

THOMPSON, ALAN
THOMPSON, ADAM
PO BOX 82
WASHBURN ME 04786

B5436P121

Previous Owner
CARSON, ROBERT B.
669 AROOSTOOK ROAD

FORT KENT ME 04743
Sale Date: 5/20/2015

Previous Owner
TOWN OF WASHBURN
1287 MAIN STREET

WASHBURN ME
Sale Date: 12/08/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
*2-1-2019 -15% for size obs. on garage.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	8,600	14,400	23,000	0		
1ST MORTGAGE 0			2013	11,200	14,400	25,600	0		
2ND MORTGAGE 0			2015	11,200	14,400	25,600	0		
Zone/Land Use 2 Commercial			2018	11,200	24,000	0	35,200		
Secondary Zone			2019	10,200	54,200	0	64,400		
Topography 1 Level			2020	10,200	53,500	0	63,700		
1.Level 4.Below St 7.LevelBog			2021	10,200	54,200	0	64,400		
2.Rolling 5.Low 8.			2022	10,200	56,900	0	67,100		
3.Above St 6.Swampy 9.			2023	11,500	67,700	0	79,200		
Utilities			2024	11,500	67,700	0	79,200		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 5/20/2015			Front Foot	Type	Effective		Influence		Influence Codes
Price 3,500					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle			%		2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle			%		3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land			%		4.Size/Shape	
Financing			15.Class I Road			%		5.Access	
1.Convent 4.Seller 7.						%		6.Restriction	
2.FHA/VA 5.Private 8.						%		7.Open Space	
3.Assumed 6.Cash 9.Unknown						%		8.View/Environ	
Validity 1 Arms Length Sale			Square Foot	Square Feet				9.Fract Share	
1.Valid 4.Split 7.Renovate			16.Class II Road			%		30.Utility R O W	
2.Related 5.Partial 8.Other			17.Municipal Rese			%		31.Tillable	
3.Distress 6.Exempt 9.			18.Munic Sep Lago			%		32.Pasture	
Verified 5 Public Record			19.Gravel Pit			%		33.Orchard	
1.Buyer 4.Agent 7.Family			20.Industrial Bas			%		34.Softwood F&O	
2.Seller 5.Pub Rec 8.Other			Fract. Acre	Acreage/Sites				35.Mixed Wood F&O	
3.Lender 6.MLS 9.			21.Developed Pave	25	0.31	100	%	0	36.Hardwood F&O
			22.Undev Paved (F				%		37.Softwood TG
			23.Developed Grav				%		38.Mixed Wood TG
			Acres				%		39.Hardwood TG
			24.Undev Gravel (%		40.Wasteland
			25.Comm Base Pave				%		41.Open Space
			26.Comm Base Grav				%		42.Mobile Home Si
			27.Backlot				%		43.Condo Site
			28.Rear Land				%		44.Lot Improvemen
			29.Pavement				%		45.Subdivision Lo
			Total Acreage		0.31				46.Heavy Ind Sit


Washburn

Map Lot 011-002

Account 682

Location GOULD STREET

Card 1 Of 1 9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 0	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		1.One Story Fram
					%	%		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

CARSON, ROBERT B
P.O. BOX 868
ASHLAND ME 04732

B5632P66

Previous Owner
Woodman, Ellsworth
Woodman, Delores
720 Washburn Road
Washburn ME 04786
Sale Date: 9/21/2011

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
*5-9-2019 -25% delap on both garages.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	3,800	5,400	0	9,200		
1ST MORTGAGE 0			2013	4,900	5,400	0	10,300		
2ND MORTGAGE 0			2015	4,900	5,400	0	10,300		
Zone/Land Use 1 Residential			2018	4,900	5,400	0	10,300		
Secondary Zone			2019	4,100	8,300	0	12,400		
Topography 1 Level			2020	4,100	8,300	0	12,400		
1.Level 4.Below St 7.LevelBog			2021	4,100	8,300	0	12,400		
2.Rolling 5.Low 8.			2022	4,100	8,700	0	12,800		
3.Above St 6.Swampy 9.			2023	5,000	10,400	0	15,400		
Utilities			2024	5,000	10,400	0	15,400		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5.R/O/W 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6. 9.None					Frontage	Depth	Factor	Code	
TG PLAN YEAR 0			11.Regular Lot					1.Unimproved	
Tif District # 0			12.Delta Triangle					2.Excess Frtg	
Sale Data			13.Nabla Triangle					3.Topography	
Sale Date 9/20/2011			14.Rear Land					4.Size/Shape	
Price 15,000			15.Class I Road					5.Access	
Sale Type 2 Land & Buildings								6.Restriction	
1.Land 4.Mobile 7.C/I L&B			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.								8.View/Environ	
3.Building 6.C/I Land 9.			16.Class II Road					9.Fract Share	
Financing			17.Municipal Rese					Acres	
1.Convent 4.Seller 7.			18.Munic Sep Lago					30.Utility R O W	
2.FHA/VA 5.Private 8.			19.Gravel Pit					31.Tillable	
3.Assumed 6.Cash 9.Unknown			20.Industrial Bas					32.Pasture	
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate				21.Developed Pave	22	0.21	100	%	34.Softwood F&O
2.Related 5.Partial 8.Other			22.Undev Paved (F					35.Mixed Wood F&O	
3.Distress 6.Exempt 9.			23.Developed Grav					36.Hardwood F&O	
Verified 5 Public Record			Acres					37.Softwood TG	
1.Buyer 4.Agent 7.Family			24.Undev Gravel (38.Mixed Wood TG	
2.Seller 5.Pub Rec 8.Other			25.Comm Base Pave					39.Hardwood TG	
3.Lender 6.MLS 9.			26.Comm Base Grav					40.Wasteland	
			27.Backlot					41.Open Space	
			28.Rear Land					42.Mobile Home Si	
			29.Pavement					43.Condo Site	
			Total Acreage		0.21			44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 011-003

Account 1041

Location 7 GOULD STREET

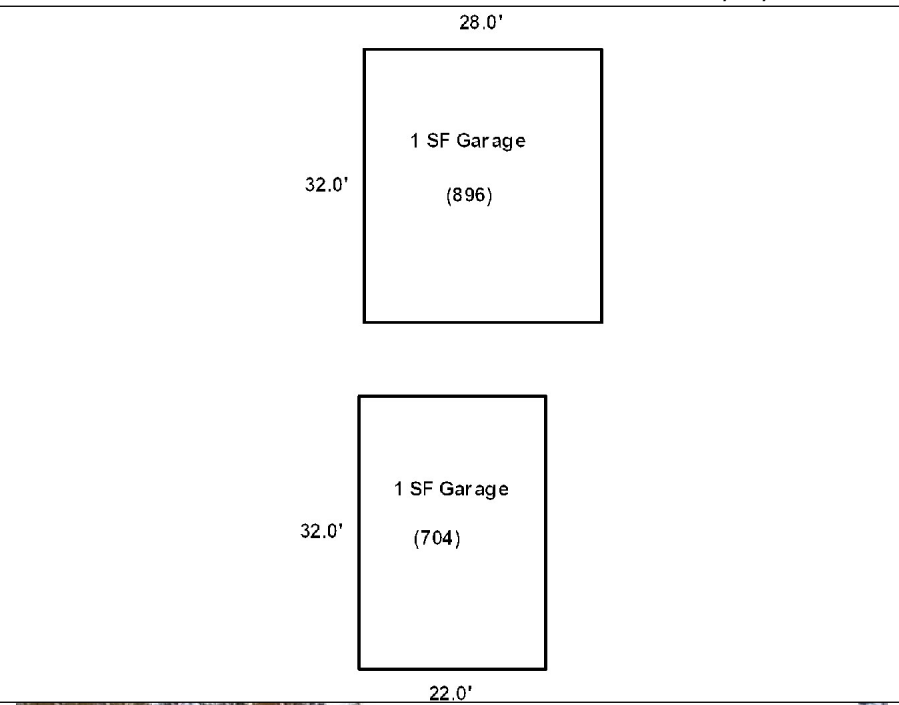
Card 1 Of 1 9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories 0	4.Steam 8.F/ Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1950	896	2 100	2	0 %	75 %	
23 Frame Garage	1970	704	2 100	3	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Map Lot 011-005


Account 345

Location 1280 MAIN STREET

Card 1

Of 1

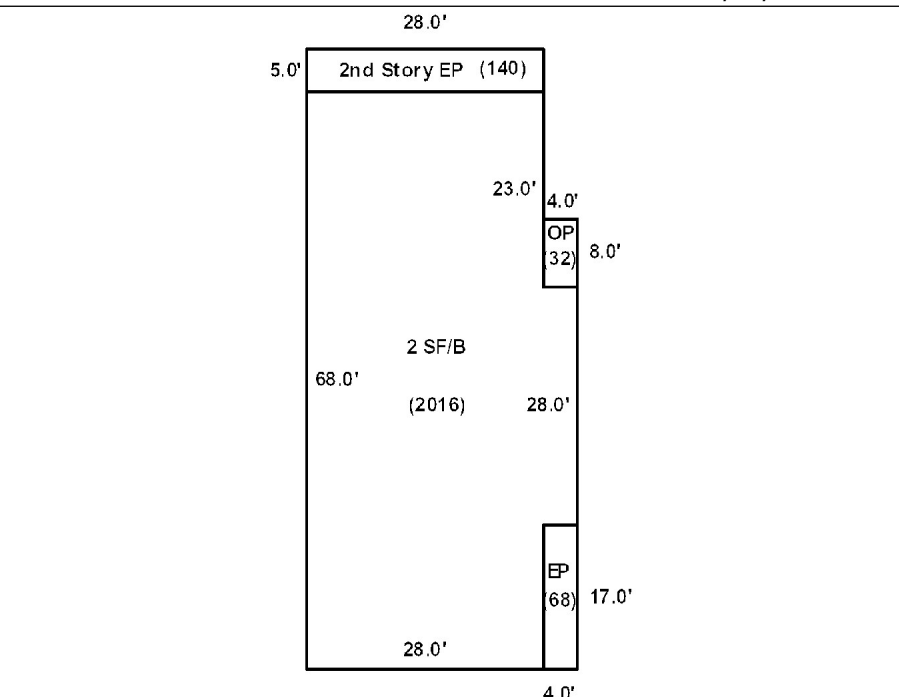
9/04/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 5	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 2016
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 18	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 8	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 5	Phys. % Good 0%
Year Built 1910	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1980	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1910	68	3 100	5	0 %	100 %	
21 Open Frame	1910	32	3 90	5	0 %	100 %	
22 Encl Frame Porch	1910	140	3 100	5	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

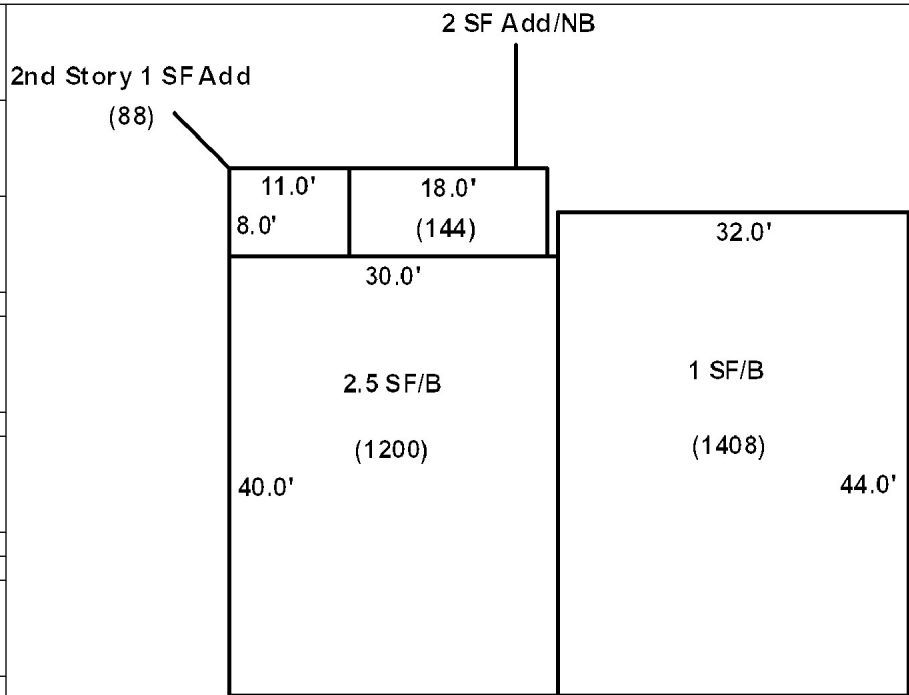
Map Lot 011-006

Account 571

Location 1282 MAIN STREET

Card 1 Of 1 9/04/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Pool 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 2	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1880	# Half Baths 2	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1920	88	2 105	5	0 %	100 %	
2 Two Story Frame	1920	144	2 105	5	0 %	95 %	
20 1 Story/Bsmt	1920	1408	4 100	5	0 %	95 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Map Lot 011-007

Account 312

Location 1284 MAIN STREET

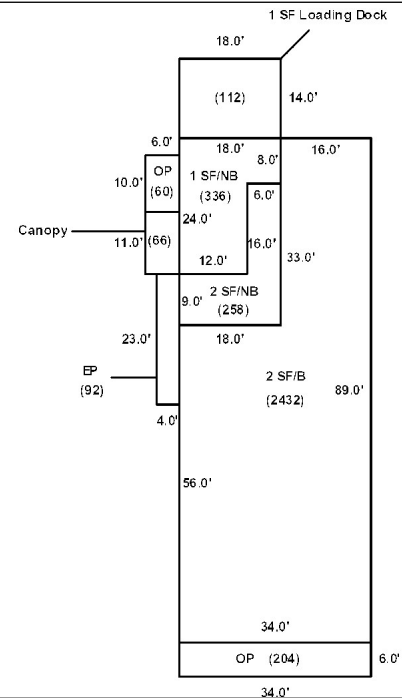
Card 1 Of 1 9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/05/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
12 2 Story/Bsmt	1900	2432	2 110	6	0 %	80 %	
21 Open Frame	1950	204	3 90	4	0 %	100 %	
22 Encl Frame Porch	1950	92	2 105	4	0 %	100 %	
2 Two Story Frame	1900	258	2 100	5	0 %	100 %	
1 One Story Frame	1900	336	2 105	5	0 %	100 %	
61 Canopy	1950	66	3 100	4	0 %	100 %	
21 Open Frame	1950	60	2 110	4	0 %	100 %	
161 Loading Dock	1950	112	2 115	4	0 %	100 %	
					%	%	
					%	%	



Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

B2214P302

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	3,200	0	3,200	0		
1ST MORTGAGE 0			2013	4,100	0	4,100	0		
2ND MORTGAGE 0			2015	4,100	0	4,100	0		
Zone/Land Use 1 Residential			2018	4,100	0	4,100	0		
Secondary Zone			2019	3,000	0	3,000	0		
Topography 1 Level			2020	3,000	0	3,000	0		
1.Level 4.Below St 7.LevelBog			2021	3,000	0	3,000	0		
2.Rolling 5.Low 8.			2022	3,000	0	3,000	0		
3.Above St 6.Swampy 9.			2023	3,600	0	3,600	0		
Utilities			2024	3,600	0	3,600	0		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type 1 Land Only			11.Regular Lot						1.Unimproved
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle						2.Excess Frtg
2.L & B 5.Other 8.			13.Nabla Triangle						3.Topography
3.Building 6.C/I Land 9.			14.Rear Land						4.Size/Shape
Financing			15.Class I Road						5.Access
1.Convent 4.Seller 7.									6.Restriction
2.FHA/VA 5.Private 8.									7.Open Space
3.Assumed 6.Cash 9.Unknown									8.View/Environ
Validity									9.Fract Share
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet					Acres
2.Related 5.Partial 8.Other			16.Class II Road						30.Utility R O W
3.Distress 6.Exempt 9.			17.Municipal Rese						31.Tillable
Verified			18.Munic Sep Lago						32.Pasture
1.Buyer 4.Agent 7.Family			19.Gravel Pit						33.Orchard
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas						34.Softwood F&O
3.Lender 6.MLS 9.			Fract. Acre						35.Mixed Wood F&O
			21.Developed Pave	22	0.11	100	%	0	36.Hardwood F&O
			22.Undev Paved (F						37.Softwood TG
			23.Developed Grav						38.Mixed Wood TG
			Acres						39.Hardwood TG
			24.Undev Gravel (40.Wasteland
			25.Comm Base Pave						41.Open Space
			26.Comm Base Grav						42.Mobile Home Si
			27.Backlot						43.Condo Site
			28.Rear Land						44.Lot Improvemen
			29.Pavement						45.Subdivision Lo
				Total Acreage		0.11			46.Heavy Ind Sit


Washburn

Map Lot 011-008

Account 955

Location Main Street

Card 1 Of 1 9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 0	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 0	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	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

Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

			Property Data			Assessment Record																																																																																																																																																																																																																		
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			Zone/Land Use 1 Residential			2018	8,800	104,200	113,000	0																																																																																																																																																																																																														
			Secondary Zone			2019	7,000	133,000	140,000	0																																																																																																																																																																																																														
			Topography 2 Rolling			2020	7,000	133,000	140,000	0																																																																																																																																																																																																														
			1.Level 4.Below St 7.LevelBog			2022	7,000	139,600	146,600	0																																																																																																																																																																																																														
			2.Rolling 5.Low 8.			2023	9,300	166,200	175,500	0																																																																																																																																																																																																														
			3.Above St 6.Swampy 9.			2024	9,300	166,200	175,500	0																																																																																																																																																																																																														
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			2.FHA/VA 5.Private 8.																																																																																																																																																																																																																					
			3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																																																					
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			1.Valid 4.Split 7.Renovate																																																																																																																																																																																																																					
			2.Related 5.Partial 8.Other																																																																																																																																																																																																																					
			3.Distress 6.Exempt 9.																																																																																																																																																																																																																					
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			1.Buyer 4.Agent 7.Family																																																																																																																																																																																																																					
			2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																					
			3.Lender 6.MLS 9.																																																																																																																																																																																																																					

Washburn

Map Lot 011-009

Account 944

Location 1290 Main Street - Library

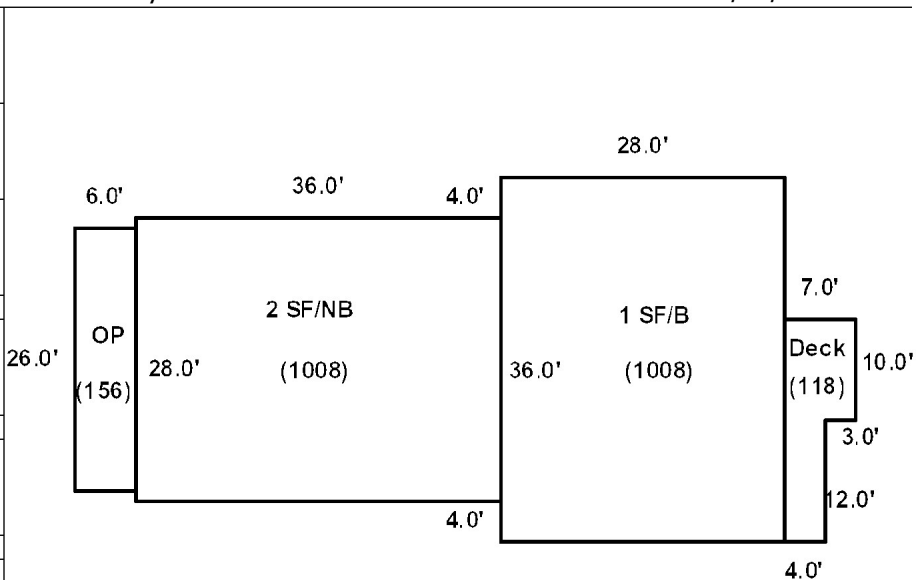
Card 1 Of 1 9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 6 Other
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
20 1 Story/Bsmt	1930	1008	3 105	5	0 %	100 %	
2 Two Story Frame	1930	1008	3 105	5	0 %	100 %	
21 Open Frame	1930	156	3 95	5	0 %	100 %	
68 Wood Deck	1960	118	3 105	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	




Washburn

Map Lot 011-010

Account 932

Location Main Street-behind Library

Card 1 Of 1 9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 0	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 0	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements								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

Washburn

Map Lot 011-011

Account 6

Location Hines Street

Card 1

Of 1

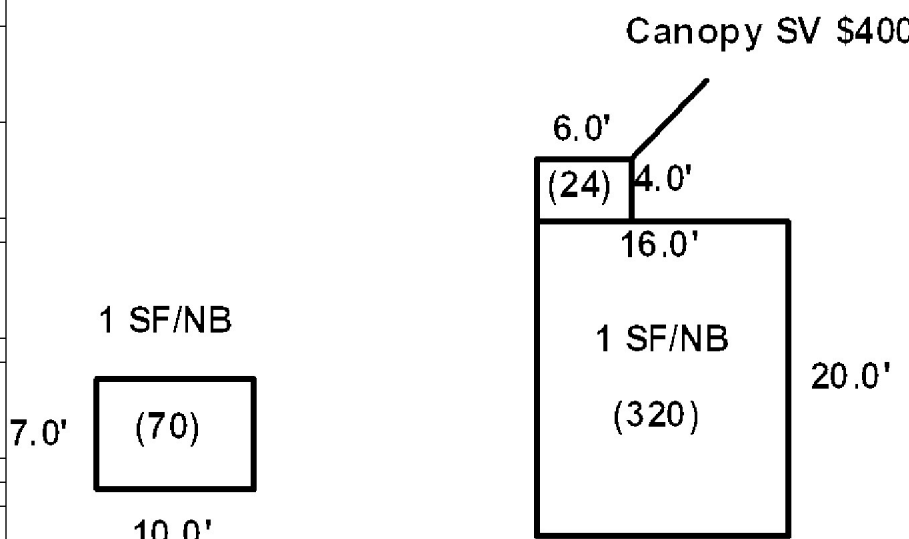
9/04/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1910	320	4 105	5	0 %	100 %	
1 One Story Frame	1920	70	4 105	5	0 %	100 %	
61 Canopy	0				%	%	400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Canopy SV \$400



WILCOX, DONALD L
WILCOX, PAMELA R
4 MCMANUS STREET
WASHBURN ME 04786

B2426P17 B5633P108

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	4,800	45,500	8,800	41,500			
1ST MORTGAGE 0			2013	6,200	45,500	8,800	42,900			
2ND MORTGAGE 0			2015	6,200	45,500	9,000	42,700			
Zone/Land Use 1 Residential			2018	6,200	45,500	18,400	33,300			
Secondary Zone			2019	10,400	55,200	20,000	45,600			
Topography 1 Level			2020	10,400	55,200	25,000	40,600			
1.Level 4.Below St 7.LevelBog			2021	10,400	55,200	25,000	40,600			
2.Rolling 5.Low 8.			2022	10,400	57,900	25,000	43,300			
3.Above St 6.Swampy 9.			2023	13,500	68,900	25,000	57,400			
Utilities 2 Public Water 3 Public Sewer			2024	13,500	68,900	25,000	57,400			
1.Public 4.Dr Well 7.Cesspool										
2.Water 5.Dug Well 8.										
3.Sewer 6.Septic 9.None										
Street 1 Paved										
1.Paved 4.Proposed 7.										
2.Semi Imp 5.R/O/W 8.										
3.Gravel 6. 9.None										
TG PLAN YEAR 0										
Tif District # 0										
Sale Data			Land Data							
Sale Date 1/24/1992			Front Foot	Type	Effective		Influence		Influence Codes	
Price					Frontage	Depth	Factor	Code		
Sale Type 2 Land & Buildings				11.Regular Lot			%			1.Unimproved
1.Land 4.Mobile 7.C/I L&B				12.Delta Triangle			%			2.Excess Frtg
2.L & B 5.Other 8.				13.Nabla Triangle			%			3.Topography
3.Building 6.C/I Land 9.			14.Rear Land			%		4.Size/Shape		
Financing 1 Conventional			15.Class I Road			%		5.Access		
1.Convent 4.Seller 7.						%		6.Restriction		
2.FHA/VA 5.Private 8.						%		7.Open Space		
3.Assumed 6.Cash 9.Unknown						%		8.View/Environ		
Validity 1 Arms Length Sale						%		9.Fract Share		
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres		
2.Related 5.Partial 8.Other			16.Class II Road	29	750	75	%	0	30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese				%		31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago				%		32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit				%		33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas				%		34.Softwood F&O	
3.Lender 6.MLS 9.			Fract. Acre	Acres/Sites					35.Mixed Wood F&O	
			21.Developed Pave	21	0.30	100	%	0	36.Hardwood F&O	
			22.Undev Paved (F				%		37.Softwood TG	
			23.Developed Grav				%		38.Mixed Wood TG	
			Acres				%		39.Hardwood TG	
			24.Undev Gravel (%		40.Wasteland	
			25.Comm Base Pave				%		41.Open Space	
			26.Comm Base Grav				%		42.Mobile Home Si	
			27.Backlot				%		43.Condo Site	
			28.Rear Land				%		44.Lot Improvemen	
			29.Pavement				%		45.Subdivision Lo	
			Total Acreage		0.30				46.Heavy Ind Sit	

Washburn

Map Lot 011-012

Account 1030

Location 4 McMANUS STREET

Card 1

Of 1

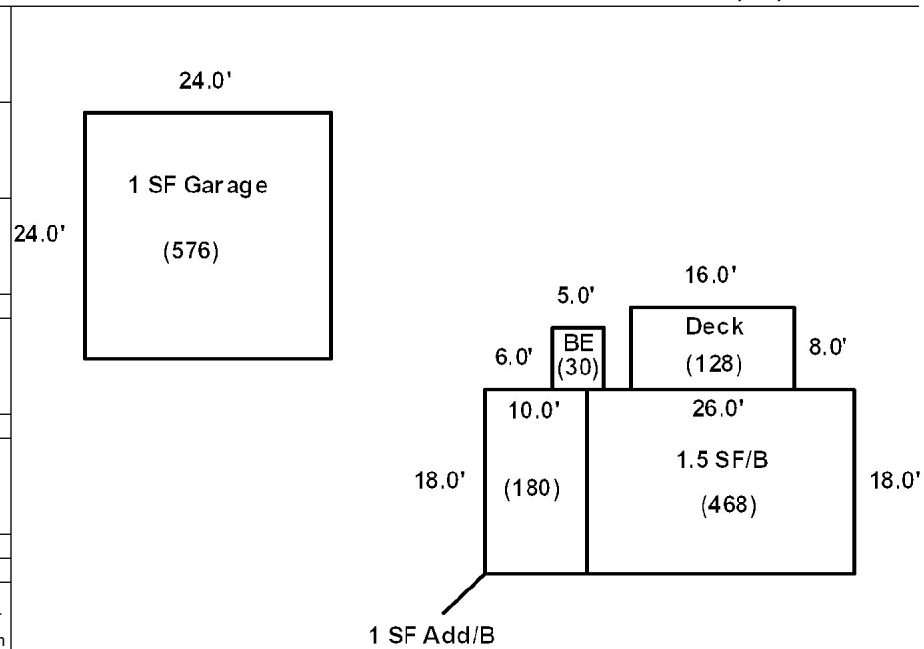
9/04/2024

Building Style	4 Cape Cod	SF Bsmt Living	468	Layout	1 Typical	
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	3 105	1.Typical	
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq	
3.R Ranch	7.Contemp	11.Split	Heat Type	100%	1 Hot Water BB	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units	1	2.HWCI	6.GravWA	10.	Attic	
Other Units	0	3.H Pump	7.Electric	11.	9 None	
Stories	4 One & 1/2 Story	4.Steam	8.Fi/Wall	12.	1.1/4 Fin	
1.1	4.1.5	7.	Cool Type	50%	3 Heat Pump	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	
Exterior Walls	2 Vinyl/Aluminum	3.H Pump	6.	9.None	Insulation	
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical	1 Full	
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	
3.Compos.	7.Stone	11.	2.Typical	5.	8.	
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	1.Modern	4.Obsolete	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	
2.Slate	5.Wood	8.	2.Typical	5.	8.	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	
SF Masonry Trim	0	# Rooms	5	Unfinished % 0%		
OPEN-3-CUSTOM	0	# Bedrooms	3	Grade & Factor 2 Fair 110%		
OPEN-4-CUSTOM	0	# Full Baths	1	1.E Grade	4.B Grade	
Year Built	1950	# Half Baths	0	7.	8.	
Year Remodeled	1985	# Addn Fixtures	0	2.D Grade	5.A Grade	
Foundation	2 Concrete Block	# Fireplaces	0	8.	9.Same	
1.Concrete	4.Wood	7.	SQFT (Footprint) 468			
2.C Block	5.Slab	8.	Condition 5 Above Average			
3.Br/Stone	6.Piers	9.	1.Poor	4.Avg	7.V G	
Basement	4 Full Basement	TRIO Software		2.Fair	5.Avg+	
1.1/4 Bmt	4.Full Bmt	7.	3.Avg-			
2.1/2 Bmt	5.None	8.	6.Good			
3.3/4 Bmt	6.	9.None	9.Same			
Bsmt Gar # Cars	0	A Division of Harris Computer Systems		Phys. % Good 0%		
Wet Basement	1 Dry Basement	Economic Code None		Funct. % Good 100%		
1.Dry	4.	7.	0.None	3.No Power	7.	
2.Damp	5.	8.	1.Location	4.Generate	8.	
3.Wet	6.	9.	2.Encroach	9.None	9.	
			Entrance Code 5 Estimated		Functional Code 9 None	
			1.Interior		4.Vacant	7.
			2.Refusal		5.Estimate	8.
			3.Informed		6.Reviewed	9.
			Information Code 5 Estimate		Econ. % Good 100%	
			1.Owner		4.Agent	7.
			2.Relative		5.Estimate	8.
			3.Tenant		6.Other	9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
20 1 Story/Bsmt	1960	180	9 100	9	0 %	100 %	
68 Wood Deck	2000	128	3 100	3	0 %	100 %	
40 Basement Entry	1965	30	3 100	5	0 %	100 %	
23 Frame Garage	1950	576	3 100	5	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Map Lot 011-013

Account 363

Location 6 McMANUS STREET

Card 1

Of 1

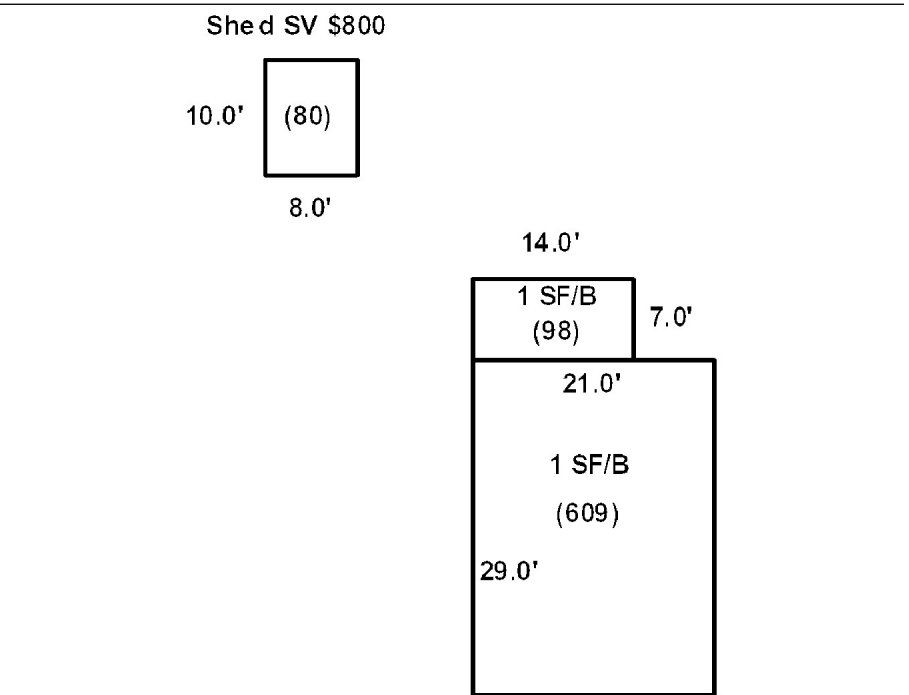
9/04/2024

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100%	3.Poor 6. 9.
4.Cape 8.Log 12.	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 50%	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.Partial 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style	Unfinished %
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 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.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars		Entrance Code 5 Estimated
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1930	707	3 100	4	0 %	100 %	
27 Unfin Basement	1930	707	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



McCOY, CHRISTOPHER M
McCOY, KENDRA C
16 MCMANUS ST
WASHBURN ME 04786

B3379P104 B4596P12

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
Estimated complete for 04/01/2024
*5-9-2019 -20% for attached garage.

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	4,200	41,500	8,800	36,900			
1ST MORTGAGE 0			2013	5,500	41,500	8,800	38,200			
2ND MORTGAGE 0			2015	5,500	41,500	9,000	38,000			
Zone/Land Use 1 Residential			2018	5,500	41,500	18,400	28,600			
Secondary Zone			2019	10,400	48,500	20,000	38,900			
Topography 2 Rolling			2020	10,400	48,300	25,000	33,700			
1.Level 4.Below St 7.LevelBog			2021	10,400	48,500	25,000	33,900			
2.Rolling 5.Low 8.			2022	10,400	50,900	25,000	36,300			
3.Above St 6.Swampy 9.			2023	13,300	60,600	25,000	48,900			
Utilities 2 Public Water 3 Public Sewer			2024	13,300	70,800	25,000	59,100			
1.Public 4.Dr Well 7.Cesspool										
2.Water 5.Dug Well 8.										
3.Sewer 6.Septic 9.None										
Street 1 Paved										
1.Paved 4.Proposed 7.			Land Data							
2.Semi Imp 5.R/O/W 8.										
3.Gravel 6. 9.None			Front Foot	Type	Effective		Influence		Influence Codes	
TG PLAN YEAR 0			11.Regular Lot		Frontage	Depth	Factor	Code		
Tif District # 0			12.Delta Triangle				%		1.Unimproved	
Sale Data			13.Nabla Triangle				%		2.Excess Frtg	
Sale Date 4/11/2000			14.Rear Land				%		3.Topography	
Price			15.Class I Road				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access	
1.Land 4.Mobile 7.C/I L&B			Square Foot				%		6.Restriction	
2.L & B 5.Other 8.			29		1,500	50	%	0	7.Open Space	
3.Building 6.C/I Land 9.			16.Class II Road				%		8.View/Environ	
Financing 1 Conventional			17.Municipal Rese				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Munic Sep Lago				%		Acres	
2.FHA/VA 5.Private 8.			19.Gravel Pit				%		30.Utility R O W	
3.Assumed 6.Cash 9.Unknown			20.Industrial Bas				%		31.Tillable	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre				%		33.Orchard	
2.Related 5.Partial 8.Other			21.Developed Pave				%		34.Softwood F&O	
3.Distress 6.Exempt 9.			22.Undev Paved (F	21		0.27	100	%	0	35.Mixed Wood F&O
Verified 5 Public Record			23.Developed Grav				%			36.Hardwood F&O
1.Buyer 4.Agent 7.Family			Acres				%			37.Softwood TG
2.Seller 5.Pub Rec 8.Other			24.Undev Gravel (%			38.Mixed Wood TG
3.Lender 6.MLS 9.			25.Comm Base Pave				%			39.Hardwood TG
			26.Comm Base Grav				%			40.Wasteland
			27.Backlot				%			41.Open Space
			28.Rear Land				%			42.Mobile Home Si
			29.Pavement				%			43.Condo Site
			Total Acreage 0.27							44.Lot Improvemen
										45.Subdivision Lo
										46.Heavy Ind Sit


Washburn

Map Lot 011-016

Account 737

Location 16 McMANUS STREET

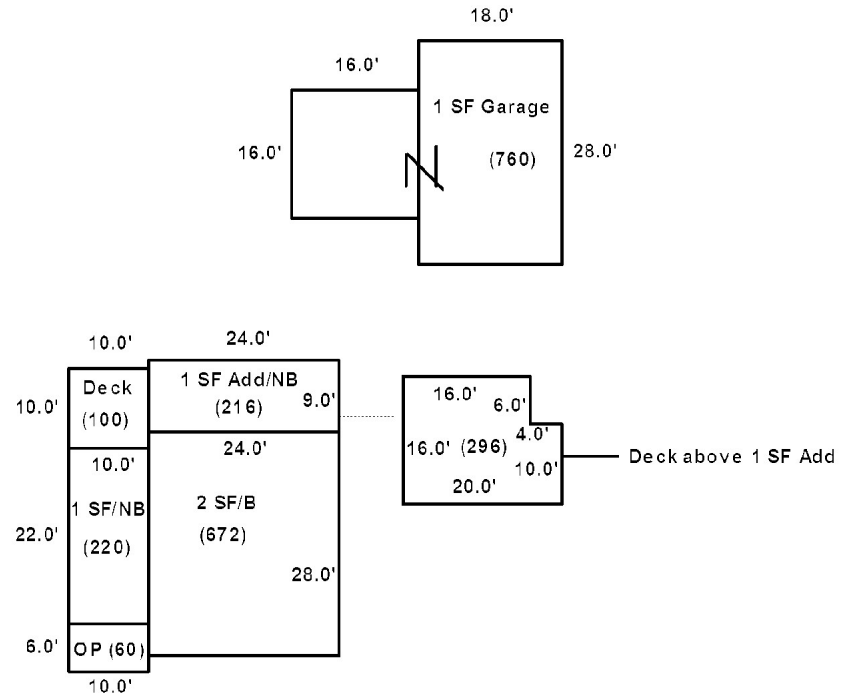
Card 1 Of 1 9/04/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1920	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software <i>A Division of Harris Computer Systems</i></p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2000	60	3 95	4	0 %	100 %	
1 One Story Frame	1950	220	2 105	3	0 %	100 %	
1 One Story Frame	1970	216	2 110	3	0 %	100 %	
68 Wood Deck	1990	100	3 90	3	0 %	100 %	
68 Wood Deck	1980	296	3 100	3	0 %	100 %	
23 Frame Garage	2005	760	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Roman Catholic Bishop of Portland ME
c/o St. Catherine's Church
Caribou ME 04736

B2054P117

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
*2-4-2019 .78 acres per map. -20% for attached garage.

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	6,500	8,000	14,500	0			
1ST MORTGAGE 0			2013	8,500	8,000	16,500	0			
2ND MORTGAGE 0			2015	8,500	8,000	16,500	0			
Zone/Land Use 1 Residential			2018	8,500	8,000	16,500	0			
Secondary Zone			2019	14,600	18,200	32,800	0			
Topography 1 Level			2020	14,600	18,200	32,800	0			
1.Level 4.Below St 7.LevelBog			2021	14,600	18,200	32,800	0			
2.Rolling 5.Low 8.			2022	14,600	19,200	33,800	0			
3.Above St 6.Swampy 9.			2023	19,400	22,800	42,200	0			
Utilities 2 Public Water 3 Public Sewer			2024	19,400	22,800	42,200	0			
1.Public 4.Dr Well 7.Cesspool										
2.Water 5.Dug Well 8.										
3.Sewer 6.Septic 9.None										
Street 1 Paved										
1.Paved 4.Proposed 7.										
2.Semi Imp 5.R/O/W 8.										
3.Gravel 6. 9.None										
TG PLAN YEAR 0										
Tif District # 0										
Sale Data			Land Data							
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes	
Price					Frontage	Depth	Factor	Code		
Sale Type 2 Land & Buildings					11.Regular Lot			%		1.Unimproved
1.Land 4.Mobile 7.C/I L&B					12.Delta Triangle			%		2.Excess Frtg
2.L & B 5.Other 8.					13.Nabla Triangle			%		3.Topography
3.Building 6.C/I Land 9.			14.Rear Land			%	4.Size/Shape			
Financing			15.Class I Road			%	5.Access			
1.Convent 4.Seller 7.						%	6.Restriction			
2.FHA/VA 5.Private 8.						%	7.Open Space			
3.Assumed 6.Cash 9.Unknown						%	8.View/Environ			
Validity						%	9.Fract Share			
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres		
2.Related 5.Partial 8.Other			16.Class II Road			%	30.Utility R O W			
3.Distress 6.Exempt 9.			17.Municipal Rese			%	31.Tillable			
Verified			18.Munic Sep Lago			%	32.Pasture			
1.Buyer 4.Agent 7.Family			19.Gravel Pit			%	33.Orchard			
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas			%	34.Softwood F&O			
3.Lender 6.MLS 9.						%	35.Mixed Wood F&O			
			Fract. Acre			%	36.Hardwood F&O			
			21.Developed Pave	21	0.78	100	%	0		
			22.Undev Paved (F			%				
			23.Developed Grav			%				
			Acres			%				
			24.Undev Gravel (%				
			25.Comm Base Pave			%				
			26.Comm Base Grav			%				
			27.Backlot			%				
			28.Rear Land			%				
			29.Pavement			%				
			Total Acreage		0.78					
								44.Lot Improvemen		
								45.Subdivision Lo		
								46.Heavy Ind Sit		

Washburn Water & Sewer District
1259A MAIN STREET
WASHBURN ME 04786

B4729P314

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	2,500	60,000	62,500	0		
1ST MORTGAGE 0			2013	3,300	60,000	63,300	0		
2ND MORTGAGE 0			2015	3,300	60,000	63,300	0		
Zone/Land Use 1 Residential			2018	3,300	60,000	63,300	0		
Secondary Zone			2019	3,500	13,500	17,000	0		
Topography 2 Rolling			2020	3,500	13,500	17,000	0		
1.Level 4.Below St 7.LevelBog			2021	3,500	13,500	17,000	0		
2.Rolling 5.Low 8.			2022	3,500	14,100	17,600	0		
3.Above St 6.Swampy 9.			2023	4,300	16,800	21,100	0		
Utilities			2024	4,300	16,800	21,100	0		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 7/13/2009			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type 5 Other				11.Regular Lot			%		
1.Land 4.Mobile 7.C/I L&B				12.Delta Triangle			%		
2.L & B 5.Other 8.				13.Nabla Triangle			%		
3.Building 6.C/I Land 9.			14.Rear Land			%			
Financing			15.Class I Road			%			
1.Convent 4.Seller 7.						%			
2.FHA/VA 5.Private 8.						%			
3.Assumed 6.Cash 9.Unknown						%			
Validity 9			Square Foot	Square Feet					
1.Valid 4.Split 7.Renovate			16.Class II Road			%			
2.Related 5.Partial 8.Other			17.Municipal Rese			%			
3.Distress 6.Exempt 9.			18.Munic Sep Lago			%			
Verified 5 Public Record			19.Gravel Pit			%			
1.Buyer 4.Agent 7.Family			20.Industrial Bas			%			
2.Seller 5.Pub Rec 8.Other						%			
3.Lender 6.MLS 9.			Fract. Acre	Acreage/Sites					
			21.Developed Pave	22	0.15	100	%	0	
			22.Undev Paved (F			%			
			23.Developed Grav			%			
			Acres			%			
			24.Undev Gravel (%			
			25.Comm Base Pave			%			
			26.Comm Base Grav			%			
			27.Backlot			%			
			28.Rear Land			%			
			29.Pavement			%			
			Total Acreage		0.15				

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Open Space
- 8.View/Environ
- 9.Fract Share
- Acres**
- 30.Utility R O W
- 31.Tillable
- 32.Pasture
- 33.Orchard
- 34.Softwood F&O
- 35.Mixed Wood F&O
- 36.Hardwood F&O
- 37.Softwood TG
- 38.Mixed Wood TG
- 39.Hardwood TG
- 40.Wasteland
- 41.Open Space
- 42.Mobile Home Si
- 43.Condo Site
- 44.Lot Improvemen
- 45.Subdivision Lo
- 46.Heavy Ind Sit

Washburn

Map Lot 011-019

Account 461

Location 9 PLEASANT STREET

Card 1

Of 1

9/04/2024

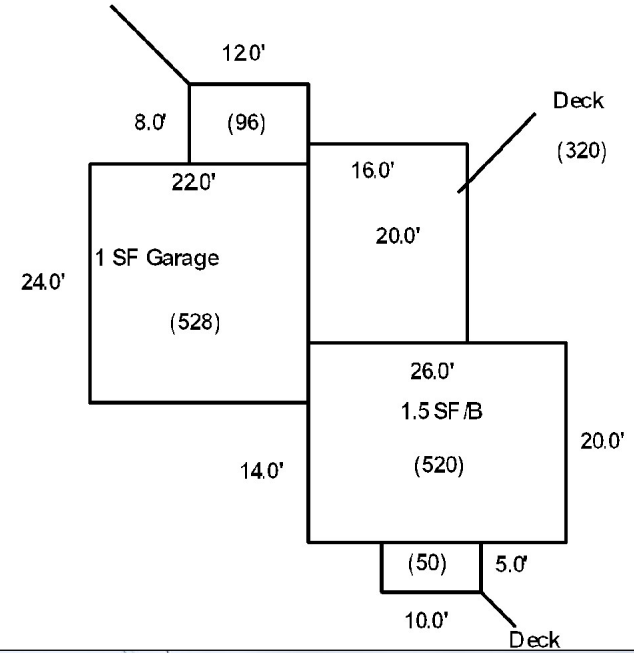
Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical						
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0	1.Typical	4.	7.				
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq	5.	8.				
3.R Ranch	7.Contemp	11.Split	Heat Type	100%	1 Hot Water BB	3.Poor	6.				
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	9 None				
Dwelling Units	1	2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.				
Other Units	0	3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.				
Stories	4 One & 1/2 Story	4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None				
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full				
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal				
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial				
Exterior Walls	4 Asbestos Siding	3.H Pump	6.	9.None	3.Capped	6.	9.None				
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical	Unfinished %	0%	Grade & Factor				
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	1.E Grade	4.B Grade				
3.Compos.	7.Stone	11.	2.Typical	5.	8.	2.D Grade	5.A Grade				
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	3.C Grade	6.AA Grade				
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	1.Modern	4.Obsolete	7.	SQFT (Footprint)				
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	Condition	4 Average				
2.Slate	5.Wood	8.	2.Typical	5.	8.	1.Poor	4.Avg				
3.Metal	6.Other	9.	3.Old Type	6.	9.None	2.Fair	5.Avg+				
SF Masonry Trim	0	# Rooms	6	# Full Baths	2	3.Avg-	6.Good				
OPEN-3-CUSTOM	0	# Bedrooms	3	# Half Baths	0	Phys. % Good	0%				
OPEN-4-CUSTOM	0	# Addn Fixtures	0	# Fireplaces	0	Funct. % Good	100%				
Year Built	1940							Functional Code	9 None		
Year Remodeled	0							Economic Code	None		
Foundation	3 Brick &/or Stone							0.None	3.No Power	7.	
1.Concrete	4.Wood							7.	1.Location	4.Generate	8.
2.C Block	5.Slab							8.	2.Encroach	9.None	9.
3.Br/Stone	6.Piers							9.	Entrance Code	5 Estimated	
Basement	4 Full Basement							1.Interior	4.Vacant	7.	
1.1/4 Bmt	4.Full Bmt							7.	2.Refusal	5.Estimate	8.
2.1/2 Bmt	5.None							8.	3.Informed	6.Reviewed	9.
3.3/4 Bmt	6.							9.None	Information Code	5 Estimate	
Bsmt Gar # Cars	0	1.Owner	4.Agent	7.							
Wet Basement	1 Dry Basement	2.Relative	5.Estimate	8.							
1.Dry	4.	7.	3.Tenant	6.Other	9.						
2.Damp	5.	8.									
3.Wet	6.	9.									

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1990	50	2 115	3	0 %	100 %	
23 Frame Garage	1940	528	3 90	4	0 %	95 %	
24 Frame Shed	0				%	%	800
68 Wood Deck	2021	320	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Shed SV \$800



Map Lot 011-020

Account 227

Location 5 PLEASANT STREET

Card 1 Of 1

9/04/2024

GILBERT, JR., RICHARD B.
GILBERT, TRACIE L
5 PLEASANT STREET
WASHBURN ME 04786

B3866P259 B5619P108 B5970P182

Previous Owner
ZOLLER, DEBORAH J.
5 PLEASANT STREET

WASHBURN ME 04786
Sale Date: 12/18/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data				Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2012	3,600	29,500	8,800	24,300	
1ST MORTGAGE 0			2013	4,700	29,500	8,800	25,400	
2ND MORTGAGE 0			2015	4,700	29,500	9,000	25,200	
Zone/Land Use 1 Residential			2018	4,700	29,500	18,400	15,800	
Secondary Zone			2019	7,700	61,800	0	69,500	
Topography 2 Rolling			2020	7,700	61,800	0	69,500	
1.Level 4.Below St 7.LevelBog			2021	7,700	61,800	25,000	44,500	
2.Rolling 5.Low 8.			2022	7,700	64,800	25,000	47,500	
3.Above St 6.Swampy 9.			2023	10,300	77,100	25,000	62,400	
Utilities 2 Public Water 3 Public Sewer			2024	10,300	77,100	25,000	62,400	
1.Public 4.Dr Well 7.Cesspool								
2.Water 5.Dug Well 8.								
3.Sewer 6.Septic 9.None								
Street 1 Paved								
1.Paved 4.Proposed 7.								
2.Semi Imp 5.R/O/W 8.								
3.Gravel 6. 9.None								
TG PLAN YEAR 0								
Tif District # 0								
Sale Data								
Sale Date 12/18/2019								
Price 55,000								
Sale Type 2 Land & Buildings								
1.Land 4.Mobile 7.C/I L&B								
2.L & B 5.Other 8.								
3.Building 6.C/I Land 9.								
Financing 1 Conventional								
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.								
Verified 5 Public Record								
1.Buyer 4.Agent 7.Family								
2.Seller 5.Pub Rec 8.Other								
3.Lender 6.MLS 9.								

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Utility R O W
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Software F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Software TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit

Front Foot	Square Foot	Fract. Acre	Acres
		21	0.22

Total Acreage		
0.22		


Washburn

Map Lot 011-020

Account 227

Location 5 PLEASANT STREET

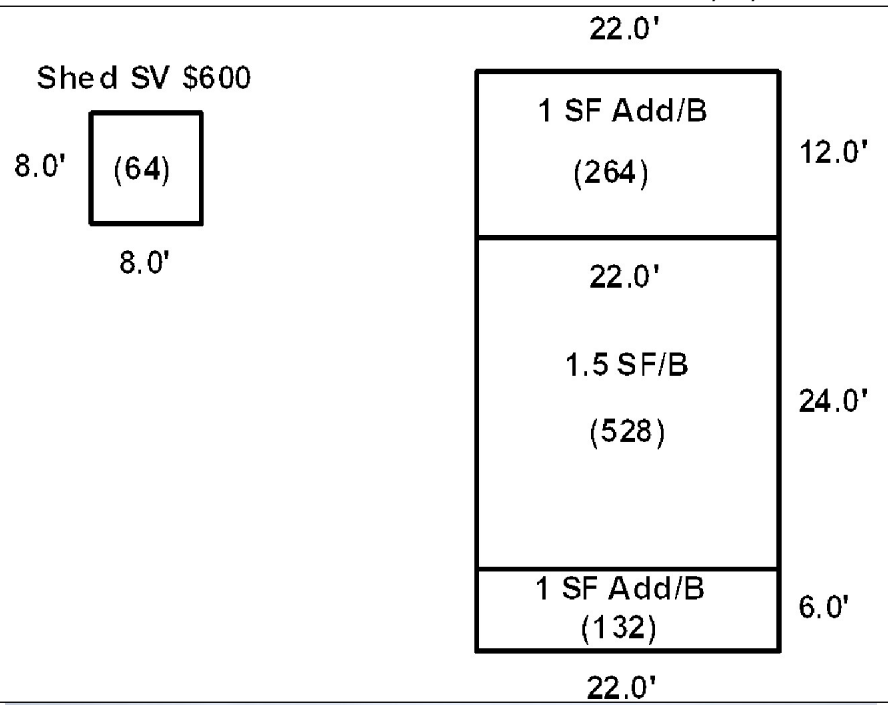
Card 1 Of 1 9/04/2024

Building Style	4 Cape Cod		SF Bsmt Living	500		Layout	1 Typical							
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	3 100		1.Typical	4.	7.						
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0		2.Inadeq	5.	8.						
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 1 Hot Water BB		3.Pool	6.	9.						
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	9 None							
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.						
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.						
Stories	4 One & 1/2 Story		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None						
1.1	4.1.5	7.	Cool Type	0% 9 None		Insulation	1 Full							
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.						
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.						
Exterior Walls	2 Vinyl/Aluminum		3.H Pump	6.	9.None	3.Capped	6.	9.None						
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical		Unfinished %	0%							
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor	2 Fair 110%							
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.						
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade						
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)	528							
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	6 Good							
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G						
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc						
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%							
Year Built	1950		# Half Baths	0		Funct. % Good	100%							
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None							
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.Delap	7.No Power						
1.Concrete	4.Wood	7.							2.O-Built	5.Bsmt	8.LongTerm			
2.C Block	5.Slab	8.							Econ. % Good	100%		3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.							Economic Code	None		0.None	3.No Power	7.
Basement	4 Full Basement								Entrance Code	5 Estimated		1.Location	4.Generate	8.
1.1/4 Bmt	4.Full Bmt	7.							1.Interior	4.Vacant	7.	2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.							2.Refusal	5.Estimate	8.	Information Code	5 Estimate	
3.3/4 Bmt	6.	9.None							3.Informed	6.Reviewed	9.	1.Owner	4.Agent	7.
Bsmt Gar # Cars	0								2.Relative	5.Estimate	8.	2.Relative	5.Estimate	8.
Wet Basement	1 Dry Basement								3.Tenant	6.Other	9.	3.Tenant	6.Other	9.
1.Dry	4.	7.												
2.Damp	5.	8.												
3.Wet	6.	9.												

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
20 1 Story/Bsmt	1950	132	9 100	9	0 %	100 %	
20 1 Story/Bsmt	1950	264	9 100	9	0 %	100 %	
24 Frame Shed	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



HUGHES, SCOTT
HUGHES, FONDA
3 PLEASANT STREET
WASHBURN ME 04786

B6496P197

Previous Owner
ROYAL RIVER, LLC
60 Pineland Drive, Suite 312

New Gloucester ME 04260
Sale Date: 10/04/2023

Previous Owner
FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PARKWAY
SUITE 1000
DALLAS TX 75254
Sale Date: 1/25/2017

Previous Owner
LOBUE, MARC S.
GARRON, MICHELLE A.
23 CENTRAL STREET
SACO ME 04072
Sale Date: 7/20/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

*5-9-2019 -20% for attached garage.

Washburn

Property Data			Assessment Record					
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2012	4,800	58,100	8,800	54,100	
1ST MORTGAGE 0			2013	6,200	58,100	0	64,300	
2ND MORTGAGE 0			2015	6,200	58,100	0	64,300	
Zone/Land Use 1 Residential			2018	6,200	58,100	0	64,300	
Secondary Zone			2019	12,300	72,000	0	84,300	
Topography 2 Rolling			2020	12,300	71,900	0	84,200	
1.Level 4.Below St 7.LevelBog			2021	12,300	72,000	0	84,300	
2.Rolling 5.Low 8.			2022	12,300	75,600	0	87,900	
3.Above St 6.Swampy 9.			2023	15,400	90,000	0	105,400	
Utilities 4 Drilled Well 3 Public Sewer			2024	15,400	90,000	6,000	99,400	
1.Public 4.Dr Well 7.Cesspool								
2.Water 5.Dug Well 8.								
3.Sewer 6.Septic 9.None								
Street 1 Paved								
1.Paved 4.Proposed 7.								
2.Semi Imp 5.R/O/W 8.								
3.Gravel 6. 9.None								
TG PLAN YEAR 0			Land Data					
Tif District # 0			Front Foot	Type	Effective		Influence	
Sale Data					Frontage	Depth	Factor	Code
Sale Date 10/04/2023			11.Regular Lot				%	1.Unimproved
Price 42,000			12.Delta Triangle				%	2.Excess Frtg
Sale Type 2 Land & Buildings			13.Nabla Triangle				%	3.Topography
1.Land 4.Mobile 7.C/I L&B			14.Rear Land				%	4.Size/Shape
2.L & B 5.Other 8.			15.Class I Road				%	5.Access
3.Building 6.C/I Land 9.							%	6.Restriction
Financing 1 Conventional							%	7.Open Space
1.Convent 4.Seller 7.			Square Foot				%	8.View/Environ
2.FHA/VA 5.Private 8.			29		1,200	100	%	0
3.Assumed 6.Cash 9.Unknown			16.Class II Road				%	9.Fract Share
Validity 8 Other Non Valid			17.Municipal Rese				%	Acres
1.Valid 4.Split 7.Renovate			18.Munic Sep Lago				%	30.Utility R O W
2.Related 5.Partial 8.Other			19.Gravel Pit				%	31.Tillable
3.Distress 6.Exempt 9.			20.Industrial Bas				%	32.Pasture
Verified 5 Public Record							%	33.Orchard
1.Buyer 4.Agent 7.Family			Fract. Acre				%	34.Softwood F&O
2.Seller 5.Pub Rec 8.Other			21.Developed Pave	21	0.32	100	%	0
3.Lender 6.MLS 9.			22.Undev Paved (F				%	35.Mixed Wood F&O
			23.Developed Grav				%	36.Hardwood F&O
			Acres				%	37.Softwood TG
			24.Undev Gravel (%	38.Mixed Wood TG
			25.Comm Base Pave				%	39.Hardwood TG
			26.Comm Base Grav				%	40.Wasteland
			27.Backlot				%	41.Open Space
			28.Rear Land				%	42.Mobile Home Si
			29.Pavement				%	43.Condo Site
			Total Acreage		0.32			44.Lot Improvemen
								45.Subdivision Lo
								46.Heavy Ind Sit

Washburn

Map Lot 011-021

Account 397

Location 3 PLEASANT STREET

Card 1 Of 1 9/04/2024

Building Style 9 Gambrel 1.Conv. 5.Garrison 9.Gambrel 2.Ranch 6.Salt Box 10.Other 3.R Ranch 7.Contemp 11.Split 4.Cape 8.Log 12.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.H Pump 7.Electric 11. 4.Steam 8.Fi/Wall 12.	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Poor 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7. 2.1/2 Fin 5.Fi/Stair 8. 3.3/4 Fin 6. 9.None		
Dwelling Units 1 Other Units 0 Stories 2 Two Story 1.1 4.1.5 7. 2.2 5.1.75 8. 3.3 6.2.5 9.	Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None	Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Partial 8. 3.Capped 6. 9.None		
Exterior Walls 2 Vinyl/Aluminum 1.Wood 5.Stucco 9.T-111 2.Vin/Al 6.Brick 10.Other 3.Compos. 7.Stone 11. 4.Asbestos 8.Concrete 12.	Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None	Unfinished % 0% Grade & Factor 2 Fair 110% 1.E Grade 4.B Grade 7. 2.D Grade 5.A Grade 8.SC Grade 3.C Grade 6.AA Grade 9.Same		
Roof Surface 3 Sheet Metal 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9.	Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None	SQFT (Footprint) 456 Condition 5 Above Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same		
SF Masonry Trim 0 OPEN-3-CUSTOM 0 OPEN-4-CUSTOM 0 Year Built 1950 Year Remodeled 0	# Rooms 8 # Bedrooms 3 # Full Baths 1 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0	Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Delap 7.No Power 2.O-Built 5.Bsmt 8.LongTerm 3.Damage 6.Common 9.None		
Foundation 1 Concrete 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Piers 9.		Econ. % Good 100% Economic Code None 0.None 3.No Power 7. 1.Location 4.Generate 8. 2.Encroach 9.None 9.		
Basement 4 Full Basement 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None		Entrance Code 3 Information Only 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Reviewed 9.	Information Code 1 Owner 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.	
Bsmt Gar # Cars 0 Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.				
Date Inspected 10/03/2018				

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 1.75 Story/Bsmt	1950	312	9 100	9	0 %	100 %	
23 Frame Garage	1950	352	3 90	4	0 %	80 %	
21 Open Frame	1960	288	3 95	5	0 %	100 %	
23 Frame Garage	1930	264	3 90	4	0 %	100 %	
26 1SFr Overhang	1930	66	3 90	4	0 %	100 %	
24 Frame Shed	1960	90	2 110	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Embelton, Devin T
24 Church Street
Washburn ME 04786

B2109P229 B6326P242

Previous Owner
CLAYTON, ATHIL I Jr
PO BOX 147

WASHBURN ME 04786
Sale Date: 5/27/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	3,200	31,700	8,800	26,100			
1ST MORTGAGE 0			2013	4,100	31,700	8,800	27,000			
2ND MORTGAGE 0			2015	4,100	31,700	9,000	26,800			
Zone/Land Use 1 Residential			2018	4,100	31,700	18,400	17,400			
Secondary Zone			2019	10,200	44,400	20,000	34,600			
Topography 2 Rolling			2020	10,200	44,400	25,000	29,600			
1.Level 4.Below St 7.LevelBog			2021	10,200	44,400	25,000	29,600			
2.Rolling 5.Low 8.			2022	10,200	46,500	25,000	31,700			
3.Above St 6.Swampy 9.			2023	12,800	55,200	0	68,000			
Utilities 2 Public Water 3 Public Sewer			2024	12,800	55,200	0	68,000			
1.Public 4.Dr Well 7.Cesspool										
2.Water 5.Dug Well 8.										
3.Sewer 6.Septic 9.None										
Street 1 Paved										
1.Paved 4.Proposed 7.										
2.Semi Imp 5.R/O/W 8.										
3.Gravel 6. 9.None										
TG PLAN YEAR 0										
Tif District # 0										
Sale Data			Land Data							
Sale Date 5/27/2022			Front Foot	Type	Effective		Influence		Influence Codes	
Price 95,000					Frontage	Depth	Factor	Code		
Sale Type 2 Land & Buildings					11.Regular Lot					1.Unimproved
1.Land 4.Mobile 7.C/I L&B					12.Delta Triangle					2.Excess Frtg
2.L & B 5.Other 8.					13.Nabla Triangle					3.Topography
3.Building 6.C/I Land 9.			14.Rear Land				4.Size/Shape			
Financing 1 Conventional			15.Class I Road				5.Access			
1.Convent 4.Seller 7.			Square Foot	Square Feet	Acres		Acres			
2.FHA/VA 5.Private 8.					16.Class II Road	29	1,000	100 %	0	6.Restriction
3.Assumed 6.Cash 9.Unknown					17.Municipal Rese					7.Open Space
Validity 1 Arms Length Sale					18.Munic Sep Lago					8.View/Environ
1.Valid 4.Split 7.Renovate					19.Gravel Pit					9.Fract Share
2.Related 5.Partial 8.Other			20.Industrial Bas					30.Utility R O W		
3.Distress 6.Exempt 9.			Fract. Acre	Acres/Sites	Acres		Acres			
Verified 5 Public Record					21.Developed Pave	21	0.22	100 %	0	31.Tillable
1.Buyer 4.Agent 7.Family					22.Undev Paved (F					32.Pasture
2.Seller 5.Pub Rec 8.Other					23.Developed Grav					33.Orchard
3.Lender 6.MLS 9.					24.Undev Gravel (34.Softwood F&O
			25.Comm Base Pave					35.Mixed Wood F&O		
			26.Comm Base Grav					36.Hardwood F&O		
			27.Backlot					37.Softwood TG		
			28.Rear Land					38.Mixed Wood TG		
			29.Pavement					39.Hardwood TG		
			Total Acreage		0.22				40.Wasteland	
									41.Open Space	
									42.Mobile Home Si	
									43.Condo Site	
									44.Lot Improvemen	
									45.Subdivision Lo	
									46.Heavy Ind Sit	

Washburn

Map Lot 011-022

Account 211

Location 24 CHURCH STREET

Card 1

Of 1

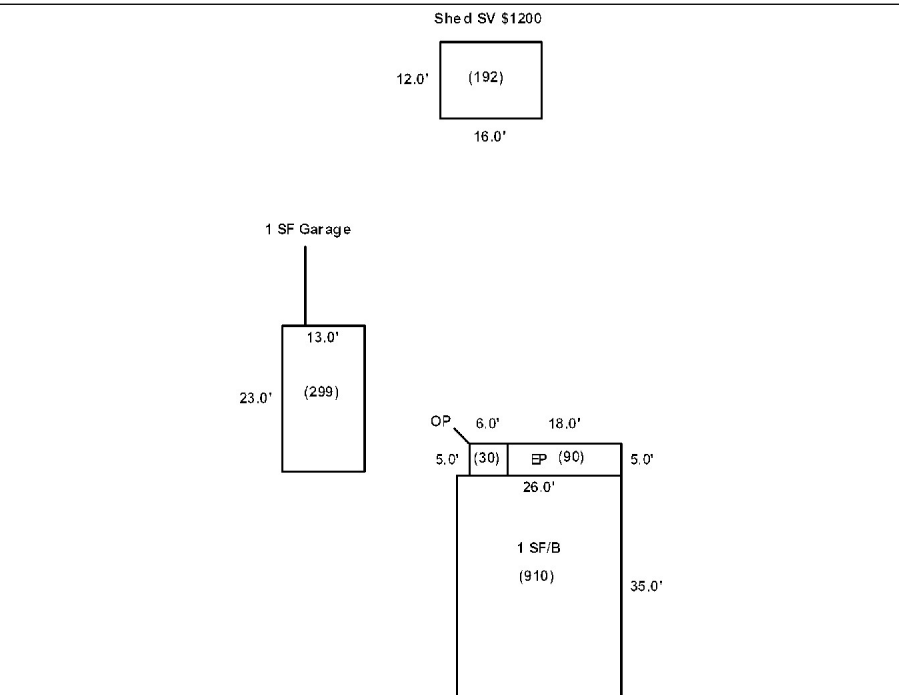
9/04/2024

Building Style	2 Ranch		SF Bsmt Living	0		Layout	1 Typical	
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0		1.Typical	4.	7.
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0		2.Inadeq	5.	8.
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 1 Hot Water BB		3.Poor	6.	9.
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.
Stories	1 One Story		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.
Exterior Walls 4 Asbestos Siding			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Wood	5.Stucco	9.T-111	Kitchen Style 2 Typical			Unfinished % 0%		
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 110%		
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 910		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 5 Above Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim 0			# Rooms 4			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM 0			# Bedrooms 2			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1950			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 1			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
Economic Code None			Entrance Code 5 Estimated			Information Code 5 Estimate		
0.None			3.No Power			7.		
1.Location			4.Generate			8.		
2.Encroach			9.None			9.		
1.Incomp			4.Delap			7.No Power		
2.O-Built			5.Bsmt			8.LongTerm		
3.Damage			6.Common			9.None		
Econ. % Good			100%					

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1950	90	3 100	5	0 %	100 %	
21 Open Frame	1950	30	2 110	5	0 %	100 %	
23 Frame Garage	1950	299	3 100	3	0 %	100 %	
24 Frame Shed	0						1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



PLUMMER, JAROD L
30 CHURCH STREET
WASHBURN ME 04786

B4154P59 B5205P36

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
*2-4-2019 -20% for attached garage, 15% for attached shed.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	9,600	31,200	8,800	32,000		
1ST MORTGAGE 0			2013	12,500	31,200	8,800	34,900		
2ND MORTGAGE 0			2015	12,500	31,200	9,000	34,700		
Zone/Land Use 1 Residential			2018	12,500	31,200	18,400	25,300		
Secondary Zone			2019	17,000	48,000	20,000	45,000		
Topography 2 Rolling			2020	17,000	47,800	25,000	39,800		
1.Level 4.Below St 7.LevelBog			2021	17,000	48,000	25,000	40,000		
2.Rolling 5.Low 8.			2022	17,000	50,400	25,000	42,400		
3.Above St 6.Swampy 9.			2023	22,500	59,900	25,000	57,400		
Utilities 2 Public Water 3 Public Sewer			2024	22,500	59,900	25,000	57,400		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing 1 Conventional			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.								7.Open Space	
3.Assumed 6.Cash 9.Unknown								8.View/Environ	
Validity 1 Arms Length Sale								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road					30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese					31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago					32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit					33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas					34.Softwood F&O	
3.Lender 6.MLS 9.								35.Mixed Wood F&O	
			Fract. Acre	Acres/Sites				36.Hardwood F&O	
			21.Developed Pave	21	1.00	100	% 0	37.Softwood TG	
			22.Undev Paved (F	28	0.91	100	% 0	38.Mixed Wood TG	
			23.Developed Grav					39.Hardwood TG	
			Acres					40.Wasteland	
			24.Undev Gravel (41.Open Space	
			25.Comm Base Pave					42.Mobile Home Si	
			26.Comm Base Grav					43.Condo Site	
			27.Backlot					44.Lot Improvemen	
			28.Rear Land					45.Subdivision Lo	
			29.Pavement					46.Heavy Ind Sit	
			Total Acreage 1.91						


Washburn

Map Lot 011-023

Account 645

Location 30 CHURCH STREET

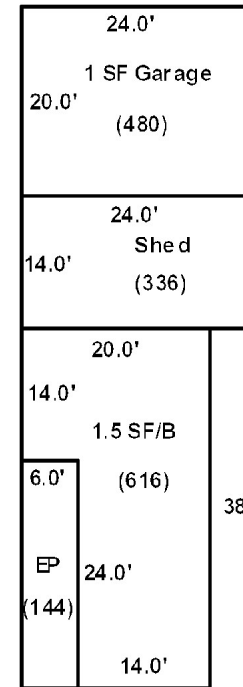
Card 1 Of 1 9/04/2024

Building Style	4 Cape Cod		SF Bsmt Living	0		Layout	1 Typical							
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0		1.Typical	4.	7.						
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0		2.Inadeq	5.	8.						
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 1 Hot Water BB		3.Poor	6.	9.						
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	9 None							
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.						
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.						
Stories	4 One & 1/2 Story		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None						
1.1	4.1.5	7.	Cool Type	0% 9 None		Insulation	1 Full							
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.						
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.						
Exterior Walls	1 Wood Siding		3.H Pump	6.	9.None	3.Capped	6.	9.None						
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical		Unfinished %	0%							
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor	2 Fair 110%							
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.						
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade						
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)	616							
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	5 Above Average							
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G						
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc						
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%							
Year Built	1940		# Half Baths	0		Funct. % Good	100%							
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None							
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.Delap	7.No Power						
1.Concrete	4.Wood	7.							2.O-Built	5.Bsmt	8.LongTerm			
2.C Block	5.Slab	8.							Econ. % Good	100%		3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.							Economic Code	None		0.None	3.No Power	7.
Basement	4 Full Basement								Entrance Code	5 Estimated		1.Location	4.Generate	8.
1.1/4 Bmt	4.Full Bmt	7.							1.Interior	4.Vacant	7.	2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.							2.Refusal	5.Estimate	8.	Information Code	5 Estimate	
3.3/4 Bmt	6.	9.None							3.Informed	6.Reviewed	9.	1.Owner	4.Agent	7.
Bsmt Gar # Cars	0								2.Relative	5.Estimate	8.	3.Tenant	6.Other	9.
Wet Basement	1 Dry Basement													
1.Dry	4.	7.												
2.Damp	5.	8.												
3.Wet	6.	9.												

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1950	144	2 115	4	0 %	100 %	
24 Frame Shed	1950	336	2 105	3	0 %	85 %	
23 Frame Garage	1950	480	3 95	4	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



CUYLER, JUVY N
905 43rd Avenue
Phenix City AL 36869

B5932P297

Previous Owner
MOLLOY REALTY HOLDINGS LLC
71 MARK TWAIN LANE

ROTONDA WEST FL 33947 2140
Sale Date: 9/01/2019

Previous Owner
STATEWIDE HOUSING SOLUTIONS
c/o CROWN TRAVEL
493 MAIN STREET
PRESQUE ISLE ME 04769
Sale Date: 2/01/2016

Previous Owner
NIGHTINGALE, AMY M.
3088 WEST CHAPMAN ROAD

MAPLETON ME 04757 4613
Sale Date: 6/08/2015

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
*5-9-2019 -20% for attached shed. -20% on OP for delap.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	9,700	40,100	0	49,800		
1ST MORTGAGE 0			2013	12,600	40,100	0	52,700		
2ND MORTGAGE 0			2015	12,600	40,100	0	52,700		
Zone/Land Use 1 Residential			2018	12,600	34,200	0	46,800		
Secondary Zone			2019	16,800	42,100	0	58,900		
Topography 1 Level			2020	16,800	42,000	0	58,800		
1.Level 4.Below St 7.LevelBog			2021	16,800	42,100	0	58,900		
2.Rolling 5.Low 8.			2022	16,800	44,200	0	61,000		
3.Above St 6.Swampy 9.			2023	22,300	52,500	0	74,800		
Utilities 2 Public Water 6 Septic System			2024	22,300	52,500	0	74,800		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 9/01/2019			Front Foot	Type	Effective		Influence		Influence Codes
Price 17,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle			%		2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle			%		3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land			%		4.Size/Shape	
Financing 9 Unknown			15.Class I Road			%		5.Access	
1.Convent 4.Seller 7.						%		6.Restriction	
2.FHA/VA 5.Private 8.						%		7.Open Space	
3.Assumed 6.Cash 9.Unknown						%		8.View/Environ	
Validity 3 Distressed Sale						%		9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road			%		30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese			%		31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago			%		32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit			%		33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas			%		34.Softwood F&O	
3.Lender 6.MLS 9.						%		35.Mixed Wood F&O	
			Fract. Acre	Acreege/Sites				36.Hardwood F&O	
			21.Developed Pave	21	1.00	100	% 0	37.Softwood TG	
			22.Undev Paved (F	28	0.51	100	% 0	38.Mixed Wood TG	
			23.Developed Grav				%	39.Hardwood TG	
			Acres				%	40.Wasteland	
			24.Undev Gravel (%	41.Open Space	
			25.Comm Base Pave				%	42.Mobile Home Si	
			26.Comm Base Grav				%	43.Condo Site	
			27.Backlot				%	44.Lot Improvemen	
			28.Rear Land				%	45.Subdivision Lo	
			29.Pavement				%	46.Heavy Ind Sit	
			Total Acreage		1.51				

Washburn

Map Lot 011-024

Account 481

Location 31 CHURCH STREET

Card 1

Of 1

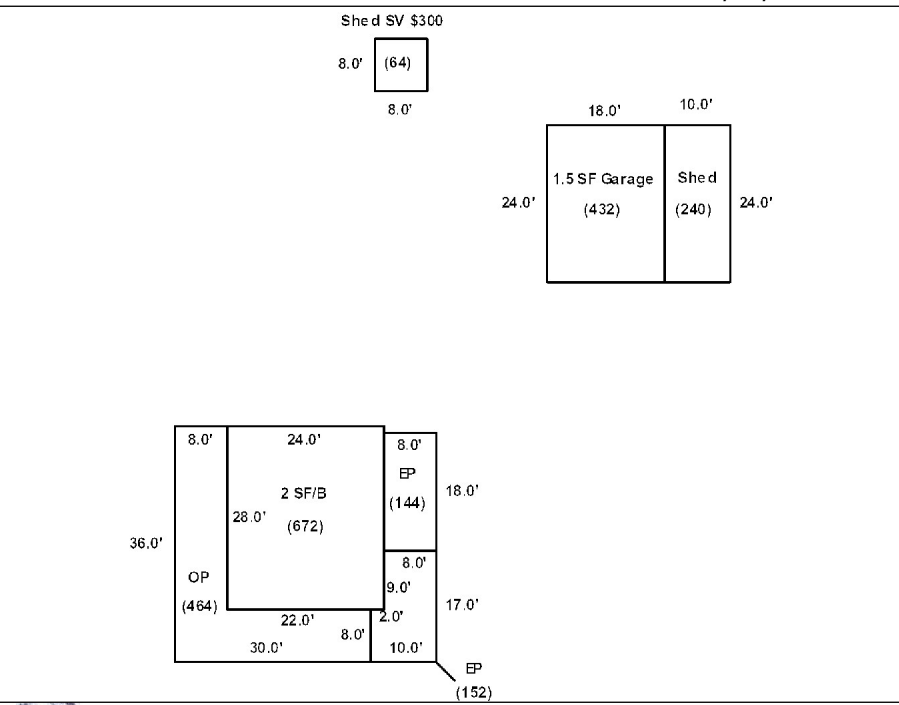
9/04/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 0% 9 Not Heated	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1910	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 4 Delapidation
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1920	464	2 110	2	0 %	80 %	
22 Encl Frame Porch	1920	152	2 110	2	0 %	100 %	
22 Encl Frame Porch	1910	144	9 100	9	0 %	100 %	
82 1.5 S-Gar	1950	432	3 90	4	0 %	100 %	
24 Frame Shed	1950	240	2 110	4	0 %	80 %	
24 Frame Shed	0				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



BRAGG, TROY W
25 CHURCH STREET
WASHBURN ME 04786

B3003P113 B4383P210

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
*Built like 1.5 SF/B with upstairs unfunctional and more similar to unfin attic, use 1 SF w attic for pricing. Floors damaged, and delap -25%.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	4,500	17,300	8,800	13,000		
1ST MORTGAGE 0			2013	5,900	17,300	8,800	14,400		
2ND MORTGAGE 0			2015	5,900	17,300	9,000	14,200		
Zone/Land Use 1 Residential			2018	5,900	17,300	18,400	4,800		
Secondary Zone			2019	8,700	27,200	20,000	15,900		
Topography 1 Level			2020	8,700	27,200	25,000	10,900		
1.Level 4.Below St 7.LevelBog			2021	8,700	27,200	25,000	10,900		
2.Rolling 5.Low 8.			2022	8,700	28,500	25,000	12,200		
3.Above St 6.Swampy 9.			2023	11,600	33,700	25,000	20,300		
Utilities 2 Public Water 3 Public Sewer			2024	11,600	33,700	25,000	20,300		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 4/14/1997			Front Foot	Type	Effective		Influence		Influence Codes
Price 15,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing 1 Conventional			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.								7.Open Space	
3.Assumed 6.Cash 9.Unknown								8.View/Environ	
Validity 1 Arms Length Sale								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road					30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese					31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago					32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit					33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas					34.Softwood F&O	
3.Lender 6.MLS 9.								35.Mixed Wood F&O	
			Fract. Acre					36.Hardwood F&O	
			21.Developed Pave	21	0.28	100	%	0	
			22.Undev Paved (F					%	
			23.Developed Grav					%	
			Acres					%	
			24.Undev Gravel (%	
			25.Comm Base Pave					%	
			26.Comm Base Grav					%	
			27.Backlot					%	
			28.Rear Land					%	
			29.Pavement					%	
			Total Acreage		0.28				
								44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn


Map Lot 011-025

Account 47

Location 25 CHURCH STREET

Card 1 Of 1

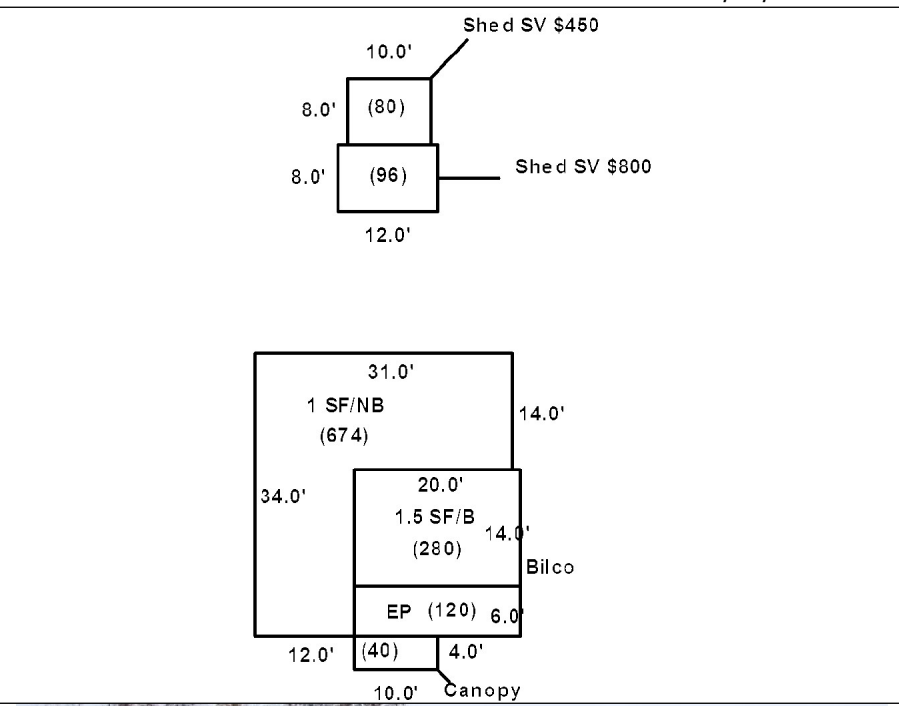
9/04/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical						
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0	1.Typical	4. 7.					
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq	5. 8.					
3.R Ranch	7.Contemp	11.Split	Heat Type	100%	5 Forced Warm Air	3.Poor	6. 9.				
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 5 Floor & Stairs					
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.			
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.			
Stories	1 One Story		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None			
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation 1 Full					
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.			
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.			
Exterior Walls	2 Vinyl/Aluminum		3.H Pump	6.	9.None	3.Capped	6.	9.None			
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical		Unfinished % 0%					
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 100%					
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.			
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade			
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 280					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 4 Average					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc			
OPEN-3-CUSTOM	0		# Bedrooms	4		3.Avg-	6.Good	9.Same			
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good 0%					
Year Built	1852		# Half Baths	0		Funct. % Good 75%					
Year Remodeled	0		# Addn Fixtures	0		Functional Code 4 Delapidation					
Foundation	3 Brick &/or Stone		# Fireplaces	0		1.Incomp	4.Delap	7.No Power			
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							Economic Code None		
3.Br/Stone	6.Piers	9.							0.None	3.No Power	7.
Basement	3 3/4 Basement								1.Location	4.Generate	8.
1.1/4 Bmt	4.Full Bmt	7.							2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.							Entrance Code 3 Information Only		
3.3/4 Bmt	6.	9.None							1.Interior	4.Vacant	7.
Bsmt Gar # Cars	0								2.Refusal	5.Estimate	8.
Wet Basement	3 Wet Basement								3.Informed	6.Reviewed	9.
1.Dry	4.	7.							Information Code 1 Owner		
2.Damp	5.	8.	1.Owner	4.Agent	7.						
3.Wet	6.	9.	2.Relative	5.Estimate	8.						
			3.Tenant	6.Other	9.						

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1950	120	2 100	3	0 %	100 %	
61 Canopy	1980	40	2 100	3	0 %	100 %	
1 One Story Frame	0	674	9 100	9	0 %	0 %	
24 Frame Shed	0				%	%	450
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 011-026

Account 819

Location 19 CHURCH STREET

Card 1 Of 1 9/04/2024

PELLETIER, JOSHUA P
 PELLETIER, SUSANNE J
 P.O. BOX 379
 WASHBURN ME 04786

B5461P194 B5461P196

Previous Owner
 Paradis, Herman
 Paradis, Viola
 P.O. Box 57
 Washburn ME 04786
 Sale Date: 7/17/2008

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
 * Added shed to property for 2021. 4-7-2021 ED

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	7,700	34,600	8,800	33,500		
1ST MORTGAGE 0			2013	10,100	34,600	8,800	35,900		
2ND MORTGAGE 0			2015	10,100	34,600	9,000	35,700		
Zone/Land Use 1 Residential			2018	10,100	34,600	18,400	26,300		
Secondary Zone			2019	14,800	64,000	20,000	58,800		
Topography 2 Rolling			2020	14,800	64,000	25,000	53,800		
1.Level 4.Below St 7.LevelBog			2021	14,800	65,800	25,000	55,600		
2.Rolling 5.Low 8.			2022	14,800	69,000	25,000	58,800		
3.Above St 6.Swampy 9.			2023	19,700	81,800	25,000	76,500		
Utilities 2 Public Water 3 Public Sewer			2024	19,700	81,800	25,000	76,500		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 7/17/2008			Front Foot	Type	Effective		Influence		Influence Codes
Price 42,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing 1 Conventional			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.			Square Foot	Square Feet				7.Open Space	
3.Assumed 6.Cash 9.Unknown				16.Class II Road				8.View/Environ	
Validity 1 Arms Length Sale			17.Municipal Rese					9.Fract Share	
1.Valid 4.Split 7.Renovate			18.Munic Sep Lago					Acres	
2.Related 5.Partial 8.Other			19.Gravel Pit					30.Utility R O W	
3.Distress 6.Exempt 9.			20.Industrial Bas					31.Tillable	
Verified 5 Public Record			Fract. Acre	Acreage/Sites				32.Pasture	
1.Buyer 4.Agent 7.Family				21.Developed Pave	21	0.80	100	%	33.Orchard
2.Seller 5.Pub Rec 8.Other			22.Undev Paved (F					34.Softwood F&O	
3.Lender 6.MLS 9.			23.Developed Grav					35.Mixed Wood F&O	
			Acres					36.Hardwood F&O	
			24.Undev Gravel (37.Softwood TG	
			25.Comm Base Pave					38.Mixed Wood TG	
			26.Comm Base Grav					39.Hardwood TG	
			27.Backlot					40.Wasteland	
			28.Rear Land					41.Open Space	
			29.Pavement					42.Mobile Home Si	
			Total Acreage 0.80					43.Condo Site	
								44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 011-026

Account 819

Location 19 CHURCH STREET

Card 1 Of 1

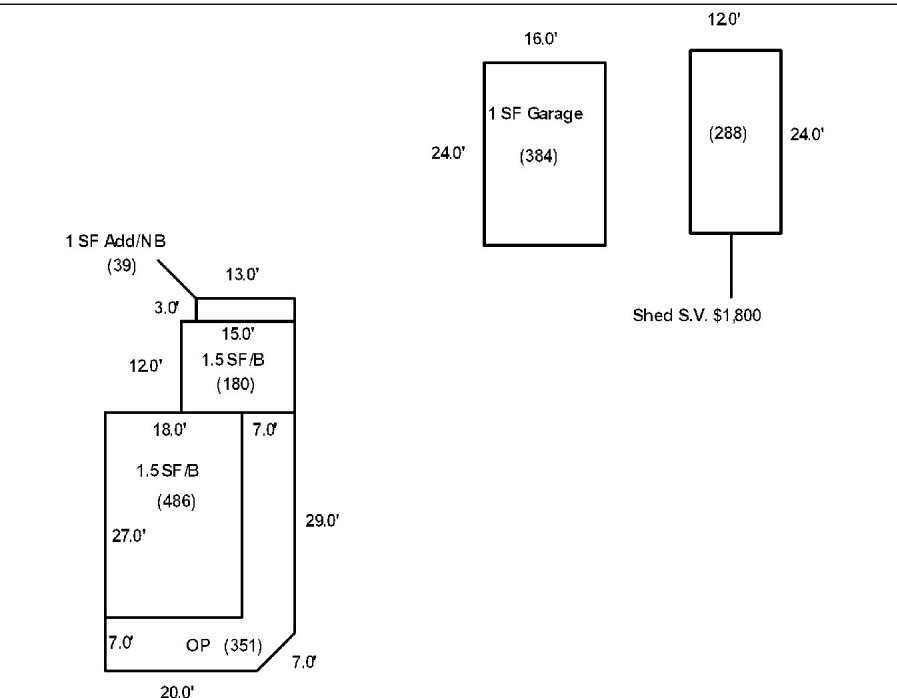
9/04/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical				
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0	1.Typical	4.	7.		
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq	5.	8.		
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 5 Forced Warm Air	3.Poor	6.	9.		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 9 None			
Dwelling Units	1	2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.		
Other Units	0	3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories	4 One & 1/2 Story	4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None		
1.1	4.1.5	7.	Cool Type	0% 9 None	Insulation	1 Full			
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.	
Exterior Walls	2 Vinyl/Aluminum	3.H Pump	6.	9.None	3.Capped	6.	9.None		
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical	Unfinished %	0%	Grade & Factor 2 Fair 115%		
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	1.E Grade	4.B Grade	7.	
3.Compos.	7.Stone	11.	2.Typical	5.	8.	2.D Grade	5.A Grade	8.SC Grade	
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	3.C Grade	6.AA Grade	9.Same	
Roof Surface	3 Sheet Metal	Bath(s) Style	2 Typical Bath(s)		SQFT (Footprint)	486			
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	Condition	6 Good		
2.Slate	5.Wood	8.	2.Typical	5.	8.	1.Poor	4.Avg	7.V G	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	2.Fair	5.Avg+	8.Exc	
SF Masonry Trim	0	# Rooms	8		Phys. % Good	0%			
OPEN-3-CUSTOM	0	# Bedrooms	4		Funct. % Good	100%			
OPEN-4-CUSTOM	0	# Full Baths	2		Functional Code	9 None			
Year Built	1885	# Half Baths	0		1.Incomp	4.Delap	7.No Power		
Year Remodeled	1980	# Addn Fixtures	0		2.O-Built	5.Bsmt	8.LongTerm		
Foundation	3 Brick &/or Stone	# Fireplaces	0		3.Damage	6.Common	9.None		
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Piers	9.							
Basement	4 Full Basement	Economic Code	None						
1.1/4 Bmt	4.Full Bmt	7.	0.None	3.No Power	7.	Entrance Code 3 Information Only			
2.1/2 Bmt	5.None	8.	1.Location	4.Generate	8.	1.Interior	4.Vacant	7.	
3.3/4 Bmt	6.	9.None	2.Encroach	9.None	9.	2.Refusal	5.Estimate	8.	
Bsmt Gar # Cars	0	Information Code	1 Owner						
Wet Basement	1 Dry Basement	1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.		
1.Dry	4.	7.	3.Tenant	6.Other	9.				
2.Damp	5.	8.							
3.Wet	6.	9.							

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1980	351	3 100	5	0 %	100 %	
14 1.5 Story/Bsmt	1885	180	9 100	9	0 %	100 %	
1 One Story Frame	1980	39	3 95	4	0 %	100 %	
23 Frame Garage	1994	384	3 95	4	0 %	100 %	
24 Frame Shed	0						1,800



THIBODEAU, WAINEL R
THIBODEAU, JANET M
P.O. BOX 463
WASHBURN ME 04786

B2213P245 B3518P40

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	8,100	54,300	8,800	53,600
1ST MORTGAGE 0			2013	10,500	54,300	8,800	56,000
2ND MORTGAGE 0			2015	10,500	54,300	9,000	55,800
Zone/Land Use 1 Residential			2018	10,500	54,300	18,400	46,400
Secondary Zone			2019	15,500	67,200	20,000	62,700
Topography 1 Level			2020	15,500	67,100	25,000	57,600
1.Level 4.Below St 7.LevelBog			2021	15,500	68,800	25,000	59,300
2.Rolling 5.Low 8.			2022	15,500	72,100	25,000	62,600
3.Above St 6.Swampy 9.			2023	20,600	89,900	25,000	85,500
Utilities 2 Public Water 3 Public Sewer			2024	20,600	89,900	25,000	85,500
1.Public 4.Dr Well 7.Cesspool							
2.Water 5.Dug Well 8.							
3.Sewer 6.Septic 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.							
2.Semi Imp 5.R/O/W 8.							
3.Gravel 6. 9.None							
TG PLAN YEAR 0							
Tif District # 0							
Sale Data							
Sale Date 9/12/1989							
Price							
Sale Type 2 Land & Buildings							
1.Land 4.Mobile 7.C/I L&B							
2.L & B 5.Other 8.							
3.Building 6.C/I Land 9.							
Financing 1 Conventional							
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.							
Verified 5 Public Record							
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Utility R O W
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
		Total Acreage		0.88		

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
* Added shed to property for 2021. 4-7-2021 ED

Washburn

Map Lot 011-027


Account 903

Location 15 CHURCH STREET

Card 1

Of 1

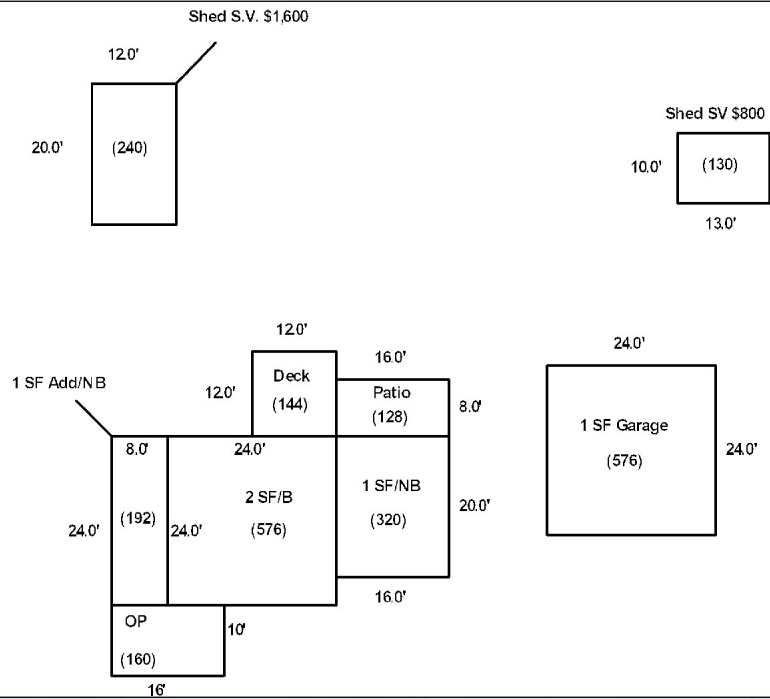
9/04/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 50% 3 Heat Pump	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 576
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1930	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software <small>A Division of Harris Computer Systems</small></p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1950	192	3 90	5	0 %	100 %	
1 One Story Frame	1930	320	2 110	5	0 %	100 %	
68 Wood Deck	1990	144	3 95	4	0 %	100 %	
62 Patio	1980	128	3 100	4	0 %	100 %	
23 Frame Garage	1950	576	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
24 Frame Shed	0				%	%	1,600
21 Open Frame	2022	160	4 100	4	0 %	100 %	
					%	%	
					%	%	




Washburn

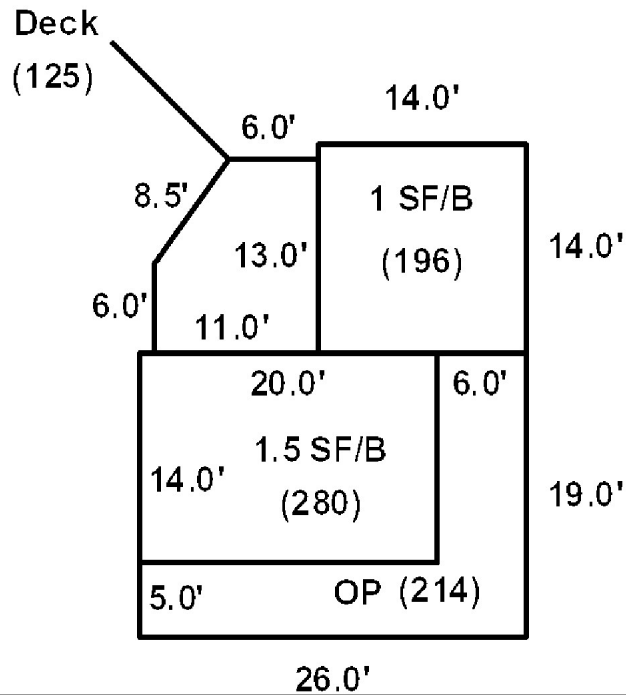
Map Lot 011-028

Account 653

Location 9 CHURCH STREET

Card 1 Of 1 9/04/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Pool 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 280
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1930	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1960	214	3 95	4	0 %	100 %	
20 1 Story/Bsmt	1930	196	9 100	9	0 %	100 %	
68 Wood Deck	1990	125	3 90	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Shartzter, Douglas M
 Shartzter, Leeann M
 361 Patrick Town Road
 Somerville ME 04348

B1797P58 B4832P338 B6320P232 B6368P107

Previous Owner
 PENDEXTER, TREVOR A
 PO BOX 345

WASHBURN ME 04786
 Sale Date: 9/07/2022

Previous Owner
 DOW, HEIRS OF BETH A.
 7 CHURCH STREET

WASHBURN ME 04786
 Sale Date: 5/09/2022

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 * Building appears to have mold/dilapidation -50%

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	3,800	34,500	8,800	29,500		
1ST MORTGAGE 0			2013	5,000	34,500	0	39,500		
2ND MORTGAGE 0			2015	5,000	34,500	0	39,500		
Zone/Land Use 1 Residential			2018	5,000	34,500	0	39,500		
Secondary Zone			2019	11,700	44,200	0	55,900		
Topography 1 Level			2020	11,700	43,600	0	55,300		
1.Level 4.Below St 7.LevelBog			2021	11,700	44,200	0	55,900		
2.Rolling 5.Low 8.			2022	11,700	46,500	0	58,200		
3.Above St 6.Swampy 9.			2023	14,900	32,400	0	47,300		
Utilities 2 Public Water 3 Public Sewer			2024	14,900	32,400	0	47,300		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 9/07/2022			Front Foot	Type	Effective		Influence		Influence Codes
Price 30,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing 1 Conventional			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.								7.Open Space	
3.Assumed 6.Cash 9.Unknown								8.View/Environ	
Validity 1 Arms Length Sale								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other				29	1,200				75
3.Distress 6.Exempt 9.			16.Class II Road					30.Utility R O W	
Verified 5 Public Record			17.Municipal Rese					31.Tillable	
1.Buyer 4.Agent 7.Family			18.Munic Sep Lago					32.Pasture	
2.Seller 5.Pub Rec 8.Other			19.Gravel Pit					33.Orchard	
3.Lender 6.MLS 9.			20.Industrial Bas					34.Softwood F&O	
								35.Mixed Wood F&O	
								36.Hardwood F&O	
								37.Softwood TG	
								38.Mixed Wood TG	
								39.Hardwood TG	
								40.Wasteland	
								41.Open Space	
								42.Mobile Home Si	
								43.Condo Site	
								44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	
			Total Acreage		0.33				

Washburn

Map Lot 011-029

Account 385

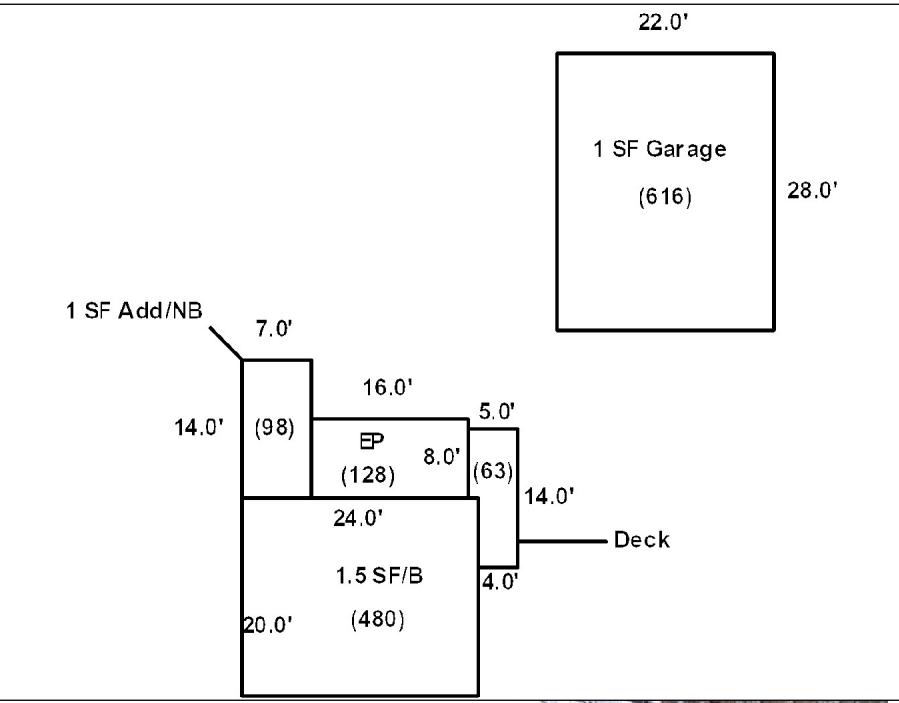
Location 7 CHURCH STREET

Card 1

Of 1

9/04/2024

Building Style	4 Cape Cod		SF Bsmt Living	0		Layout	1 Typical																																																																																																																	
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0		1.Typical	4.	7.																																																																																																																
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0		2.Inadeq	5.	8.																																																																																																																
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 1 Hot Water BB		3.Poor	6.	9.																																																																																																																
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	9 None																																																																																																																	
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.																																																																																																																
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.																																																																																																																
Stories	4 One & 1/2 Story		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None																																																																																																																
1.1	4.1.5	7.	Cool Type	0% 9 None		Insulation	1 Full																																																																																																																	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.																																																																																																																
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.																																																																																																																
Exterior Walls	4 Asbestos Siding		3.H Pump	6.	9.None	3.Capped	6.	9.None																																																																																																																
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical		Unfinished %	0%																																																																																																																	
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor	2 Fair 110%																																																																																																																	
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.																																																																																																																
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade																																																																																																																
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same																																																																																																																
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SOQT (Footprint)	480																																																																																																																	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	4 Average																																																																																																																	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G																																																																																																																
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc																																																																																																																
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same																																																																																																																
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%																																																																																																																	
Year Built	1950		# Half Baths	0		Funct. % Good	50%																																																																																																																	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	3 Damage																																																																																																																	
Foundation	3 Brick &/or Stone		# Fireplaces	0		1.Incomp	4.Delap	7.No Power																																																																																																																
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ROY, CARY J
5 CHURCH STREET
WASHBURN ME 04786

Previous Owner
Huston, Floyd
Huston, Glenice
142 Eagle Ridge Road
Brewer ME 04412
Sale Date: 9/08/2008

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	10,000	65,500	8,800	66,700		
1ST MORTGAGE 0			2013	13,000	66,500	8,800	70,700		
2ND MORTGAGE 0			2015	13,000	66,500	9,000	70,500		
Zone/Land Use 1 Residential			2018	13,000	66,500	18,400	61,100		
Secondary Zone			2019	20,700	87,000	20,000	87,700		
Topography 1 Level			2020	20,700	87,000	25,000	82,700		
1.Level 4.Below St 7.LevelBog			2021	20,700	87,000	25,000	82,700		
2.Rolling 5.Low 8.			2022	20,700	91,300	25,000	87,000		
3.Above St 6.Swampy 9.			2023	26,200	108,600	25,000	109,800		
Utilities 2 Public Water 3 Public Sewer			2024	26,200	108,600	25,000	109,800		
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 9/08/2008			Front Foot	Type	Effective		Influence		Influence Codes
Price 57,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing 1 Conventional			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.								7.Open Space	
3.Assumed 6.Cash 9.Unknown								8.View/Environ	
Validity 1 Arms Length Sale								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road	29	2,200	75	%	0	
3.Distress 6.Exempt 9.			17.Municipal Rese						
Verified 5 Public Record			18.Munic Sep Lago						
1.Buyer 4.Agent 7.Family			19.Gravel Pit						
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas						
3.Lender 6.MLS 9.									
			Fract. Acre	Acres/Sites					
			21.Developed Pave	21	1.00	100	%	0	
			22.Undev Paved (F	28	0.10	100	%	0	
			23.Developed Grav						
			Acres						
			24.Undev Gravel (
			25.Comm Base Pave						
			26.Comm Base Grav						
			27.Backlot						
			28.Rear Land						
			29.Pavement						
			Total Acreage		1.10				

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Open Space
- 8.View/Environ
- 9.Fract Share
- Acres**
- 30.Utility R O W
- 31.Tillable
- 32.Pasture
- 33.Orchard
- 34.Softwood F&O
- 35.Mixed Wood F&O
- 36.Hardwood F&O
- 37.Softwood TG
- 38.Mixed Wood TG
- 39.Hardwood TG
- 40.Wasteland
- 41.Open Space
- 42.Mobile Home Si
- 43.Condo Site
- 44.Lot Improvemen
- 45.Subdivision Lo
- 46.Heavy Ind Sit

Washburn

Map Lot 011-030

Account 527

Location 5 CHURCH STREET

Card 1 Of 1 9/04/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 448
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/Bsmt	1940	400	9 100	9	0 %	100 %	
21 Open Frame	1970	24	2 110	4	0 %	100 %	
20 1 Story/Bsmt	1980	240	3 100	5	0 %	100 %	
68 Wood Deck	2000	192	3 100	4	0 %	100 %	
23 Frame Garage	1960	720	3 95	4	0 %	100 %	
24 Frame Shed	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

