33,600	0	0	33,600		
OPEN SPACE YEAR <b>0</b>			2012	33,600	0	0	33,600		
Zone/Land Use <b>16 RESIDENTIAL</b>			2013	33,600	133,700	0	167,300		
			2014	33,600	133,700	0	167,300		
Secondary Zone			2015	33,600	133,700	0	167,300		
Topography <b>1 Level</b>			2016	33,600	133,700	0	167,300		
			2017	33,600	133,700	0	167,300		
1.Level           4.Below St       7.Steep			2018	33,600	133,700	0	167,300		
2.Rolling       5.Low           8.Rough			2019	33,600	133,700	0	167,300		
3.Above St     6.Swampy       9.			2020	33,600	133,700	25,000	142,300		
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>			2021	33,600	133,700	25,000	142,300		
1.Public       4.Dr Well       7.Cesspool									
2.Water       5.DUG/LAKE   8.			Land Data						
3.Sewer       6.Septic       9.None			Front Foot	Type	Effective		Influence		Influence Codes
		Frontage			Depth	Factor	Code		
					%		1.Open Space		
					%		2.Neighborhood A		
					%		3.Topography		
					%		4.Size/Shape		
				%		5.Access			
				%		6.Restriction			
				%		7.Corner/Locatio			
				%		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			
Street <b>3 Gravel</b>									
1.Paved       4.Proposed       7.									
2.Semi Imp   5.Private       8.									
3.Gravel      6.Pub Eas       9.NoStreet									
TREE GROWTH PLAN <b>0</b>									
CONSERV EASE <b>0</b>									
Sale Data									
Sale Date	<b>9/07/2017</b>								
Price	<b>229,900</b>								
Sale Type	<b>2 Land &amp; Buildings</b>								
1.Land       4.Mobile       7.									
2.L & B      5.Other       8.									
3.Building   6.           9.									
Financing	<b>9 Unknown</b>								
1.Convent   4.Seller       7.									
2.FHA/VA    5.Private    8.									
3.Assumed   6.Cash       9.Unknown									
Validity	<b>1 Arms Length Sale</b>								
1.Valid      4.Split       7.Renovate									
2.Related   5.Partial     8.Other									
3.Distress   6.Exempt     9.Foreclose									
Verified	<b>5 Public Record</b>								
1.Buyer      4.Agent       7.Family									
2.Seller      5.Pub Rec   8.Other									
3.Lender      6.MLS       9.									

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 U15A-007-009

Account 2552

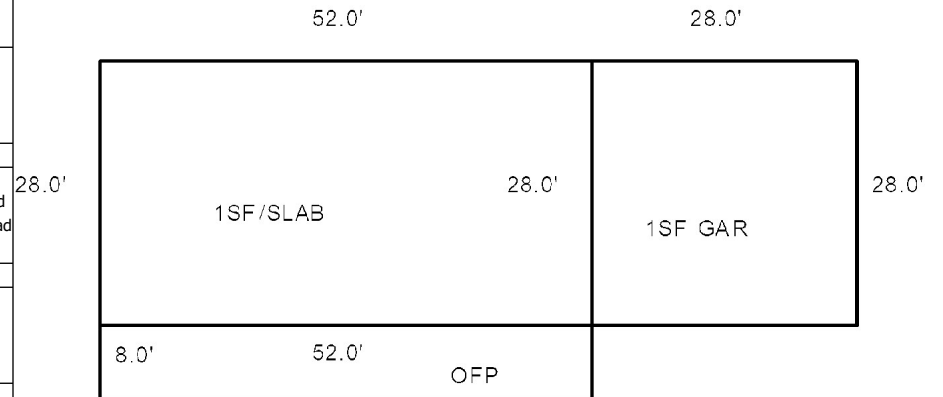
Location 16 HICKORY DRIVE

Card 1 Of 1 11/16/2021

Building Style <b>1 Ranch</b>			SF Bsmst Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 1 Hot Water BB</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>		
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories <b>1 One Story</b>			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls <b>8 ALUM/VINYL</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>2 TYPICAL</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>3 Average 100%</b>		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 TYPICAL</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>1456</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>5</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>2</b>			Phys. % Good <b>0%</b>		
Year Built <b>2012</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>5 Concrete Slab</b>			# Fireplaces <b>0</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> Software A Division of Harris Computer Systems</p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good <b>100%</b>		
Basement <b>9 No Basement</b>						Economic Code <b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>0</b>		
Wet Basement <b>9 No Basement</b>						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code <b>0</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					

Date Inspected

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
23 Frame Garage	2012	784	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 U15A-007-010

Account 2553

Location 14 HICKORY DRIVE

Card 1 Of 1 11/16/2021

HAMILTON, GAILEN A III  
HAMILTON, KAREN M  
14 HICKORY DRIVE  
WISCASSET ME 04578

B4034P148 B4972P149

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGEComb ME 04556  
Sale Date: 1/22/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'19 nah remove WD add OP, no solar panels yet. Check 2020  
'17 W/ Mr. & Mrs. adjust list, grade and add wds.  
'16 New Hse & Li  
LOT #10 TWIN OAKS SUBDIVISION PLAN, 145.33' FRONTAGE

WISCASSET

## Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography 1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	1/22/2016		
Price	250,000		
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
2009	33,020	0	0	33,020
2010	33,000	0	0	33,000
2011	33,000	0	0	33,000
2012	33,000	0	0	33,000
2013	33,000	0	0	33,000
2014	33,000	0	0	33,000
2015	33,000	0	0	33,000
2016	33,000	148,700	0	181,700
2017	33,000	158,700	20,000	171,700
2018	33,000	158,700	20,000	171,700
2019	33,000	160,700	20,000	173,700
2020	33,000	160,700	25,000	168,700
2021	33,000	160,700	25,000	168,700

## 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		1.01				

## 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 U15A-007-010

Account 2553

Location 14 HICKORY DRIVE

Card 1

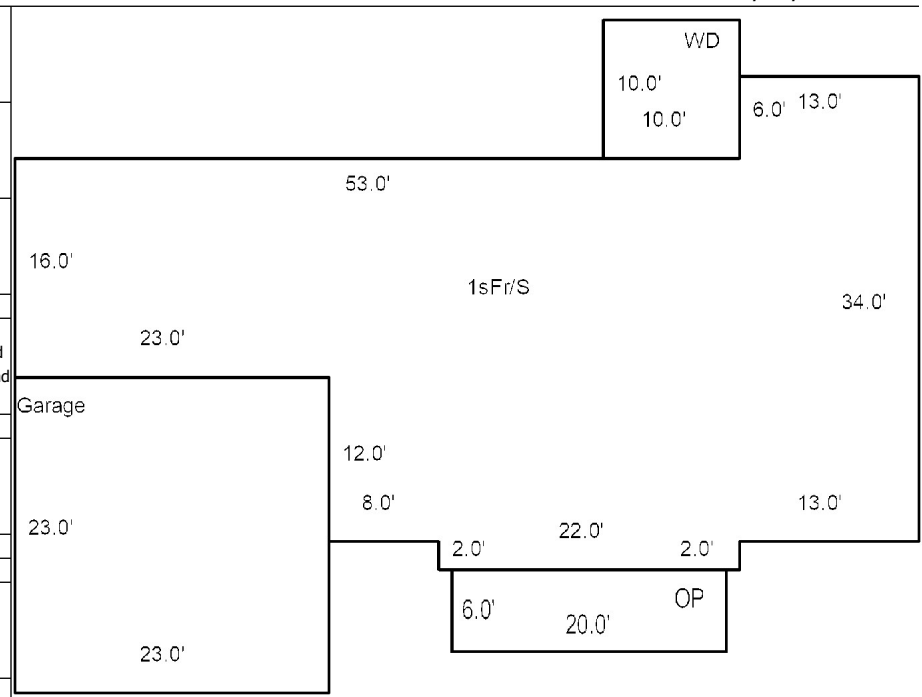
Of 1

11/16/2021

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1694</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2016</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected



## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	529	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	100	2 100	9	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	2018	120	9 100	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



# WISCASSET

# WISCASSET

Map Lot U15A-007-010-ON

Account 2712

Location 14 HICKORY DRIVE

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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected						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
124 SOLAR PANELS	2019				%	%	12,900	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 U15A-007-011

Account 2554

Location 12 HICKORY DRIVE

Card 1 Of 1 11/16/2021

SOULE, BETHANY M  
12 HICKORY DRIVE  
WISCASSET ME 04578

B4200P54

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGECOMB ME 04556  
Sale Date: 9/10/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOT #11 TWIN OAKS SUBDIVISION PLAN, 484.52' FRONTAGE

WISCASSET

### Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>3 Gravel</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>9/10/2009</b>		
Price <b>164,900</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2009	33,000	115,010	0	148,010
2010	33,000	127,200	0	160,200
2011	33,000	127,200	10,000	150,200
2012	33,000	127,200	10,000	150,200
2013	33,000	127,200	10,000	150,200
2014	33,000	127,200	10,000	150,200
2015	33,000	127,200	10,000	150,200
2016	33,000	127,200	15,000	145,200
2017	33,000	127,200	20,000	140,200
2018	33,000	127,200	20,000	140,200
2019	33,000	127,200	20,000	140,200
2020	33,000	127,200	25,000	135,200
2021	33,000	127,200	25,000	135,200

### 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
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		<b>Total Acreage</b>		1.00		

# WISCASSET

Map Lot U15A-007-011


Account 2554

Location 12 HICKORY DRIVE

Card 1

Of 1

11/16/2021

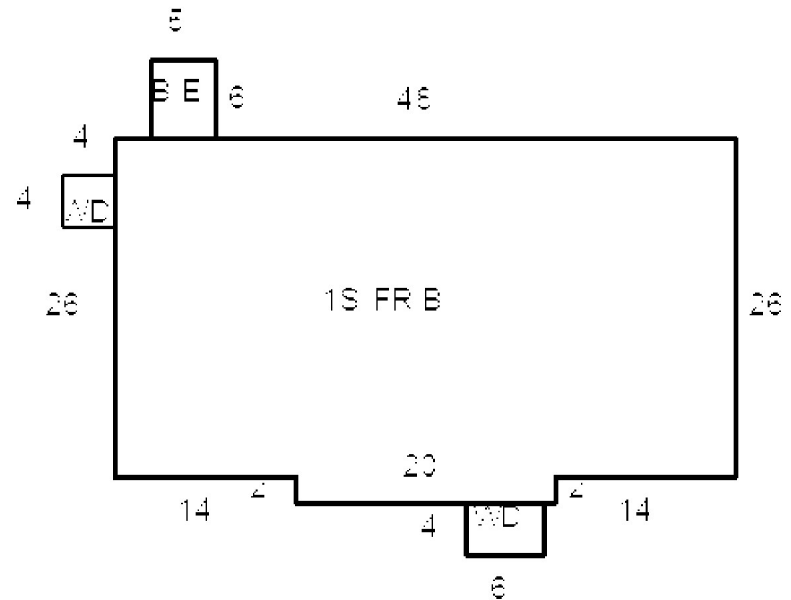
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1288</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2009</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
90 BSMT ENTRY.....	2009	30	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2009	16	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	24	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	2009	432	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

Frame Garage



Map Lot U15A-007-012

Account 2555

Location 476 OLD BATH ROAD

Card 1 Of 1 11/16/2021

VANBOK, ERIC L J/T  
VANBOK, BARBARA M W  
476 OLD BATH ROAD  
WISCASSET ME 04578

B4806P179

Previous Owner  
ALEXANDER, SUSAN L.  
C/O ERIC & BARBARA VANBOK  
51 HIGH STREET  
BATH ME 04530  
Sale Date: 7/30/2014

Previous Owner  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

3415 VISION DRIVE  
COLUMBUS OH 43219  
Sale Date: 3/26/2014

Previous Owner  
BERTRAND, SHELBY L.

476 OLD BATH ROAD  
WISCASSET ME 04578  
Sale Date: 1/28/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 W/ Mr. add 13/4s garage @ "D" add 1/2 bath and Basement to Crawl Space.  
LOT #12 TWIN OAKS SUBDIVISION PLAN, 193.96' FRONTAGE 2009-911 address changed from 470 Old Bath Road to 476 Old Bath Road  
2014-no garage, was taken away. Previous owner: Shelby Bertrand BK4084 PG91 foreclosure to JPMorgan Chase Bank for \$155,000 1/28/14, then Chase to Chase for \$108,375 in January 2014, then sold to Susan L. Alexander BK4768 PG225, WISCASSET  
2014-Previous Owner: Susan Alexander BK4768 PG225

**Property Data**Neighborhood **108 SOUTHWEST**Tree Growth Year **0**FARM LAND YEAR **0**OPEN SPACE YEAR **0**Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well 6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**CONSERV EASE **0****Sale Data**Sale Date **7/30/2014**Price **126,500**Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

**Assessment Record**

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

2009	33,000	106,220	0	139,220
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2010	33,000	106,200	0	139,200
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2011	33,000	106,200	0	139,200
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2012	33,000	106,200	0	139,200
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2013	33,000	106,200	0	139,200
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2014	33,000	95,100	0	128,100
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2015	33,000	108,400	0	141,400
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2016	33,000	108,400	0	141,400
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2017	33,000	108,400	0	141,400
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2018	33,000	108,400	0	141,400
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2019	33,000	108,400	20,000	121,400
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2020	33,000	108,400	25,000	116,400
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2021	33,000	108,400	25,000	116,400
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**Land Data**

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

**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****Square Feet****Fract. Acre**

20  
21

**Acres****Total Acreage**

1.00

**Effective****Square Feet****Fract. Acre**

20  
21

**Acres****Total Acreage**

1.00

**Influence****Square Feet****Fract. Acre**

20  
21

**Acres****Total Acreage**

1.00

**Influence****Square Feet****Fract. Acre**

20  
21

**Acres****Total Acreage**

1.00

# WISCASSET

Map Lot U15A-007-012

Account 2555

Location 476 OLD BATH ROAD

Card 1

Of 1

11/16/2021

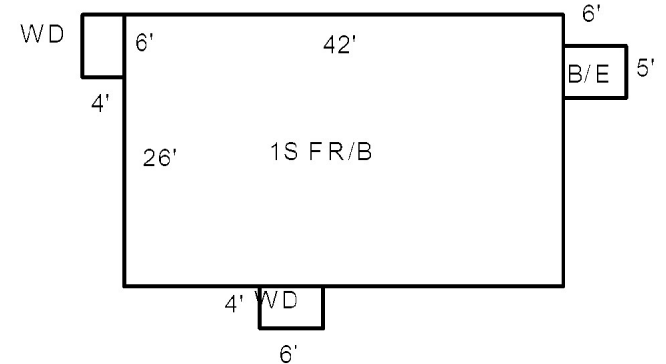
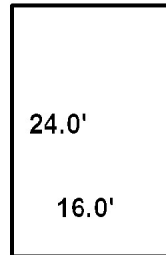
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1092</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2009</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
90 BSMT ENTRY.....	2009	30	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2009	24	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	24	3 100	4	0 %	100 %		3.THREE STORY FR
78 1.75 ST	2015	384	2 100	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

13/4sGarage





SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2009	18,000	0	0	18,000			
			FARM LAND YEAR 0			2010	18,000	0	0	18,000			
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000			
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000			
			Secondary Zone			2013	18,000	0	0	18,000			
						2014	18,000	0	0	18,000			
			Topography 1 Level			2015	18,000	0	0	18,000			
			1.Level	4.Below St	7.Steep	2016	18,000	0	0	18,000			
			2.Rolling	5.Low	8.Rough	2017	18,000	0	0	18,000			
			3.Above St	6.Swampy	9.	2018	18,000	0	0	18,000			
			Utilities 9 NoWater/NoSewer			2019	18,000	0	0	18,000			
			1.Public	4.Dr Well	7.Cesspool	2020	10,500	0	0	10,500			
			2.Water	5.DUG/LAKE	8.	2021	10,500	0	0	10,500			
			3.Sewer	6.Septic	9.None								
			Street 9 No Street			Land Data							
			1.Paved	4.Proposed	7.								
			2.Semi Imp	5.Private	8.								
			3.Gravel	6.Pub Eas	9.NoStreet	Front Foot		Type	Effective		Influence		Influence Codes
			TREE GROWTH PLAN 0						Frontage	Depth	Factor	Code	
Inspection Witnessed By:			CONSERV EASE 0			11.Regular Lot					1.Open Space		
			Sale Data			12.Delta Triangle					2.Neighborhood A		
13.Nabla Triangle								3.Topography					
Sale Date 8/24/2018	14.Rear Land							4.Size/Shape					
X Date			Price 60,000	15.Front Foot						5.Access			
			Sale Type 1 Land Only							6.Restriction			
No./Date	Description	Date Insp.	1.Land	4.Mobile	7.	Square Foot				7.Corner/Locatio			
			2.L & B	5.Other	8.					8.View/Environ			
			3.Building	6.	9.					9.Fract Share			
Notes: '20 adjust for access. LOT #13 TWIN OAKS SUBDIVISION PLAN, 113.06' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Financing 9 Unknown			Square Foot				30.Rear 20+			
			1.Convent	4.Seller	7.					31.Waterfront Rea			
			2.FHA/VA	5.Private	8.					32.Open Space			
			3.Assumed	6.Cash	9.Unknown					33.RestrictEsm			
										34.PASTURE 1			
			Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
			1.Valid	4.Split	7.Renovate			20	1.00	25 %	5	36.Pasture 3	
			2.Related	5.Partial	8.Other			21	1.00	100 %	0	37.Softwood	
			3.Distress	6.Exempt	9.Foreclose					%		38.Mixed Wood	
										%		39.Hardwood	
			Verified 5 Public Record			Acres						40.Wasteland	
			1.Buyer	4.Agent	7.Family					%		41.CAMP SITE	
2.Seller	5.Pub Rec	8.Other			%				42.Mobile Home Si				
3.Lender	6.MLS	9.			%				43.Condo Site				
					%				44.Site Improve				
					Total Acreage 1.00				45.CAMP SITE				
									46.PAVING/00				

**WISCASSET**

Map Lot U15A-007-013

Account 2556

Location TWIN OAK 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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected			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 U15A-007-014

Account 2557

Location TWIN OAK ROAD

Card 1 Of 1 11/16/2021

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access.

LOT #14 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

### Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>9 No Street</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>8/24/2018</b>		
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
2009	18,000	0	0	18,000
2010	18,000	0	0	18,000
2011	18,000	0	0	18,000
2012	18,000	0	0	18,000
2013	18,000	0	0	18,000
2014	18,000	0	0	18,000
2015	18,000	0	0	18,000
2016	18,000	0	0	18,000
2017	18,000	0	0	18,000
2018	18,000	0	0	18,000
2019	18,000	0	0	18,000
2020	10,500	0	0	10,500
2021	10,500	0	0	10,500

### 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
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00		25 %	5	37.Softwood
21		1.00		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
<b>Total Acreage</b>		1.00				


**WISCASSET**

Map Lot U15A-007-014

Account 2557

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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2009	18,000	0	0	18,000		
			FARM LAND YEAR 0			2010	18,000	0	0	18,000		
			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000		
B3907P119 B4086P218 B5196P81 B5297P209 Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000		
			Secondary Zone			2013	18,000	0	0	18,000		
						2014	18,000	0	0	18,000		
			Topography 1 Level			2015	18,000	0	0	18,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	18,000	0	0
Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2017	18,000	0	0	18,000		
Street 9 No Street						2018	18,000	0	0	18,000		
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2019	18,000	0	0	18,000		
TREE GROWTH PLAN 0						2020	10,500	0	0	10,500		
Inspection Witnessed By:  X  No./Date Description Date Insp.			CONSERV EASE 0			2021	10,500	0	0	10,500		
			Sale Data									
			Sale Date 8/24/2018									
			Price									
			Sale Type 1 Land Only									
Notes: '20 adjust for access LOT #15 TWIN OAKS SUBDIVISION PLAN, 98.29' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									
			Financing 6 Cash Sale									
			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									
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 U15A-007-015

Account 2558

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



SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings		Exempt	Total			
			Tree Growth Year 0			2009	18,000	0		0	18,000			
			FARM LAND YEAR 0			2010	18,000	0		0	18,000			
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,000	0		0	18,000			
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0		0	18,000			
			Secondary Zone			2013	18,000	0		0	18,000			
						2014	18,000	0		0	18,000			
			Topography 1 Level			2015	18,000	0		0	18,000			
			1.Level	4.Below St	7.Steep	2016	18,000	0		0	18,000			
			2.Rolling	5.Low	8.Rough	2017	18,000	0		0	18,000			
			3.Above St	6.Swampy	9.	2018	18,000	0		0	18,000			
			Utilities 9 NoWater/NoSewer			2019	18,000	0		0	18,000			
			1.Public	4.Dr Well	7.Cesspool	2020	10,500	0		0	10,500			
			2.Water	5.DUG/LAKE	8.	2021	10,500	0		0	10,500			
			3.Sewer	6.Septic	9.None									
			Street 9 No Street			Land Data								
			1.Paved	4.Proposed	7.									
			2.Semi Imp	5.Private	8.	Front Foot		Type	Effective		Influence		Influence Codes	
			3.Gravel	6.Pub Eas	9.NoStreet				Frontage	Depth	Factor	Code		
			TREE GROWTH PLAN 0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space	
CONSERV EASE 0					%					2.Neighborhood A				
Sale Data					%					3.Topography				
			Sale Date 8/24/2018						%		4.Size/Shape			
			Price						%		5.Access			
Sale Type 1 Land Only			Square Foot			Square Feet				6.Restriction				
1.Land	4.Mobile	7.						%		7.Corner/Locatio				
2.L & B	5.Other	8.						%		8.View/Environ				
3.Building	6.	9.						%		9.Fract Share				
Financing 9 Unknown								%		30.Rear 20+				
1.Convent			Fract. Acre			Acreage/Sites				31.Waterfront Rea				
2.FHA/VA	4.Seller	7.				20	1.00	25	%	5	32.Open Space			
3.Assumed	5.Private	8.				21	1.00	100	%	0	33.RestrictEsm			
Validity 1 Arms Length Sale									%		34.PASTURE 1			
1.Valid	4.Split	7.Renovate							%		35.HORTICULTURAL-			
2.Related	5.Partial	8.Other	Acres						%		36.Pasture 3			
3.Distress	6.Exempt	9.Foreclose							%		37.Softwood			
Verified 5 Public Record									%		38.Mixed Wood			
1.Buyer	4.Agent	7.Family							%		39.Hardwood			
2.Seller	5.Pub Rec	8.Other							%		40.Wasteland			
3.Lender	6.MLS	9.	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 1.00					41.CAMP SITE			
										42.Mobile Home Si				
										43.Condo Site				
										44.Site Improve				
										45.CAMP SITE				
										46.PAVING/00				
WISCASSET														

**WISCASSET**

Map Lot U15A-007-016

Account 2559

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

Map Lot U15A-007-017

Account 2560

Location TWIN OAK ROAD

Card 1 Of 1 11/16/2021

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access  
LOT #17 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

## Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	9 No Street		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/24/2018		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	18,000	0	0	18,000
2010	18,000	0	0	18,000
2011	18,000	0	0	18,000
2012	18,000	0	0	18,000
2013	18,000	0	0	18,000
2014	18,000	0	0	18,000
2015	18,000	0	0	18,000
2016	18,000	0	0	18,000
2017	18,000	0	0	18,000
2018	18,000	0	0	18,000
2019	18,000	0	0	18,000
2020	10,500	0	0	10,500
2021	10,500	0	0	10,500

## 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		1.00				


**WISCASSET**

Map Lot U15A-007-017

Account 2560

Location TWIN OAK 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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected			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 U15A-007-018

Account 2561

Location TWIN OAK ROAD

Card 1 Of 1 11/16/2021

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access  
LOT #18 TWIN OAKS SUBDIVISION PLAN, 186' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

### Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>9 No Street</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>8/24/2018</b>		
Price		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2009	18,000	0	0	18,000
2010	18,000	0	0	18,000
2011	18,000	0	0	18,000
2012	18,000	0	0	18,000
2013	18,000	0	0	18,000
2014	18,000	0	0	18,000
2015	18,000	0	0	18,000
2016	18,000	0	0	18,000
2017	18,000	0	0	18,000
2018	18,000	0	0	18,000
2019	18,000	0	0	18,000
2020	10,500	0	0	10,500
2021	10,500	0	0	10,500

### 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
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00		25 %	5	37.Softwood
21		1.00		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
<b>Total Acreage</b>		1.00				

**WISCASSET**

Map Lot U15A-007-018

Account 2561

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

Map Lot U15A-007-019

Account 2562

Location TWIN OAK ROAD

Card 1 Of 1 11/16/2021

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access  
LOT #19 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

## Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>9 No Street</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
Sale Data		
Sale Date <b>8/24/2018</b>		
Price		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	19,080	0	0	19,080
2010	19,100	0	0	19,100
2011	19,100	0	0	19,100
2012	19,100	0	0	19,100
2013	19,100	0	0	19,100
2014	19,100	0	0	19,100
2015	19,100	0	0	19,100
2016	19,100	0	0	19,100
2017	19,100	0	0	19,100
2018	19,100	0	0	19,100
2019	19,100	0	0	19,100
2020	11,600	0	0	11,600
2021	11,600	0	0	11,600

## 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
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.54				



**WISCASSET**

Map Lot U15A-007-019

Account 2562

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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2009	18,000	0	0	18,000	
			FARM LAND YEAR 0			2010	18,000	0	0	18,000	
			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000	
B3907P119 B4086P218 B5196P81 B5297P209 Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000	
			Secondary Zone			2013	18,000	0	0	18,000	
						2014	18,000	0	0	18,000	
			Topography 1 Level			2015	18,000	0	0	18,000	
			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						2016	18,000	0
						2017	18,000	0	0	18,000	
						2018	18,000	0	0	18,000	
						2019	18,000	0	0	18,000	
						2020	10,500	0	0	10,500	
						2021	10,500	0	0	10,500	
			Land Data								
			Front Foot		Type	Effective		Influence		Influence Codes	
						Frontage	Depth	Factor	Code		
Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		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	
								%			
								%			
								%			
								%			
X  No./DateDescriptionDate Insp.			Square Foot		Square Feet						
							%				
							%				
							%				
							%				
Notes: '20 adjust for access LOT #20 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				%				
							%				
							%				
							%				
							%				
WISCASSET			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A  Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites						
					20	1.00	25	%	5		
					21	1.00	100	%	0		
								%			
								%			
					Total Acreage		1.00				

- 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 U15A-007-020

Account 2563

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

RICHARDSON, STEPHANIE GROHS 19 JUNIPER ROAD BRUNSWICK ME 04011			Property Data			Assessment Record									
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total					
						2009	18,240	0	0	18,240					
						2010	18,200	0	0	18,200					
						2011	18,200	0	0	18,200					
B5589P252 Previous Owner RICHARDSON, JOHN G JR			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	18,200	0	0	18,200					
			Secondary Zone			2013	18,200	0	0	18,200					
						2014	18,200	0	0	18,200					
			Topography <b>1 Level</b>			2015	18,200	0	0	18,200					
			19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020 Previous Owner LADY MARION'S TRUST			1.Level            4.Below St        7.Steep	2016	18,200	0	0	18,200				
2.Rolling        5.Low                8.Rough	2017	18,200				0	0	18,200							
3.Above St       6.Swampy          9.	2018	18,200				0	0	18,200							
Utilities <b>9 NoWater/NoSewer</b>	2019	18,200				0	0	18,200							
1.Public           4.Dr Well           7.Cesspool	2020	10,700				0	0	10,700							
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 3/19/2015			2.Water           5.DUG/LAKE        8.	2021	10,700	0	0	10,700							
			3.Sewer           6.Septic            9.None												
			Street <b>9 No Street</b>			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:  X <div>Date</div>			3.Gravel           6.Pub Eas         9.NoStreet	11.Regular Lot						1.Open Space					
			TREE GROWTH PLAN <b>0</b>	12.Delta Triangle							2.Neighborhood A				
			CONSERV EASE <b>0</b>	13.Nabla Triangle							3.Topography				
			Sale Data			14.Rear Land						4.Size/Shape			
			Sale Date <b>9/21/2020</b>	15.Front Foot							5.Access				
No./Date															

**WISCASSET**

Map Lot U15A-007-021

Account 2564

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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2009	18,140	0	0	18,140			
			FARM LAND YEAR 0			2010	18,100	0	0	18,100			
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,100	0	0	18,100			
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,100	0	0	18,100			
			Secondary Zone			2013	18,100	0	0	18,100			
						2014	18,100	0	0	18,100			
			Topography 1 Level			2015	18,100	0	0	18,100			
			1.Level	4.Below St	7.Steep	2016	18,100	0	0	18,100			
			2.Rolling	5.Low	8.Rough	2017	18,100	0	0	18,100			
			3.Above St	6.Swampy	9.	2018	18,100	0	0	18,100			
			Utilities 9 NoWater/NoSewer			2019	18,100	0	0	18,100			
			1.Public	4.Dr Well	7.Cesspool	2020	10,600	0	0	10,600			
			2.Water	5.DUG/LAKE	8.	2021	10,600	0	0	10,600			
			3.Sewer	6.Septic	9.None								
			Street 9 No Street										
			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						Frontage	Depth	Factor	Code	
Inspection Witnessed By:			CONSERV EASE 0			11.Regular Lot					1.Open Space		
			Sale Data			12.Delta Triangle					2.Neighborhood A		
						13.Nabla Triangle					3.Topography		
			Sale Date	8/24/2018		14.Rear Land					4.Size/Shape		
X			Price			15.Front Foot					5.Access		
			Sale Type 1 Land Only			Square Foot		Square Feet				6.Restriction	
			1.Land	4.Mobile	7.							7.Corner/Locatio	
			2.L & B	5.Other	8.	16.Regular Lot					8.View/Environ		
			3.Building	6.	9.	17.Secondary Site					9.Fract Share		
Notes:			Financing 9 Unknown			18.Secondary Site					Acres		
			1.Convent	4.Seller	7.	19.Condominium					30.Rear 20+		
			2.FHA/VA	5.Private	8.	20.Base Homesite					31.Waterfront Rea		
			3.Assumed	6.Cash	9.Unknown						32.Open Space		
'20 adjust for access LOT #22 TWIN OAKS SUBDIVISION PLAN, 252.33' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				33.RestrictEsm	
			1.Valid	4.Split	7.Renovate			20	1.00	25	%	5	34.PASTURE 1
			2.Related	5.Partial	8.Other	21		1.00	100	%	0	35.HORTICULTURAL-	
			3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A	28	0.07	100	%	0	36.Pasture 3	
WISCASSET			Verified 5 Public Record			24.Base Waterfron						37.Softwood	
			1.Buyer	4.Agent	7.Family	25.Shallow WF Siz							38.Mixed Wood
			2.Seller	5.Pub Rec	8.Other	26.Base Water Inf							39.Hardwood
			3.Lender	6.MLS	9.	27.Influence W Si							40.Wasteland
						28.Rear Land 1-10						41.CAMP SITE	
						29.Rear Land 11-2						42.Mobile Home Si	
						Total Acreage 1.07						43.Condo Site	
												44.Site Improve	
												45.CAMP SITE	
												46.PAVING/00	

**WISCASSET**

Map Lot U15A-007-022

Account 2565

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



Map Lot U15A-007-023

Account 2566

Location TWIN OAK ROAD

Card 1 Of 1 11/16/2021

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access  
LOT #23 TWIN OAKS SUBDIVISION PLAN, 171.76' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

### Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>9 No Street</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>8/24/2018</b>		
Price		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2009	18,500	0	0	18,500
2010	18,500	0	0	18,500
2011	18,500	0	0	18,500
2012	18,500	0	0	18,500
2013	18,500	0	0	18,500
2014	18,500	0	0	18,500
2015	18,500	0	0	18,500
2016	18,500	0	0	18,500
2017	18,500	0	0	18,500
2018	18,500	0	0	18,500
2019	18,500	0	0	18,500
2020	11,000	0	0	11,000
2021	11,000	0	0	11,000

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		<b>Total Acreage</b>		1.25		

**WISCASSET**

Map Lot U15A-007-023

Account 2566

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

Map Lot U15A-007-024			Account 2567			Location TWIN OAK ROAD			Card 1		Of 1		11/16/2021		
SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2009	18,140	0	0	18,140		
						FARM LAND YEAR 0			2010	18,100	0	0	18,100		
						OPEN SPACE YEAR 0			2011	18,100	0	0	18,100		
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			2012	18,100	0	0	18,100		
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018						Secondary Zone			2013	18,100	0	0	18,100		
						Topography 1 Level			2014	18,100	0	0	18,100		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2015	18,100	0	0	18,100		
						Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2016	18,100	0	0	18,100		
						Street 9 No Street  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2017	18,100	0	0	18,100		
Inspection Witnessed By:						TREE GROWTH PLAN 0 CONSERV EASE 0			2018	18,100	0	0	18,100		
						Sale Date 8/24/2018			2019	18,100	0	0	18,100		
						Price			2020	10,600	0	0	10,600		
						Sale Type 1 Land Only 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			2021	10,600	0	0	10,600		
						Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									
X  No./Date Description Date Insp.						Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Land Data						
						Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Front Foot						
									Type						
									Effective						
									Influence						
Notes: '20 adjust for access LOT #24 TWIN OAKS SUBDIVISION PLAN, 141.34' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.									Influence Codes						
									1.Regular Lot						
									12.Delta Triangle						
									13.Nabla Triangle						
									14.Rear Land						
WISCASSET									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 1.07						
									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 U15A-007-024

Account 2567

Location TWIN OAK 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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected			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		U15A-007-025	Account	2568	Location	TWIN OAK ROAD		Card	1	Of	1	11/16/2021		
SHERMAN, NORMAN P 10 OXHORN ROAD WISCASSET ME 04578  B5396P250					Property Data		Assessment Record							
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0		2009	18,020	0	0	18,020			
					FARM LAND YEAR 0		2010	18,000	0	0	18,000			
					OPEN SPACE YEAR 0		2011	18,000	0	0	18,000			
Previous Owner SANDRA ANN CASELLA 55 BEAN STREET  TURNER ME 04282 Sale Date: 6/20/2019					Zone/Land Use 16 RESIDENTIAL		2012	18,000	0	0	18,000			
					Secondary Zone		2013	18,000	0	0	18,000			
							2014	18,000	0	0	18,000			
					Topography 1 Level		2015	18,000	0	0	18,000			
					Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 4/12/2018		1.Level	4.Below St	7.Steep	2016	18,000	0	0	18,000
2.Rolling	5.Low	8.Rough	2017	18,000			0	0	18,000					
3.Above St	6.Swampy	9.	2018	18,000			0	0	18,000					
Utilities 9 NoWater/NoSewer		2019	18,000	0			0	18,000						
1.Public	4.Dr Well	7.Cesspool	2020	18,000			0	0	18,000					
					2.Water	5.DUG/LAKE	8.	2021	18,000	0	0	18,000		
					3.Sewer	6.Septic	9.None							
					Street 9 No Street									
					1.Paved	4.Proposed	7.	Land Data						
					2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Pub Eas	9.NoStreet	Frontage	Depth	Factor	Code								
TREE GROWTH PLAN 0		11.Regular Lot			%		1.Open Space							
CONSERV EASE 0		12.Delta Triangle			%		2.Neighborhood A							
Sale Data		13.Nabla Triangle			%		3.Topography							
		Sale Date 6/20/2019		14.Rear Land			%		4.Size/Shape					
		Price 10,000		15.Front Foot			%		5.Access					
X					Sale Type 1 Land Only						6.Restriction			
					1.Land	4.Mobile	7.	Square Feet				7.Corner/Locatio		
					2.L & B	5.Other	8.			%		8.View/Environ		
					3.Building	6.	9.			%		9.Fract Share		
					Financing 9 Unknown						%		Acres	
1.Convent	4.Seller	7.	Fract. Acre		Acreage/Sites									
2.FHA/VA	5.Private	8.	21.HS Size Adj	20	1.00	50	%	5						
Notes: LOT #25 TWIN OAKS SUBDIVISION PLAN, 100.15' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.					3.Assumed	6.Cash	9.Unknown	22.Base Waterfron	21	1.00	100	%	0	37.Softwood
					Validity 1 Arms Length Sale		23.Deep WF Size A	28	0.01	100	%	0	38.Mixed Wood	
					1.Valid	4.Split	7.Renovate	Acres				%		39.Hardwood
					2.Related	5.Partial	8.Other	24.Base Waterfron			%		40.Wasteland	
					3.Distress	6.Exempt	9.Foreclose	25.Shallow WF Siz			%		41.CAMP SITE	
WISCASSET					Verified 5 Public Record						%		42.Mobile Home Si	
					1.Buyer	4.Agent	7.Family	Total Acreage		1.01				43.Condo Site
					2.Seller	5.Pub Rec	8.Other							44.Site Improve
					3.Lender	6.MLS	9.							45.CAMP SITE
							26.Base Water Inf							46.PAVING/00
		27.Influence W Si												
		28.Rear Land 1-10												
		29.Rear Land 11-2												

WISCASSET



**WISCASSET**

Map Lot U15A-007-025

Account 2568

Location TWIN OAK 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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected			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 U15A-007-A

Account 1746

Location BATH ROAD/OLD BATH RD

Card 1 Of 1 11/16/2021

WISCASSET, INHABITANTS OF  
PUMP STATION #16  
51 BATH ROAD  
WISCASSET ME 04578

B1962P315

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

50' FRONTAGE  
2009-MOVED TO MAP U-15A

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

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2008	1,700	0	1,700	0
2009	900	0	900	0
2010	900	0	900	0
2011	900	0	900	0
2012	900	0	900	0
2013	900	0	900	0
2014	900	0	900	0
2015	900	0	900	0
2016	900	0	900	0
2017	900	0	900	0
2018	900	0	900	0
2019	900	0	900	0
2020	900	0	900	0
2021	900	0	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
<b>Total Acreage</b>		0.06				

**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

**Effective****Frontage****Depth****Influence****Factor****Code****Type****Square Feet****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**

**WISCASSET**

Map Lot U15A-007-A

Account 1746

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



Map Lot		U15A-007-B-1		Account		1745		Location		565 BATH ROAD		Card		1		Of		1		11/16/2021					
SHERMAN, NORMAN P 10 OXHORN ROAD WISCASSET ME 04578				Property Data				Assessment Record																	
				Neighborhood 200 U.S. RTE 1				Year		Land		Buildings		Exempt		Total									
				Tree Growth Year 0				2008		406,900		0		0		406,900									
				FARM LAND YEAR 0				2009		214,500		0		0		214,500									
				OPEN SPACE YEAR 0				2010		214,500		0		0		214,500									
B4355P278				Zone/Land Use 19 COMMERCIAL				2011		214,500		0		0		214,500									
Previous Owner COASTAL COMMONS HOLDING CO., LLC C/O NORMAN P. SHERMAN 47 FOX RUN ROAD WESTPORT ISLAND ME 04578 Sale Date: 12/13/2010				Secondary Zone				2012		214,500		0		0		214,500									
				2013				190,200		0		0		190,200											
				2014				190,200		0		0		190,200											
Previous Owner CROOKER, LARRY G.  1906 HARPSWELL NECK ROAD HARPSWELL ME 04079 Sale Date: 6/26/2008				Topography 2 Rolling				2015		190,200		0		0		190,200									
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2016		190,200		0		0		190,200									
				Utilities 9 NoWater/NoSewer				2017		190,200		0		0		190,200									
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2018		190,200		0		0		190,200									
				2019				190,200		0		0		190,200											
				2020				190,200		0		0		190,200											
				2021				190,200		0		0		190,200											
				Land Data																					
				Inspection Witnessed By:  X _____ Date _____ <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>				No./Date	Description	Date Insp.										Front Foot		Type		Effective	
No./Date	Description	Date Insp.																							
11.Regular Lot								Frontage		Depth		Factor		Code											
12.Delta Triangle												%		1.Open Space											
13.Nabla Triangle												%		2.Neighborhood A											
14.Rear Land												%		3.Topography											
15.Front Foot												%		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															
								%		46.PAVING/00															
								%		46.PAVING/00															
								%		46.PAVING/00															
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								%		46.PAVING/00															
								%		46.PAVING/00															
								%		46.PAVING/00															

# WISCASSET

Map Lot U15A-007-B-1

Account 1745

Location 565 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 <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None	2.Encroach 8.Other 9.			Entrance Code <b>4 Unoccupied</b>		
Bsmt Gar # Cars						1.Interior 4.Vacant 7.		
Wet Basement						2.Refusal 5.Estimate 8.		
1.Dry	4.	7.				3.Informed 6. 9.		
2.Damp	5.	8.				Information Code <b>5 Estimate</b>		
3.Wet	6.	9.				1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U15A-007-B-1-1			Account 1971			Location 506 OLD BATH ROAD			Card 1 Of 3			11/16/2021				
GROVEST 101, LLC 5 ROCKY ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2008	555,000	2,300	0	557,300			
						FARM LAND YEAR 0			2009	300,000	313,670	0	613,670			
						OPEN SPACE YEAR 0			2010	165,000	313,700	0	478,700			
B3907P119 B5501P178						Zone/Land Use 19 COMMERCIAL			2011	165,000	313,700	0	478,700			
Previous Owner SHERMAN, NORMAN P 49 FOX RUN ROAD						Secondary Zone			2012	165,000	313,700	0	478,700			
									2013	165,000	313,700	0	478,700			
						Topography 2 Rolling			2014	165,000	313,700	0	478,700			
WESTPORT ISLAND ME 04578 Sale Date: 3/16/2020						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2015	165,000	313,700	0	478,700			
						Utilities 1 All Public			2016	165,000	313,700	0	478,700			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2017	165,000	313,700	0	478,700			
						Street 1 Paved			2018	165,000	313,700	0	478,700			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2019	165,000	313,700	0	478,700			
PORTLAND ME 04101 Sale Date: 8/23/2018									2020	165,000	313,700	0	478,700			
									2021	163,700	291,900	0	455,600			
						Land Data										
						Front Foot		Type	Effective		Influence		Influence Codes			
									Frontage	Depth	Factor	Code				
Inspection Witnessed By:						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				
X						Square Foot		Square Feet				6.Restriction				
						16.Regular Lot				%		7.Corner/Locatio				
						17.Secondary Site				%		8.View/Environ				
						18.Secondary Site				%		9.Fract Share				
						19.Condominium				%		30.Rear 20+				
No./Date Description Date Insp.						20.Base Homesite				%		31.Waterfront Rea				
										%		32.Open Space				
										%		33.RestrictEsm				
										%		34.PASTURE 1				
										%		35.HORTICULTURAL-				
Notes: 6/9/21 W/BUILDER, CARD 1 ADJ COND FOR REPAIRS (FUTURE USE UNCERTAIN), CARD 2 REMOD TO RESTAURANT, REPLACE WD, CARD 3 ADJ TO 1sFr W/3PLUMB, ADJ OUTBUILDINGS. '21 DOT took 0.09 acres . Adjust '17 add 6x12 op to shed 2005-1567.84' FRONTAGE. 2007-FORMER OWNER: K.P. GAGNON BK3377 PG300 WHO BOUGHT 10/2004 FOR \$305,000. WISCONSASSET						Validity 1 Arms Length Sale						36.Pasture 3				
						1.Valid 4.Split 7.Renovate		47	1.00	100	%	0	37.Softwood			
						2.Related 5.Partial 8.Other		48	1.00	100	%	0	38.Mixed Wood			
						3.Distress 6.Exempt 9.Foreclose		50	0.91	100	%	0	39.Hardwood			
						Verified 5 Public Record					%		40.Wasteland			
WISCONSASSET						1.Buyer 4.Agent 7.Family						41.CAMP SITE				
						2.Seller 5.Pub Rec 8.Other							42.Mobile Home Si			
						3.Lender 6.MLS 9.							43.Condo Site			
													44.Site Improve			
													45.CAMP SITE			
								Total Acreage 1.91				46.PAVING/00				


# WISCASSET

Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

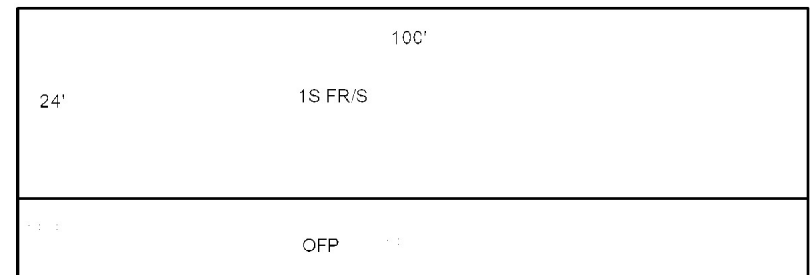
Card 1 Of 3 11/16/2021

Building Style	SF Bsmt Living	Layout	SHED
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.	16X24
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.	
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.	
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic	SHED
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.	15X15
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.	
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None	
1.1 4.1.5 7.	Cool Type <b>0%</b>	Insulation	
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.	
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.	
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None	
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %	
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor	
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad	
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad	
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)	
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc	
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM	# Full Baths	Phys. % Good	
Year Built	# Half Baths	Funct. % Good	
Year Remodeled	# Addn Fixtures	Functional Code	
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT	
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER	
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None	
3.Br/Stone 6.Piers 9.		Econ. % Good	
Basement		Economic Code	
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None	
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.	
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.	
Bsmt Gar # Cars		Entrance Code <b>5 Estimated</b>	
Wet Basement		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Refusal 5.Estimate 8.	
2.Damp 5. 8.		3.Informed 6. 9.	
3.Wet 6. 9.		Information Code <b>5 Estimate</b>	
		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.	

Date Inspected 12/05/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	2009	2400	2 100	4	0 %	100 %		1.ONE STORY FRAM
235 SELF SERVE	2009	2009	3 100	6	0 %	75 %		2.TWO STORY FRAM
21 Open Frame	2009	600	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2009	225	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2009	651	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
24 Frame Shed	2009	225	3 105	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	2009	384	3 105	4	0 %	100 %		22.Encl Frame Por
24 Frame Shed	2009	60	3 100	4	0 %	100 %		23.Frame Garage
24 Frame Shed	2009	160	3 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

Card 2 Of 3 11/16/2021

GROVEST 101, LLC  
5 ROCKY ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B5501P178

Previous Owner  
SHERMAN, NORMAN P  
49 FOX RUN ROAD

WESTPORT ISLAND ME 04578  
Sale Date: 3/16/2020

Previous Owner  
MECAP, LLC.  
84 MIDDLE STREET

PORTLAND ME 04101  
Sale Date: 8/23/2018

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/22/2018

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	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	3/16/2020		
Price	307,500		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2009	0	6,130	0	6,130
2010	0	6,100	0	6,100
2011	0	6,100	0	6,100
2012	0	9,900	0	9,900
2013	0	9,900	0	9,900
2014	0	9,900	0	9,900
2015	0	9,900	0	9,900
2016	0	9,900	0	9,900
2017	0	9,900	0	9,900
2018	0	9,900	0	9,900
2019	0	9,900	0	9,900
2020	0	9,900	0	9,900
2021	0	31,900	0	31,900

**Land Data**

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

**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**

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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

**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 U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

Card 2 Of 3 11/16/2021

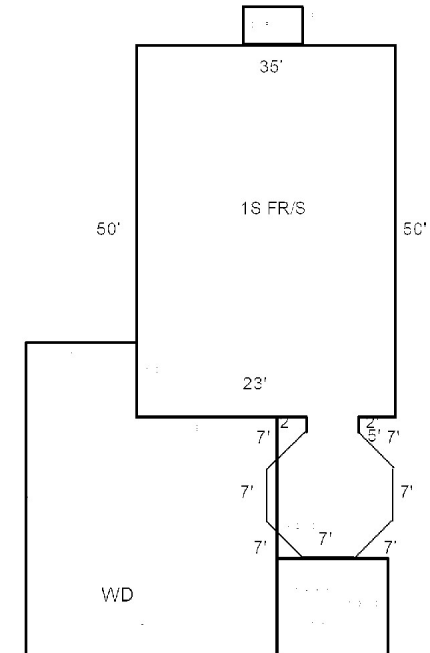
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full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

Date Inspected 12/05/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2009	200	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2020	1238	4 100	4	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2009	195	2 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2020	40	2 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2009	49	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2009	48	3 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2009	64	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	2009	120	3 100	4	0 %	100 %		22.Encl Frame Por
24 Frame Shed	2009	240	3 100	4	0 %	100 %		23.Frame Garage
68 Wood Deck	2011	392	3 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

GAZEBO  
16X24



Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

Card 3 Of 3

11/16/2021

GROVEST 101, LLC  
5 ROCKY ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B5501P178

Previous Owner  
SHERMAN, NORMAN P  
49 FOX RUN ROAD

WESTPORT ISLAND ME 04578  
Sale Date: 3/16/2020

Previous Owner  
MECAP, LLC.  
84 MIDDLE STREET

PORTLAND ME 04101  
Sale Date: 8/23/2018

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/22/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>200 U.S. RTE 1</b>			Year	Land	Buildings	Exempt	Total		
			2014	0	29,300	0	29,300		
Tree Growth Year <b>0</b>			2015	0	29,300	0	29,300		
FARM LAND YEAR <b>0</b>			2016	0	29,300	0	29,300		
OPEN SPACE YEAR <b>0</b>			2017	0	30,900	0	30,900		
Zone/Land Use <b>19 COMMERCIAL</b>			2018	0	30,900	0	30,900		
			2019	0	30,900	0	30,900		
Secondary Zone			2020	0	30,900	0	30,900		
Topography <b>2 Rolling</b>			2021	0	78,600	0	78,600		
1.Level	4.Below St	7.Steep							
2.Rolling	5.Low	8.Rough							
3.Above St	6.Swampy	9.							
Utilities <b>1 All Public</b>									
1.Public	4.Dr Well	7.Cesspool							
2.Water	5.DUG/LAKE	8.							
3.Sewer	6.Septic	9.None							
Street <b>1 Paved</b>									
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN <b>0</b>			Land Data						
CONSERV EASE <b>0</b>									
Sale Data			Front Foot	Type	Effective		Influence		Influence Codes
Sale Date	3/16/2020				Frontage	Depth	Factor	Code	
Price	307,500			11.Regular Lot			%		1.Open Space
Sale Type	2 Land & Buildings			12.Delta Triangle			%		2.Neighborhood A
1.Land	4.Mobile	7.		13.Nabla Triangle			%		3.Topography
2.L & B	5.Other	8.		14.Rear Land			%		4.Size/Shape
3.Building	6.	9.		15.Front Foot			%		5.Access
Financing <b>9 Unknown</b>			Square Foot		Square Feet				Acres
1.Convent	4.Seller	7.			16.Regular Lot			%	
2.FHA/VA	5.Private	8.		17.Secondary Site			%		7.Corner/Locatio
3.Assumed	6.Cash	9.Unknown		18.Secondary Site			%		8.View/Environ
Validity	1 Arms Length Sale			19.Condominium			%		9.Fract Share
1.Valid	4.Split	7.Renovate		20.Base Homesite			%		30.Rear 20+
2.Related	5.Partial	8.Other					%		31.Waterfront Rea
3.Distress	6.Exempt	9.Foreclose				%		32.Open Space	
Verified <b>5 Public Record</b>			Fract. Acre		Acreage/Sites				Acres
1.Buyer	4.Agent	7.Family			21.HS Size Adj			%	
2.Seller	5.Pub Rec	8.Other	22.Base Waterfron			%		34.PASTURE 1	
3.Lender	6.MLS	9.	23.Deep WF Size A			%		35.HORTICULTURAL-	
			Acres						
					24.Base Waterfron			%	
			25.Shallow WF Siz			%		37.Softwood	
			26.Base Water Inf			%		38.Mixed Wood	
			27.Influence W Si			%		39.Hardwood	
			28.Rear Land 1-10			%		40.Wasteland	
			29.Rear Land 11-2			%		41.CAMP SITE	
			Total Acreage    0.00					42.Mobile Home Si	
								43.Condo Site	
								44.Site Improve	
								45.CAMP SITE	
								46.PAVING/00	



# WISCASSET

Map Lot U15A-007-B-1-1


Account 1971

Location 506 OLD BATH ROAD

Card 3

Of 3

11/16/2021

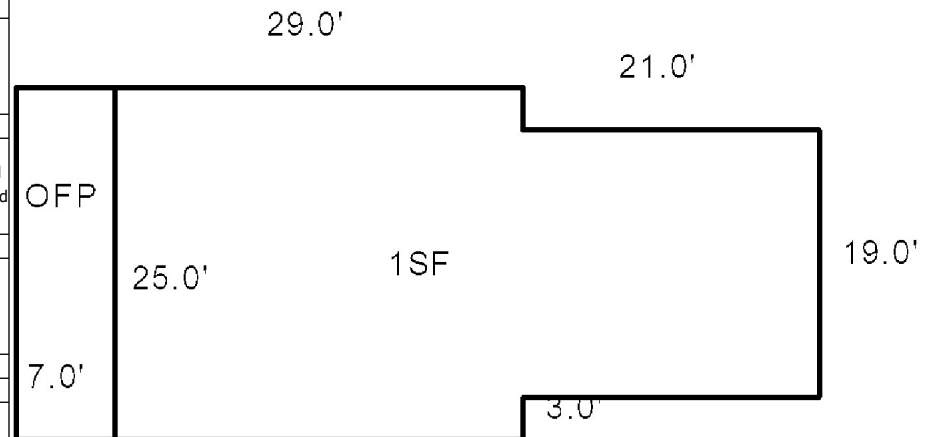
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full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

Date Inspected 12/05/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	2013	1124	3 100	6	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2013	175	3 100	4	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	0				%	%	6,000	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

CLASSIC CAR BARN





SHERMAN, NORMAN P  
10 OXHORN ROAD  
WISCASSET ME 04578

B4784P17

Previous Owner  
WISCASSET, INHABITANTS OF

51 BATH ROAD  
WISCASSET ME 04578  
Sale Date: 5/06/2014

Previous Owner  
SOMMELIER HOLDINGS, LLC

318 EDDY ROAD  
EDGEComb ME 04556  
Sale Date: 4/01/2013

Previous Owner  
EDGECOMB DEVELOPMENT, LLC

318 EDDY ROAD  
EDGEComb ME 04556  
Sale Date: 8/03/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Previous owner: Larry Crooker, this is portion of that bigger lot. This lot is next to town pump station and has 157.56' frontage.

2013-Removed from tax rolls as now belongs to Town per foreclosure.

4/12014-Purchase and sale agreement to sell to N. Sherman for \$6,000. There is no Route One access to this property as it has guardrails all in front of it. Assessment lowered to 5% function due to no access.

## WISCASSET

## Property Data

Neighborhood <b>200 U.S. RTE 1</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>19 COMMERCIAL</b>		
Secondary Zone		
Topography <b>2 Rolling</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>5/06/2014</b>		
Price <b>6,000</b>		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>6 Exempt Property</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	115,800	0	0	115,800
2010	115,800	0	0	115,800
2011	115,800	0	0	115,800
2012	115,800	0	0	115,800
2013	115,800	0	115,800	0
2014	7,800	0	7,800	0
2015	7,800	0	0	7,800
2016	7,800	0	0	7,800
2017	7,800	0	0	7,800
2018	7,800	0	0	7,800
2019	7,800	0	0	7,800
2020	7,800	0	0	7,800
2021	7,800	0	0	7,800

## 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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				37.Softwood
21.HS Size Adj	47	1.00	5	%	5	38.Mixed Wood
22.Base Waterfron	48	1.00	5	%	5	39.Hardwood
23.Deep WF Size A	50	0.42	5	%	5	40.Wasteland
<b>Acres</b>				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		<b>Total Acreage</b>		1.42		

**WISCASSET**

Map Lot U15A-007-C

Account 2543

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

VANBOK, ERIC L  
476 OLD BATH ROAD  
WISCASSET ME 04578

			Property Data			Assessment Record					
			Neighborhood <b>108 SOUTHWEST</b>	Year	Land	Buildings	Exempt	Total			
			Tree Growth Year <b>0</b>	2020	0	3,400	3,400	0			
			FARM LAND YEAR	2021	0	3,200	3,200	0			
			OPEN SPACE YEAR								
			Zone/Land Use <b>21 RURAL</b>								
			Secondary Zone								
			Topography <b>2 Rolling</b>								
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.								
			Utilities								
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None								
			Street <b>1 Paved</b>								
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet								
			TREE GROWTH PLAN <b>0</b>								
Inspection Witnessed By:			CONSERV EASE <b>0</b>								
			<b>Sale Data</b>								
X			Sale Date								
			Price								
Date			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								
Notes:			Validity								
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose								
'20 New Solar ON 'Exempt'			Verified								
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
			Fract. Acre								
			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A								
			Acre								
			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	Type	Effective	Influence	Influence				
				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			
					%			Acre			
			16.Regular Lot			%		30.Rear 20+			
			17.Secondary Site			%		31.Waterfront Rea			
			18.Secondary Site			%		32.Open Space			
			19.Condominium			%		33.RestrictEsm			
			20.Base Homesite			%		34.PASTURE 1			
						%		35.HORTICULTURAL-			
			Fract. Acre	Acreage/Sites				36.Pasture 3			
			21.HS Size Adj			%		37.Softwood			
			22.Base Waterfron			%		38.Mixed Wood			
			23.Deep WF Size A			%		39.Hardwood			
			Acre			%		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	0.00							


**WISCASSET**

Map Lot U15A-7-12-ON

Account 2703

Location 476 OLD 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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected			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
124 SOLAR PANELS	2016				%	%	3,200	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