

Washburn

Map Lot 012-001

Account 610

Location 1202 Main Street

Card 1

Of 1

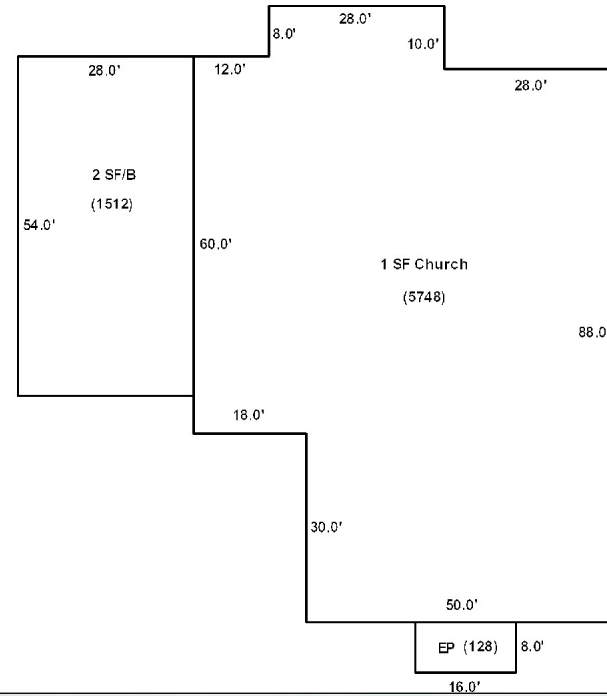
9/04/2024

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.FI/Stair 8.		
Stories	4.Steam 8.FI/Wall 12.			3.3/4 Fin 6. 9.None		
1.1 4.1.5 7.	Cool Type 0%			Insulation		
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3 6.2.5 9.	2.Evapor 5. 8.			2.Heavy 5.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.	 <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		
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 1 Interior Inspect		
Wet Basement				1.Interior 4.Vacant 7.		
1.Dry 4. 7.				2.Refusal 5.Estimate 8.		
2.Damp 5. 8.	3.Informed 6.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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 Church	1900	5748	2 105	5	0 %	100 %		1.One Story Fram
12 2 Story/Bsmt	1910	1512	2 105	5	0 %	100 %		2.Two Story Fram
22 Encl Frame Porch	1900	128	2 110	5	0 %	100 %		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Washburn

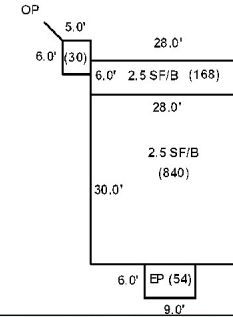
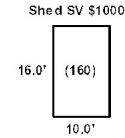
Map Lot 012-001/ON

Account 611

Location 1202A 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	2	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	6 Two & 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	4 Minimal
2.2	5.1.75 8.	1.Refrig	4.W&C Air 7.	1.Full	4.Minimal 7.
3.3	6.2.5 9.	2.Evapor	5. 8.	2.Heavy	5.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	3 Average 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	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)	840
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	8	2.Fair	5.Avg+ 8.Exc
OPEN-3-CUSTOM	0	# Bedrooms	4	3.Avg-	6.Good 9.Same
OPEN-4-CUSTOM	0	# Full Baths	1	Phys. % Good	0%
Year Built	1900	# Half Baths	1	Funct. % Good	100%
Year Remodeled	1980	# 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.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	2 Damp Basement				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				



Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1980	54	3 100	4	0 %	100 %	
12 2 Story/Bsmt	1900	168	2 100	5	0 %	100 %	
21 Open Frame	1980	30	3 90	4	0 %	100 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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

Washburn


Map Lot 012-002

Account 131

Location 14 CANAAN AVENUE

Card 1 Of 1

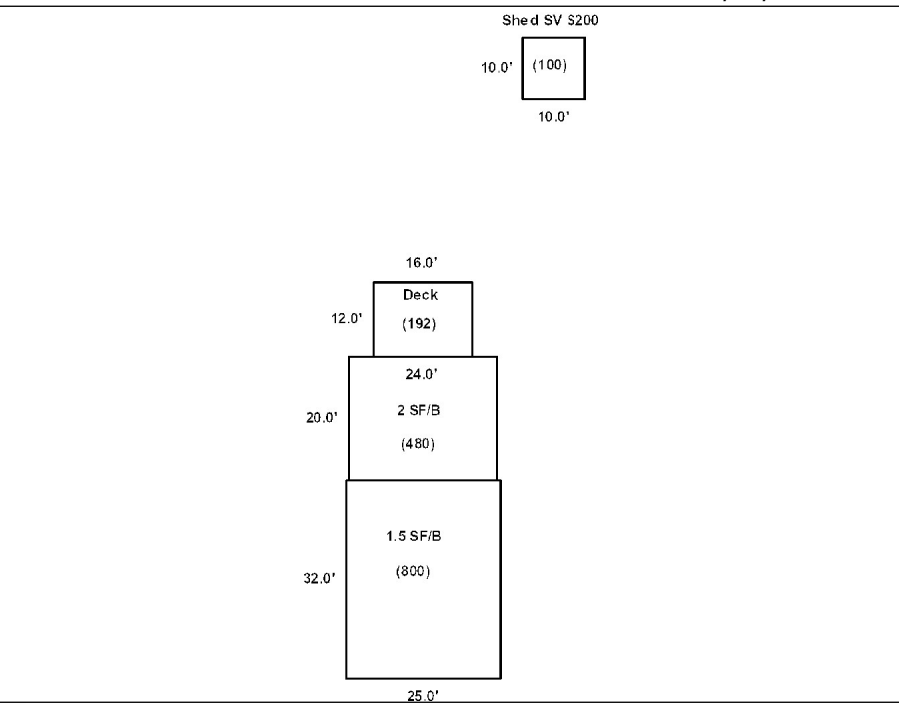
9/04/2024

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.HWB 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 3 Average 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) 800
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2010	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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 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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 Two Story Frame	1960	480	3 95	4	0 %	100 %	
68 Wood Deck	2010	192	3 100	3	0 %	100 %	
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



STATEWIDE HOUSING SOLUTIONS LLC
911 Iowa Avenue
Groveland FL 34736

B5102P173 B5102P175 B5710P33

Previous Owner
WJV HOLDINGS, LLC
212 NORTH MAIN STREET

WINTER GARDEN FL 34787
Sale Date: 10/10/2017

Previous Owner
Cassidy, Dana Family Trust
Diane & Scott Smith Co Trustees
c/o Crown Park Inn
Caribou ME 04736
Sale Date: 9/14/2012

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	1,900	25,100	0	27,000		
1ST MORTGAGE 0			2013	2,500	25,100	0	27,600		
2ND MORTGAGE 0			2015	2,500	25,100	0	27,600		
Zone/Land Use 1 Residential			2018	2,500	25,100	0	27,600		
Secondary Zone			2019	5,700	25,300	0	31,000		
Topography 1 Level			2020	5,700	25,300	0	31,000		
1.Level 4.Below St 7.LevelBog			2021	5,700	25,300	0	31,000		
2.Rolling 5.Low 8.			2022	5,700	26,600	0	32,300		
3.Above St 6.Swampy 9.			2023	7,600	31,600	0	39,200		
Utilities 2 Public Water 3 Public Sewer			2024	7,600	31,600	0	39,200		
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 10/10/2017			Front Foot	Type	Effective		Influence		Influence Codes
Price 7,500					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 4 Seller Financed			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 2 Related Parties								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	0.12	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 Acreege		0.12				
								44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	

CHAND, KAMPTA
4088 NW 110TH DRIVE
JASPER FL 32052 6504

B5237P70

Previous Owner
Thibodeau, Donald W.
Thibodeau, Freda M.
113 Victoria Street
Washburn ME 04786
Sale Date: 9/10/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

- * Camper removed for 2021. 4-7-2021 ED
- * Dwelling assessed at 80% functional at time of reval due to floor and water damage as well as basement wall caving in.

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	5,300	28,800	14,080	20,020			
1ST MORTGAGE 0			2013	6,900	28,800	0	35,700			
2ND MORTGAGE 0			2015	6,900	28,800	9,000	26,700			
Zone/Land Use 1 Residential			2018	6,900	28,800	0	35,700			
Secondary Zone			2019	16,200	42,000	0	58,200			
Topography 4 Below Street			2020	16,200	41,300	0	57,500			
1.Level 4.Below St 7.LevelBog			2021	16,200	40,500	0	56,700			
2.Rolling 5.Low 8.			2022	16,200	42,600	0	58,800			
3.Above St 6.Swampy 9.			2023	21,200	50,600	0	71,800			
Utilities 4 Drilled Well 6 Septic System			2024	21,200	50,600	0	71,800			
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.			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	
			14.Rear Land						3.Topography	
Sale Date 9/10/2013			15.Class I Road						4.Size/Shape	
Price									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.			16.Class II Road	29	1,000		50 %	0	8.View/Environ	
3.Building 6.C/I Land 9.			17.Municipal Rese						9.Fract Share	
Financing			18.Munic Sep Lago						Acres	
1.Convent 4.Seller 7.			19.Gravel Pit						30.Utility R O W	
2.FHA/VA 5.Private 8.			20.Industrial Bas						31.Tillable	
3.Assumed 6.Cash 9.Unknown									32.Pasture	
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Developed Pave	21	0.82		100 %	0	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 0.82							44.Lot Improvem
										45.Subdivision Lo
										46.Heavy Ind Sit

Washburn

Map Lot 012-005

Account 900

Location 113 VICTORIA STREET

Card 1

Of 1

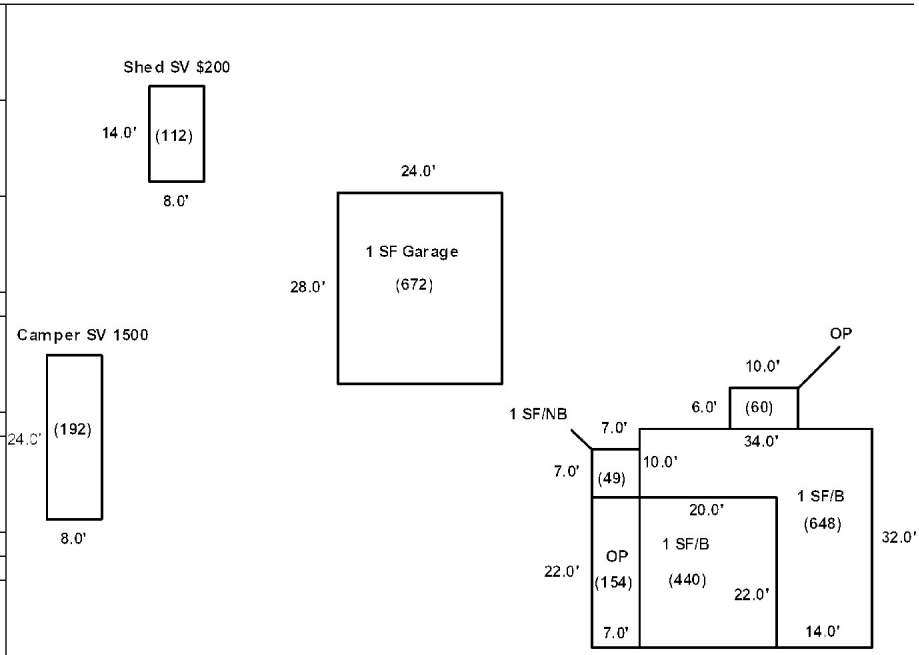
9/04/2024

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.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 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.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) 440
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 4 Delapidation
Foundation 2 Concrete Block	# 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 3 3/4 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 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 6 Other	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 6/20/2019

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
20 1 Story/Bsmt	1975	648	9 100	9	0 %	85 %	
1 One Story Frame	1975	49	2 105	3	0 %	90 %	
21 Open Frame	1975	154	2 90	3	0 %	100 %	
21 Open Frame	1980	60	2 90	3	0 %	100 %	
23 Frame Garage	1975	672	3 90	3	0 %	100 %	
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



WILLETTE, TIMOTHY S
WILLETTE, STACEY A
PO BOX 67
WASHBURN ME 04786

B5524P14

Previous Owner
Boyce, Wesley C.
Boyce, Marion N.
P.O. Box 359
Washburn ME 04786
Sale Date: 2/26/2010

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	5,900	20,200	8,800	17,300		
1ST MORTGAGE 0			2013	7,600	20,200	8,800	19,000		
2ND MORTGAGE 0			2015	7,600	20,200	9,000	18,800		
Zone/Land Use 1 Residential			2018	7,600	20,200	18,400	9,400		
Secondary Zone			2019	17,300	16,300	20,000	13,600		
Topography 1 Level 4 Below Street			2020	17,300	16,200	25,000	8,500		
1.Level 4.Below St 7.LevelBog			2021	17,300	16,300	25,000	8,600		
2.Rolling 5.Low 8.			2022	17,300	17,100	25,000	9,400		
3.Above St 6.Swampy 9.			2023	22,800	20,100	25,000	17,900		
Utilities 4 Drilled Well 6 Septic System			2024	22,800	20,100	25,000	17,900		
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 2/26/2010			Front Foot	Type	Effective		Influence		Influence Codes
Price 4,300					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	29	400	75	%	0	
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			Fract. Acre	Acres/Sites					
3.Lender 6.MLS 9.			21.Developed Pave	21	1.00	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		1.00				

- 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 012-006

Account 166

Location 107 VICTORIA STREET

Card 1

Of 1

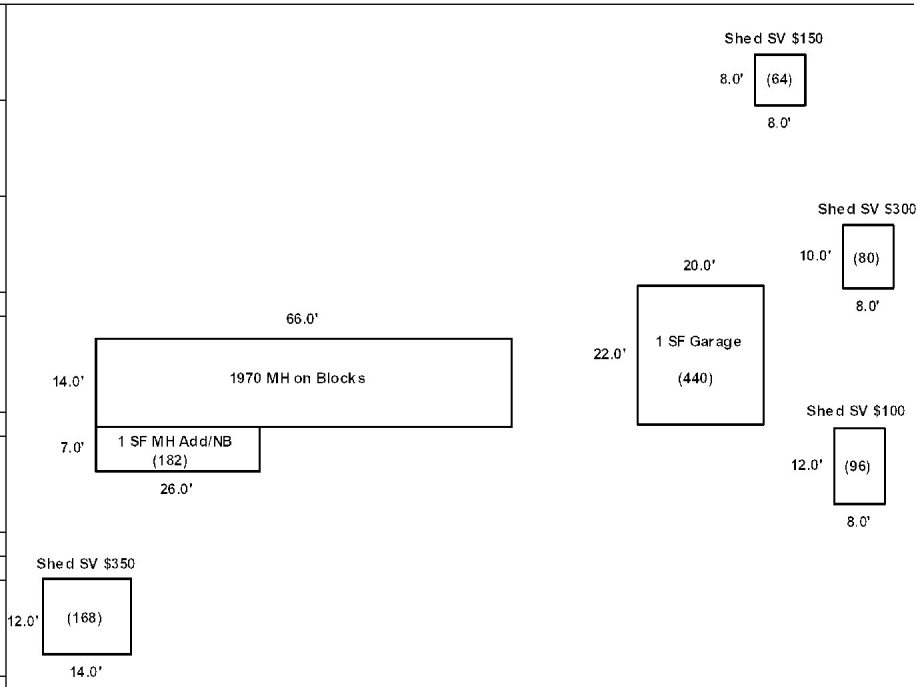
9/04/2024

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.HWB 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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14Mobile Home	1980	14x66	4 105	5	0 %	100 %	
18 1 S-MH add	1975	182	2 110	3	0 %	100 %	
23 Frame Garage	1950	440	2 115	4	0 %	100 %	
24 Frame Shed	0				%	%	350
24 Frame Shed	0				%	%	100
24 Frame Shed	0				%	%	300
24 Frame Shed	0				%	%	150
					%	%	
					%	%	
					%	%	
					%	%	



PELLETIER, JUSTIN
PELLETIER, GRAYCE HAZEL
91 VICTORIA STREET
WASHBURN ME 04786

B5638P50 B5638P50

Previous Owner
PUTNAM, KATHARINE (ROBERTS)
91 VICTORIA STREET

WASHBURN ME 04786
Sale Date: 3/08/2017

Previous Owner
Bragdon, Shirley M.
(Churchill)
18 Dewberry Drive #18D
Presque Isle ME 04769
Sale Date: 5/08/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

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

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	6,700	49,400	8,800	47,300		
1ST MORTGAGE 0			2013	8,700	49,400	8,800	49,300		
2ND MORTGAGE 0			2015	8,700	49,400	9,000	49,100		
Zone/Land Use 1 Residential			2018	8,700	49,400	18,400	39,700		
Secondary Zone			2019	18,400	32,900	20,000	31,300		
Topography 4 Below Street			2020	18,400	32,700	25,000	26,100		
1.Level 4.Below St 7.LevelBog			2021	18,400	32,900	25,000	26,300		
2.Rolling 5.Low 8.			2022	18,400	34,500	25,000	27,900		
3.Above St 6.Swampy 9.			2023	23,900	41,000	25,000	39,900		
Utilities 2 Public Water 3 Public Sewer			2024	23,900	41,000	25,000	39,900		
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 3/08/2017			Front Foot	Type	Effective		Influence		Influence Codes
Price 62,000					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			Square Foot	Square Feet				9.Fract Share	
1.Valid 4.Split 7.Renovate			16.Class II Road	29	900	75	%	0	
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	21	1.00	100	%	0	
			22.Undev Paved (F	28	0.34	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		1.34				

- 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 012-007

Account 203

Location 91 VICTORIA STREET

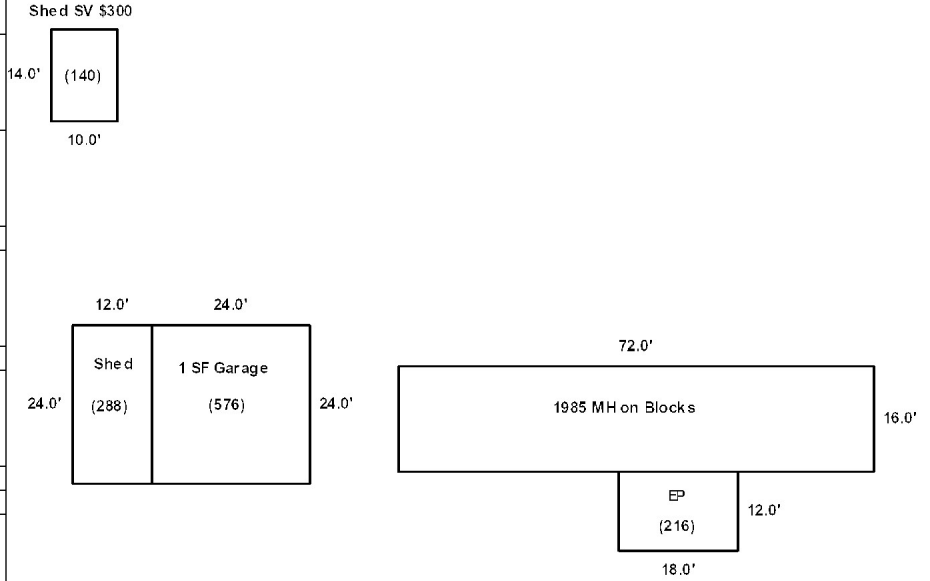
Card 1 Of 1 9/04/2024

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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
707 Americana	1993	16x72	5 100	6	0 %	100 %	
22 Encl Frame Porch	2000	216	3 100	3	0 %	100 %	
23 Frame Garage	1980	576	3 100	3	0 %	100 %	
24 Frame Shed	1980	288	3 100	3	0 %	80 %	
24 Frame Shed	0				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Donovan, Robert W
19 MARSHALL AVE, APT #13
CARIBOU ME 04736

B3419P162

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	5,200	4,300	0	9,500			
1ST MORTGAGE 0			2013	6,800	4,300	0	11,100			
2ND MORTGAGE 0			2015	6,800	4,300	0	11,100			
Zone/Land Use 1 Residential			2018	6,800	4,300	0	11,100			
Secondary Zone			2019	8,500	8,300	0	16,800			
Topography 1 Level			2020	8,500	8,300	0	16,800			
1.Level 4.Below St 7.LevelBog			2021	8,500	8,300	0	16,800			
2.Rolling 5.Low 8.			2022	8,500	8,700	0	17,200			
3.Above St 6.Swampy 9.			2023	10,400	10,100	0	20,500			
Utilities			2024	10,400	10,100	0	20,500			
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			Front Foot	Type	Effective		Influence		Influence Codes	
Price					Frontage	Depth	Factor	Code		
Sale Type				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	Acreege/Sites				36.Hardwood F&O		
			21.Developed Pave	22	0.90	100	%	0	37.Softwood TG	
			22.Undev Paved (F						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			0.90			


Washburn

Map Lot 012-008

Account 367

Location Victoria Street

Card 1 Of 1 9/04/2024

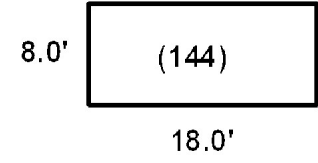
Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 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 10/14/2018

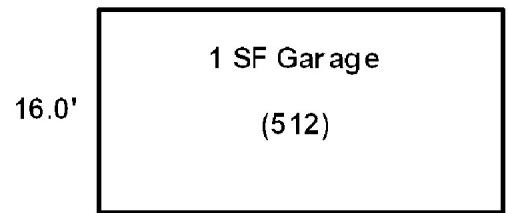
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2000	512	3 95	3	0 %	100 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Truck Box Shed SV \$1000



32.0'



LOVELY, DAVID
LOVELY, LINDA
P.O. BOX 108
MAPLETON ME 04757

B3886P79

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	6,700	40,600	0	47,300
1ST MORTGAGE 0			2013	8,700	40,600	0	49,300
2ND MORTGAGE 0			2015	8,700	40,600	0	49,300
Zone/Land Use 1 Residential			2018	8,700	40,600	0	49,300
Secondary Zone			2019	16,700	33,700	0	50,400
Topography 4 Below Street			2020	16,700	33,600	0	50,300
1.Level 4.Below St 7.LevelBog			2022	16,700	35,300	0	52,000
2.Rolling 5.Low 8.			2023	22,200	41,800	0	64,000
3.Above St 6.Swampy 9.			2024	22,200	41,800	0	64,000
Utilities 4 Drilled Well 6 Septic System							
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 10/14/2003							
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.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.							

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

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
Square Foot		Square Feet				Acres
16.Class II Road				%		30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
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				1.40		

Washburn

Map Lot 012-008A

Account 703

Location 89 VICTORIA STREET

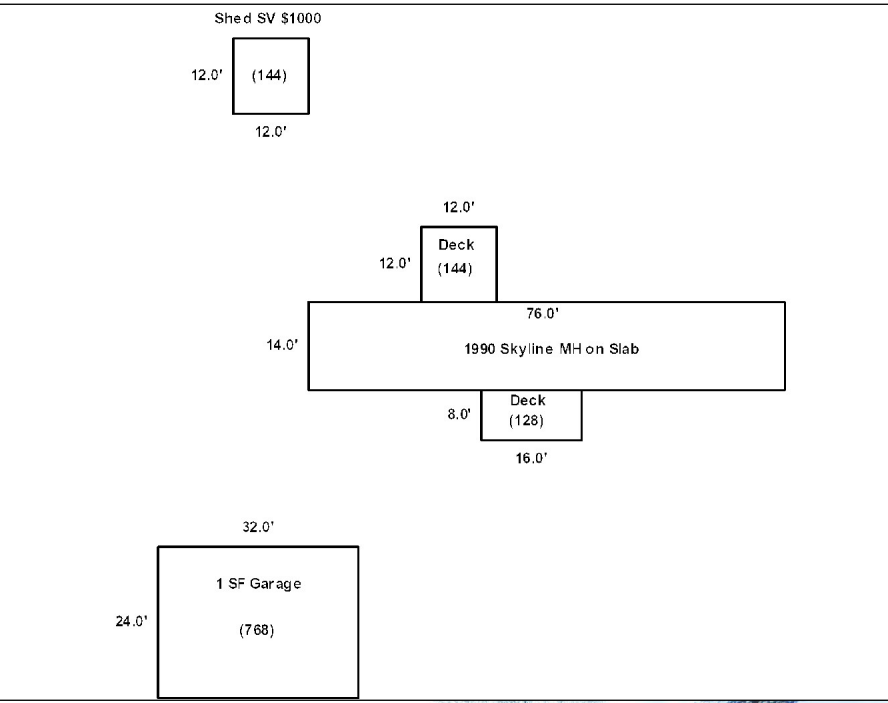
Card 1 Of 1 9/04/2024

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.Pool 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 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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
942 Skyline M/H	1990	14x76	5 100	6	0 %	100 %	
48 Concrete Slab	1990	1064	3 100	4	0 %	100 %	
68 Wood Deck	2000	128	3 100	3	0 %	100 %	
68 Wood Deck	2000	144	3 95	4	0 %	100 %	
23 Frame Garage	1980	768	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Sperrey, R Carroll
Sperrey, Mary Jane
59 Victoria Street
Washburn ME 04786

B3592P44

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
*1-25-2019 -20% for attached garage.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	3,500	50,700	8,800	45,400		
1ST MORTGAGE 0			2013	4,600	50,700	8,800	46,500		
2ND MORTGAGE 0			2015	4,600	50,700	9,000	46,300		
Zone/Land Use 1 Residential			2018	4,600	50,700	18,400	36,900		
Secondary Zone			2019	10,500	47,600	20,000	38,100		
Topography 1 Level			2020	10,500	47,500	25,000	33,000		
1.Level 4.Below St 7.LevelBog			2021	10,500	47,600	25,000	33,100		
2.Rolling 5.Low 8.			2022	10,500	50,000	25,000	35,500		
3.Above St 6.Swampy 9.			2023	13,600	59,500	25,000	48,100		
Utilities 4 Drilled Well 6 Septic System			2024	13,600	59,500	25,000	48,100		
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.									
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			Square Foot	Square Feet				9.Fract Share	
1.Valid 4.Split 7.Renovate			16.Class II Road	29	800	75	%	0	
2.Related 5.Partial 8.Other			17.Municipal Rese						
3.Distress 6.Exempt 9.			18.Munic Sep Lago						
Verified			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	Acreege/Sites					
			21.Developed Pave	21	0.30	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 Acreege		0.30				
								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 012-009


Account 858

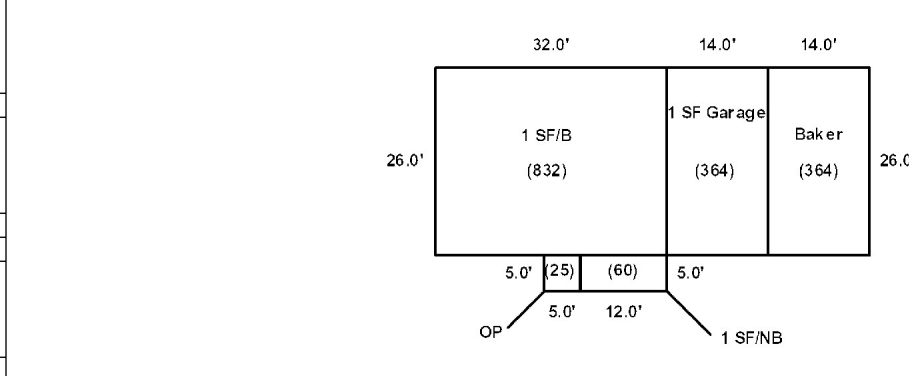
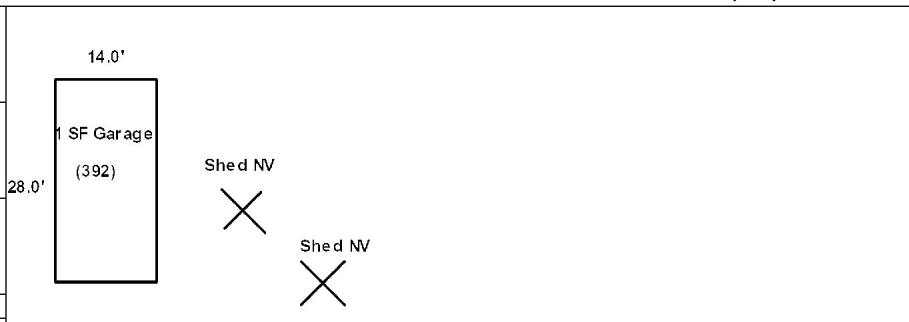
Location 59 Victoria Street

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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Composition	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 3 Average 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) 832
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1955	# 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.		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 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 10/14/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1955	25	9 100	9	0 %	100 %	
1 One Story Frame	1955	60	9 100	9	0 %	100 %	
23 Frame Garage	1955	364	3 90	4	0 %	80 %	
58 Baker	2015	364	2 95	3	0 %	100 %	
23 Frame Garage	1960	392	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Corey, Michael
42 VICTORIA STREET
WASHBURN ME 04786

B5480P58

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

- * Estimated complete for 04/01/2023.
- * Adjusted condition on garage and removed Lori's name from tax card per owners request. Dwelling at 95% due to trim work being incomplete.
- * 1-25-2019 -5% for drilled well being on map/lot 12-11.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	4,200	45,000	8,800	40,400		
1ST MORTGAGE 0			2013	5,400	37,600	8,800	34,200		
2ND MORTGAGE 0			2015	5,400	37,600	9,000	34,000		
Zone/Land Use 1 Residential			2018	5,400	37,600	18,400	24,600		
Secondary Zone			2019	13,300	64,500	20,000	57,800		
Topography 1 Level			2020	13,300	62,200	25,000	50,500		
1.Level 4.Below St 7.LevelBog			2021	13,300	62,400	25,000	50,700		
2.Rolling 5.Low 8.			2022	13,300	65,600	25,000	53,900		
3.Above St 6.Swampy 9.			2023	16,700	81,000	25,000	72,700		
Utilities 4 Drilled Well 6 Septic System			2024	16,700	81,000	25,000	72,700		
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 6/22/1989			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			Square Foot		Square Feet		Acres		
1.Valid 4.Split 7.Renovate			29		1,750	75	%	0	
2.Related 5.Partial 8.Other								9.Fract Share	
3.Distress 6.Exempt 9.								30.Utility R O W	
Verified								31.Tillable	
1.Buyer 4.Agent 7.Family								32.Pasture	
2.Seller 5.Pub Rec 8.Other								33.Orchard	
3.Lender 6.MLS 9.								34.Softwood F&O	
			Fract. Acre		Acres/Sites				
			21.Developed Pave	21	0.41	95	%	1	
			22.Undev Paved (F					35.Mixed Wood F&O	
			23.Developed Grav					36.Hardwood F&O	
			Acres						
			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		0.41				
							43.Condo Site		
							44.Lot Improvemen		
							45.Subdivision Lo		
							46.Heavy Ind Sit		


Washburn

Map Lot 012-010

Account 282

Location 42 Victoria Street

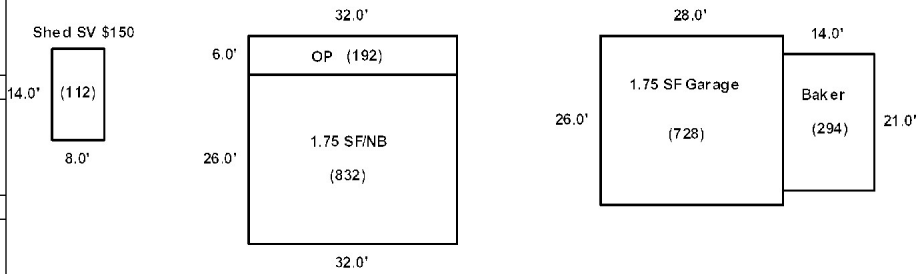
Card 1 Of 1 9/04/2024

Building Style	9 Gambrel		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	5 One & 3/4 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 3 Average 90%					
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) 832					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 4 Average					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc			
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same			
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good 0%					
Year Built	1983		# Half Baths	0		Funct. % Good 100%					
Year Remodeled	0		# Addn Fixtures	0		Functional Code 9 None					
Foundation	5 Concrete Slab		# Fireplaces	0		1.Incomp	4.Delap	7.No Power			
1.Concrete	4.Wood	7.							2.O-Built	5.Bsmt	8.LongTerm
2.C Block	5.Slab	8.							Economic Code None		
3.Br/Stone	6.Piers	9.							0.None 3.No Power 7.		
Basement	9 No 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 1 Interior Inspect		
3.3/4 Bmt	6.	9.None							1.Interior 4.Vacant 7.		
Bsmt Gar # Cars	0								2.Refusal 5.Estimate 8.		
Wet Basement	9 No 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 10/14/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1983	192	3 90	3	0 %	100 %	
83 1.75 S-Gar	1989	728	3 90	3	0 %	100 %	
58 Baker	1989	294	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	150
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Map Lot 012-011

Account 137

Location 48 VICTORIA STREET

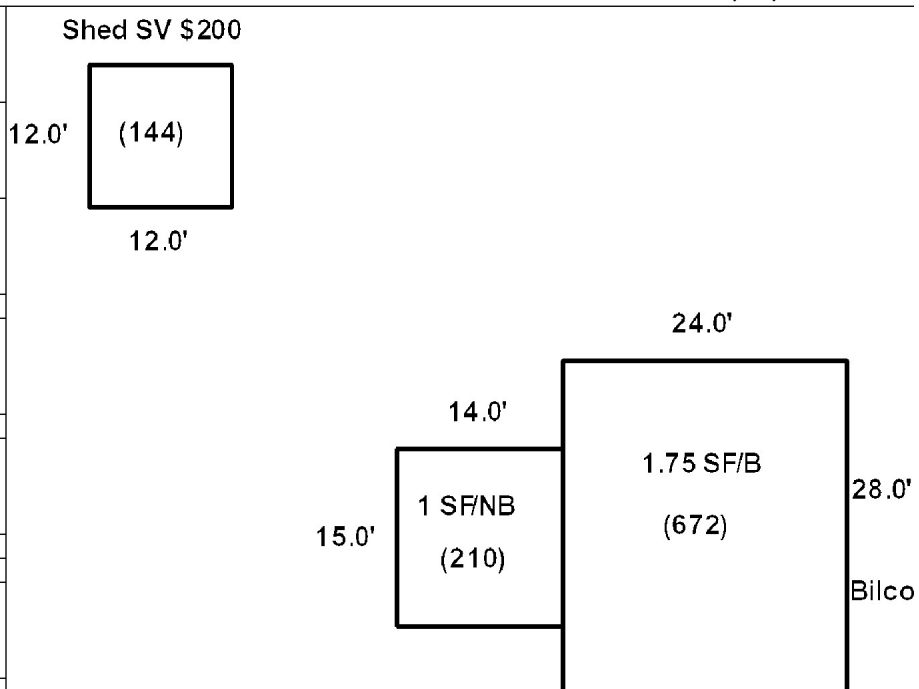
Card 1 Of 1 9/04/2024

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 5 One & 3/4 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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.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 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 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1969	# Half Baths 0	Funct. % Good 50%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 4 Delapidation
Foundation 1 Concrete	# 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 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 7/01/2020

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1955	210	3 90	3	0 %	50 %	
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



C.D. Hobbs Bros., LLC
608 Perham Rd
Perham ME 04766

B6286P92

Previous Owner
DRC HOLDINGS, INC.
82 RUNNING HILL ROAD, SUITE 400

SOUTH PORTLAND ME 04106
Sale Date: 2/07/2022

Previous Owner
Dead River Oil Co.
11 Birdseye Ave.

Caribou ME 04736
Sale Date: 4/29/2021

Inspection Witnessed By:

X	Date	Date Insp.
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	4,900	0	0	4,900		
1ST MORTGAGE 0			2013	6,400	0	0	6,400		
2ND MORTGAGE 0			2015	6,400	0	0	6,400		
Zone/Land Use 2 Commercial			2018	6,400	0	0	6,400		
Secondary Zone			2019	33,400	0	0	33,400		
Topography 2 Rolling			2020	33,400	0	0	33,400		
1.Level 4.Below St 7.LevelBog			2021	33,400	0	0	33,400		
2.Rolling 5.Low 8.			2022	33,400	0	0	33,400		
3.Above St 6.Swampy 9.			2023	37,400	0	0	37,400		
Utilities			2024	37,400	0	0	37,400		
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 2/07/2022			Front Foot	Type	Effective		Influence		Influence Codes
Price 3,000			11.Regular Lot		Frontage	Depth	Factor	Code	1.Unimproved
Sale Type 1 Land Only			12.Delta Triangle				%		2.Excess Frtg
1.Land 4.Mobile 7.C/I L&B			13.Nabla Triangle				%		3.Topography
2.L & B 5.Other 8.			14.Rear Land				%		4.Size/Shape
3.Building 6.C/I Land 9.			15.Class I Road				%		5.Access
Financing 9 Unknown							%		6.Restriction
1.Convent 4.Seller 7.							%		7.Open Space
2.FHA/VA 5.Private 8.							%		8.View/Environ
3.Assumed 6.Cash 9.Unknown							%		9.Fract Share
Validity 1 Arms Length Sale			Square Foot	Square Feet					
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 8 Other Source			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							%		35.Mixed Wood F&O
3.Lender 6.MLS 9.							%		36.Hardwood F&O
			Fract. Acre	Acreage/Sites					37.Softwood TG
			21.Developed Pave	25	1.00	100	%	0	38.Mixed Wood TG
			22.Undev Paved (F	28	0.75	100	%	0	39.Hardwood TG
			23.Developed Grav				%		40.Wasteland
							%		41.Open Space
			24.Undev Gravel (%		42.Mobile Home Si
			25.Comm Base Pave				%		43.Condo Site
			26.Comm Base Grav				%		44.Lot Improvemen
			27.Backlot				%		45.Subdivision Lo
			28.Rear Land	Total Acreage 1.75					46.Heavy Ind Sit
			29.Pavement						

Washburn

Map Lot 012-012

Account 319

Location Victoria 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

BEAULIER, JOSEPH M
BEAULIER, BELINDA J
743 EASTERN AVENUE
BREWER ME 04412

B5652P182

Previous Owner
HARRISON, LARRY R.
HARRISON, JOHN A.
P.O. BOX 501
CROUSEVILLE ME 04738
Sale Date: 4/18/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

* Bk 5959 Pg 323 splits .34ac from town lot to be combined on this lot. Total ac now .53

Washburn

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
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Zone/Land Use	1 Residential		2018	4,900	27,300	0	32,200																																																																																																																																																																																																								
Secondary Zone			2019	7,200	56,800	0	64,000																																																																																																																																																																																																								
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3.Above St	6.Swampy	9.	2023	16,000	71,000	0	87,000																																																																																																																																																																																																								
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Street	1 Paved		Land Data <table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Regular Lot</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>1.Unimproved</td></tr> <tr><td>12.Delta Triangle</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>2.Excess Frtg</td></tr> <tr><td>13.Nabla Triangle</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>4.Size/Shape</td></tr> <tr><td>15.Class I Road</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>5.Access</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>6.Restriction</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>7.Open Space</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>8.View/Environ</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>9.Fract Share</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>Acres</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>30.Utility R O W</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>31.Tillable</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>32.Pasture</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>33.Orchard</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>34.Softwood F&O</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>35.Mixed Wood F&O</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>36.Hardwood F&O</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>37.Softwood TG</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>38.Mixed Wood TG</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>39.Hardwood TG</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>40.Wasteland</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>41.Open Space</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>42.Mobile Home Si</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>43.Condo Site</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>44.Lot Improvem</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>45.Subdivision Lo</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>46.Heavy Ind Sit</td></tr> </tbody> </table>					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 Improvem							45.Subdivision Lo							46.Heavy Ind Sit
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1.Land	4.Mobile	7.C/I L&B	Square Foot <table border="1"> <thead> <tr> <th colspan="3">Square Feet</th> </tr> </thead> <tbody> <tr><td>16.Class II Road</td><td> </td><td> </td></tr> <tr><td>17.Municipal Rese</td><td> </td><td> </td></tr> <tr><td>18.Munic Sep Lago</td><td> </td><td> </td></tr> <tr><td>19.Gravel Pit</td><td> </td><td> </td></tr> <tr><td>20.Industrial Bas</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					Square Feet			16.Class II Road			17.Municipal Rese			18.Munic Sep Lago			19.Gravel Pit			20.Industrial Bas																																																																																																																																																																																								
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2.L & B	5.Other	8.																																																																																																																																																																																																													
3.Building	6.C/I Land	9.																																																																																																																																																																																																													
Financing	1 Conventional																																																																																																																																																																																																														
1.Convent	4.Seller	7.	Fract. Acre <table border="1"> <thead> <tr> <th colspan="2">Acreage/Sites</th> </tr> </thead> <tbody> <tr><td>21.Developed Pave</td><td>21 0.53</td></tr> <tr><td>22.Undev Paved (F</td><td> </td></tr> <tr><td>23.Developed Grav</td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>					Acreage/Sites		21.Developed Pave	21 0.53	22.Undev Paved (F		23.Developed Grav																																																																																																																																																																																																	
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			Total Acreage				0.53																																																																																																																																																																																																								

Washburn

Map Lot 012-013

Account 351

Location 17 CANAAN AVENUE

Card 1

Of 1

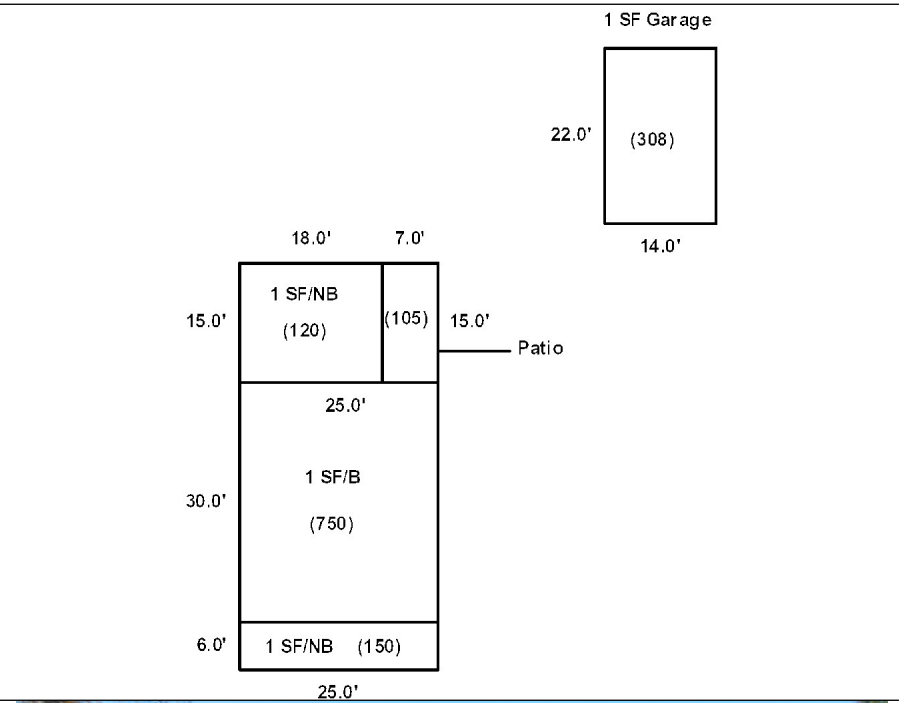
9/04/2024

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 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 3 Average 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) 750
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 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.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		Econ. % Good 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 4 Full Basement		0.None 3.No Power 7.
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 8.
2.1/2 Bmt 5.None 8.		2.Encroach 9.None 9.
3.3/4 Bmt 6. 9.None		Entrance Code 5 Estimated
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.
Wet Basement 1 Dry Basement		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6.Reviewed 9.
2.Damp 5. 8.	Information Code 5 Estimate	
3.Wet 6. 9.	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/14/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1970	150	3 95	4	0 %	100 %	
1 One Story Frame	1970	120	3 95	4	0 %	100 %	
62 Patio	1970	105	3 100	3	0 %	100 %	
23 Frame Garage	1970	308	3 90	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	




Washburn

Map Lot 012-014

Account 77

Location 15 CANAAN AVENUE

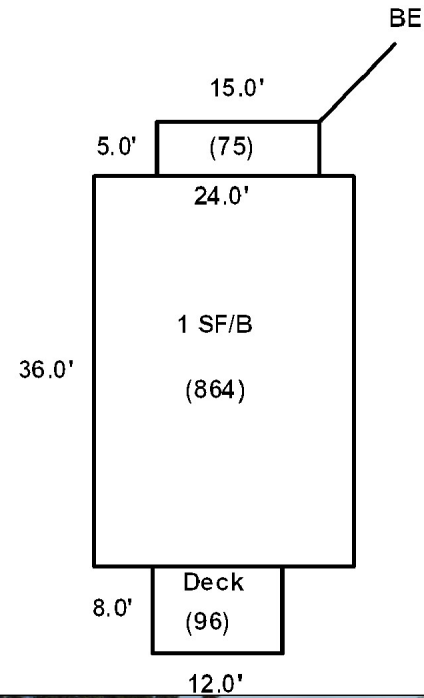
Card 1 Of 1 9/04/2024

Building Style 2 Ranch	SF Bsmt Living 375	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 3 90	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.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 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 3 Average 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) 864
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 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 1960	# 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.		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 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 3 Tenant	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2000	96	3 100	4	0 %	100 %	
40 Basement Entry	1960	75	9 100	9	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Map Lot 012-015

Account 748

Location 9 CANAAN AVENUE

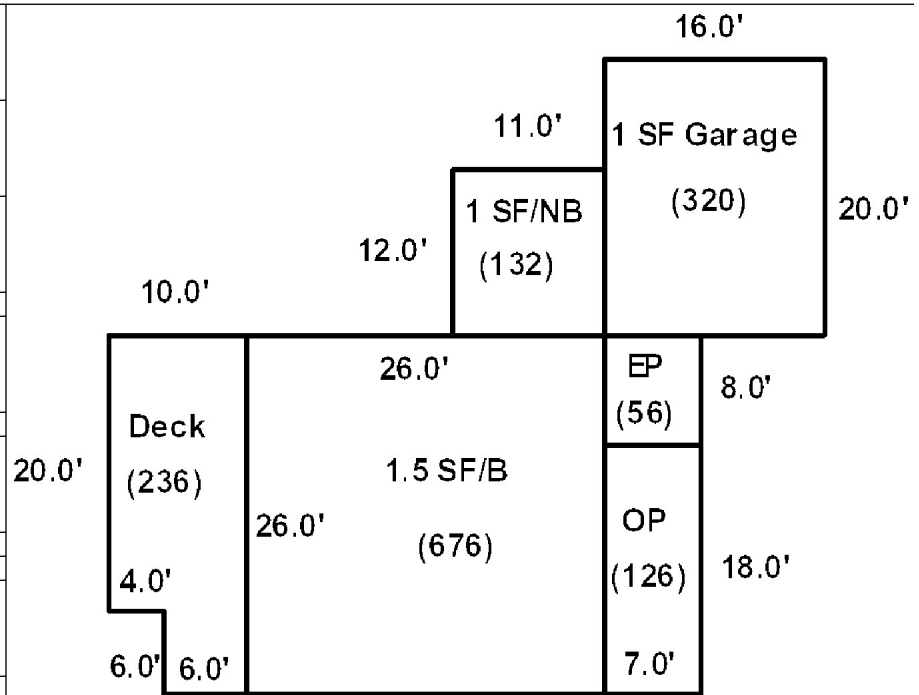
Card 1 Of 1 9/04/2024

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 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 3 Average 90%
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) 676
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 1	Phys. % Good 0%
Year Built 1920	# 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.	 <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 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.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 10/14/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1970	126	3 100	4	0 %	100 %		1.One Story Fram
22 Encl Frame Porch	1920	56	9 100	9	0 %	100 %		2.Two Story Fram
23 Frame Garage	1920	320	9 100	9	0 %	90 %		3.Three Story Fr
1 One Story Frame	1920	132	3 90	5	0 %	100 %		4.1 & 1/2 Story
68 Wood Deck	1970	236	3 100	3	0 %	100 %		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



BROWN, KEITH R
BROWN, SUE H
P.O. BOX 314
WASHBURN ME 04786

B1759P150

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
* New shed for 04/01/2024

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	5,500	75,800	8,800	72,500		
1ST MORTGAGE 0			2013	7,200	75,800	8,800	74,200		
2ND MORTGAGE 0			2015	7,200	75,800	9,000	74,000		
Zone/Land Use 1 Residential			2018	7,200	75,800	18,400	64,600		
Secondary Zone			2019	12,300	82,500	20,000	74,800		
Topography 1 Level			2020	12,300	81,800	25,000	69,100		
1.Level 4.Below St 7.LevelBog			2021	12,300	82,500	25,000	69,800		
2.Rolling 5.Low 8.			2022	12,300	86,600	25,000	73,900		
3.Above St 6.Swampy 9.			2023	15,600	103,100	25,000	93,700		
Utilities 2 Public Water 3 Public Sewer			2024	15,600	104,600	25,000	95,200		
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 9/18/1984			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 2 Related Parties			Square Foot	Square Feet				9.Fract Share	
1.Valid 4.Split 7.Renovate			16.Class II Road	29	1,200	75 %	0	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	Acreege/Sites				35.Mixed Wood F&O	
3.Lender 6.MLS 9.			21.Developed Pave	21	0.37	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 Acreege		0.37			46.Heavy Ind Sit	

Washburn

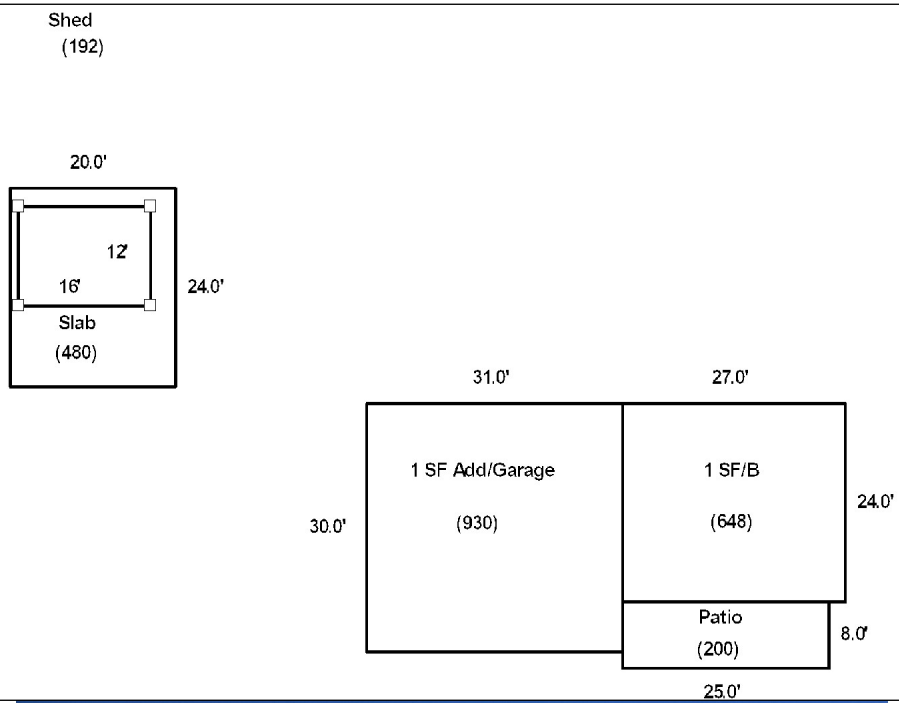
Map Lot 012-016

Account 55

Location 3 CANAAN AVENUE

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	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 3 Average 95%								
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) 648								
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	1935		# Half Baths	0		Funct. % Good 100%								
Year Remodeled	1984		# 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.							Economic Code None			1.Location	4.Generate	8.
3.Br/Stone	6.Piers	9.							0.None			2.Encroach	9.None	9.
Basement	4 Full Basement								1.None			Entrance Code 1 Interior Inspect		
1.1/4 Bmt	4.Full Bmt	7.							3.No Power			1.Interior	4.Vacant	7.
2.1/2 Bmt	5.None	8.							1.Location			2.Refusal	5.Estimate	8.
3.3/4 Bmt	6.	9.None							3.No Power			3.Informed	6.Reviewed	9.
Bsmt Gar # Cars	0								1.Generate			Information Code 1 Owner		
Wet Basement	3 Wet Basement								2.Encroach			1.Owner	4.Agent	7.
1.Dry	4.	7.							3.Reviewed			2.Relative	5.Estimate	8.
2.Damp	5.	8.	3.Tenant			3.Tenant	6.Other	9.						
3.Wet	6.	9.												



Date Inspected 10/14/2018

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
77 1S-Ad/Gar	1984	930	3 100	4	0 %	100 %	
62 Patio	2000	200	3 105	4	0 %	100 %	
48 Concrete Slab	1935	480	2 100	4	0 %	100 %	
24 Frame Shed	2023						1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	




Washburn

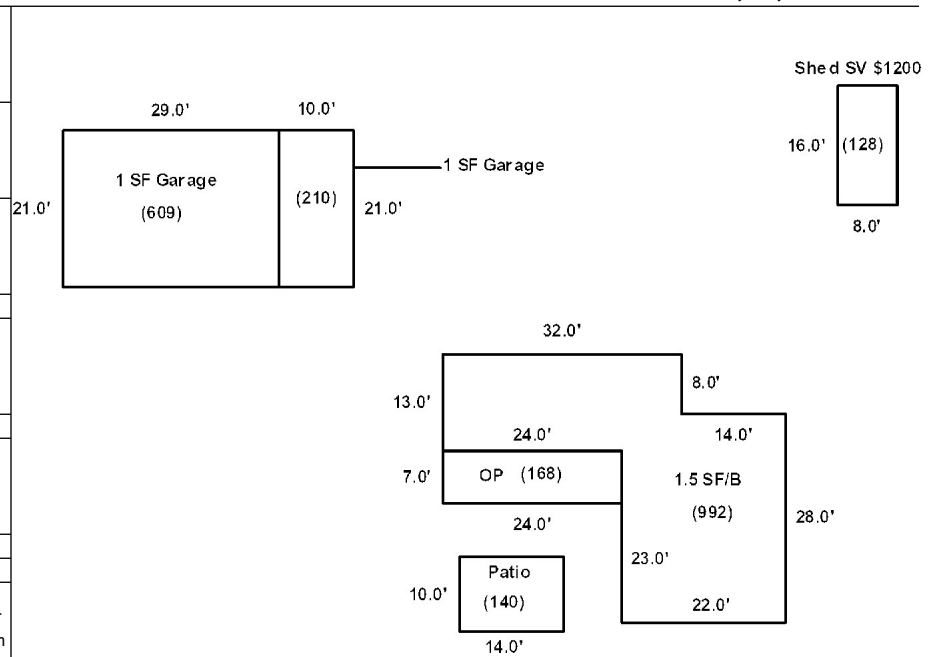
Map Lot 012-017

Account 278

Location 1208 Main 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				
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	0%	9 None				
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	1 Wood Siding	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	8	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	1900	# Half Baths	1	7.	8.				
Year Remodeled	0	# Addn Fixtures	0	2.D Grade	5.A Grade				
Foundation	3 Brick &/or Stone	# Fireplaces	1	8.	8.SC Grade				
1.Concrete	4.Wood	7.	SQFT (Footprint)	992	9.Same				
2.C Block	5.Slab	8.	Condition	6 Good					
3.Br/Stone	6.Piers	9.	1.Poor	4.Avg	7.V G				
Basement	3 3/4 Basement								
1.1/4 Bmt	4.Full Bmt					7.	2.Fair	5.Avg+	8.Exc
2.1/2 Bmt	5.None					8.	3.Avg-	6.Good	9.Same
3.3/4 Bmt	6.					9.None	Phys. % Good	0%	
Bsmt Gar # Cars	0					# Half Baths	1	Funct. % Good	100%
Wet Basement	1 Dry Basement					# Addn Fixtures	0	Functional Code	9 None
1.Dry	4.					7.	1.Incomp	4.Delap	7.No Power
2.Damp	5.					8.	2.O-Built	5.Bsmt	8.LongTerm
3.Wet	6.					9.	3.Damage	6.Common	9.None
							Econ. % Good	100%	
			Economic Code	None					
			0.None	3.No Power	7.				
			1.Location	4.Generate	8.				
			2.Encroach	9.None	9.				
			Entrance Code	1 Interior Inspect					
			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.				



Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1900	168	9 100	9	0 %	100 %	
62 Patio	1980	140	3 100	3	0 %	100 %	
23 Frame Garage	1950	609	3 90	4	0 %	100 %	
23 Frame Garage	1970	210	2 105	3	0 %	80 %	
24 Frame Shed	0				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



WASHBURN TRAILSIDE, LLC
1094 WASHBURN ROAD
WASHBURN ME 04786

B5035P162 B5252P284 B5252P294
Previous Owner
Evans, Erivanda
6 Strawberry Bank Road
Apt. #1
Nashua NH 03062
Sale Date: 3/20/2012

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	2,200	32,600	0	34,800
1ST MORTGAGE 0			2013	2,900	32,600	0	35,500
2ND MORTGAGE 0			2015	2,900	32,600	0	35,500
Zone/Land Use 1 Residential			2018	2,900	32,600	0	35,500
Secondary Zone			2019	6,100	47,600	0	53,700
Topography 1 Level			2020	6,100	47,500	0	53,600
1.Level 4.Below St 7.LevelBog			2022	6,100	49,900	0	56,000
2.Rolling 5.Low 8.			2023	8,000	59,500	0	67,500
3.Above St 6.Swampy 9.			2024	8,000	59,500	0	67,500
Utilities 2 Public Water 3 Public Sewer							
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 3/20/2012							
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 3 Distressed 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
Square Foot	Square Feet					Acres
16.Class II Road	29	200	75	%	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
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 0.12						

Washburn

Map Lot 012-018

Account 426

Location 8 STODDARD STREET

Card 1 Of 1 9/04/2024

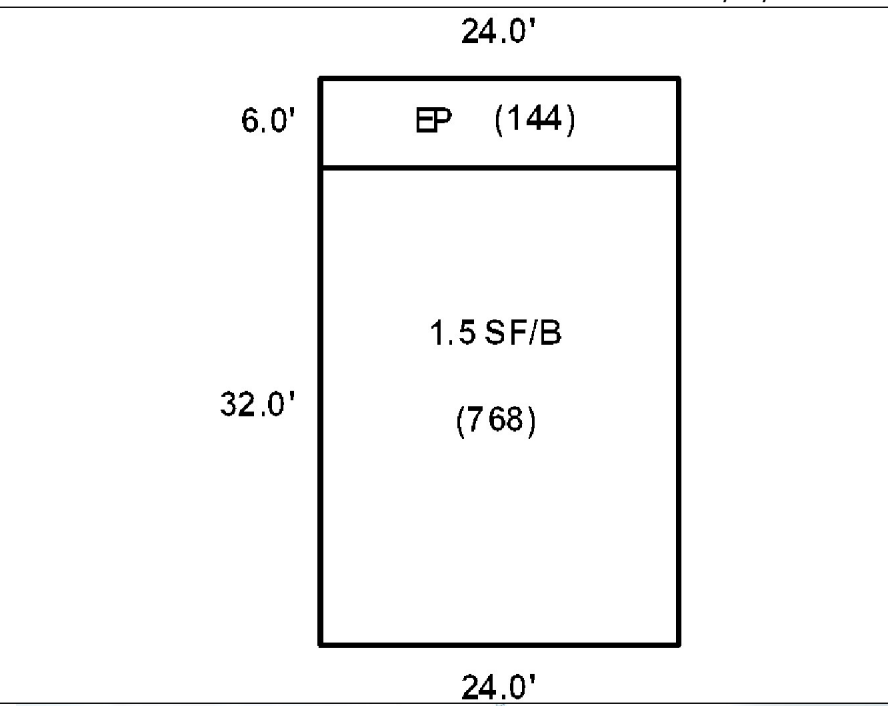
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	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.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 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 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) 768
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 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 1	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.		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 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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1960	144	3 90	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Chattley, John F
10 Stoddard Street
Washburn ME 04786

B5322P89 B5957P253 B6323P213

Previous Owner
Bragg, Jessi L
P.O. BOX 243

WASHBURN ME 04786
Sale Date: 5/20/2022

Previous Owner
BRAGG, STERLING D.
P.O. BOX 243

WASHBURN ME 04786
Sale Date: 11/08/2019

Previous Owner
Rand, Wallace
251 Cardinal Circle

Torrington CT 06790 2177
Sale Date: 6/26/2014

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	3,800	42,600	0	46,400
1ST MORTGAGE 0			2013	4,900	42,600	0	47,500
2ND MORTGAGE 0			2015	4,900	42,600	0	47,500
Zone/Land Use 1 Residential			2018	4,900	42,600	0	47,500
Secondary Zone			2019	9,100	45,100	0	54,200
Topography 1 Level			2020	9,100	45,000	0	54,100
1.Level 4.Below St 7.LevelBog			2021	9,100	45,100	0	54,200
2.Rolling 5.Low 8.			2022	9,100	47,400	25,000	31,500
3.Above St 6.Swampy 9.			2023	11,500	56,400	0	67,900
Utilities 2 Public Water 3 Public Sewer			2024	11,500	56,400	25,000	42,900
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 5/20/2022							
Price 80,000							
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 2 Related Parties							
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
11.Regular Lot			Frontage	Depth	Factor	Code	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
Square Foot		Square Feet					9.Fract Share
16.Class II Road		29	1,000		75 %	0	Acres
17.Municipal Rese					%		30.Utility R O W
18.Munic Sep Lago					%		31.Tillable
19.Gravel Pit					%		32.Pasture
20.Industrial Bas					%		33.Orchard
					%		34.Softwood F&O
Fract. Acre		Acreage/Sites					35.Mixed Wood F&O
21.Developed Pave		21	0.19		100 %	0	36.Hardwood F&O
22.Undev Paved (F					%		37.Softwood TG
23.Developed Grav					%		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		0.19		

Washburn

Map Lot 012-019

Account 699

Location 10 STODDARD STREET

Card 1

Of 1

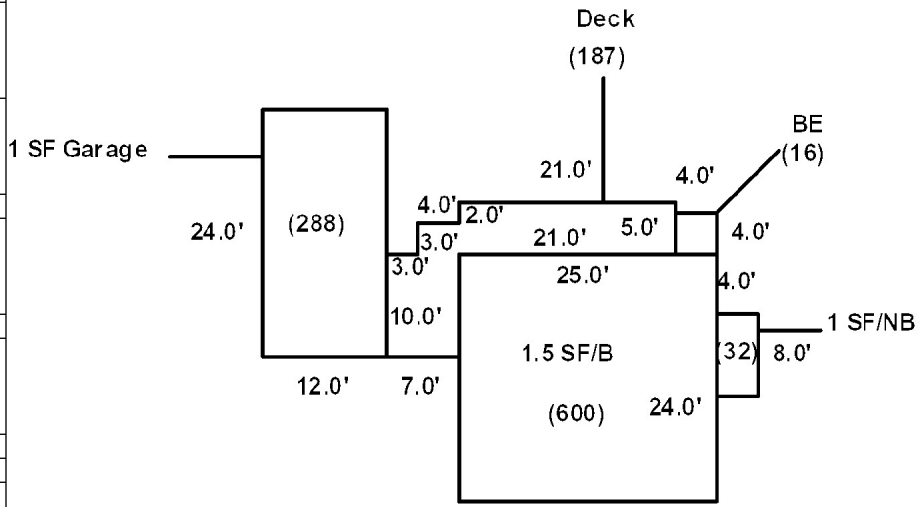
9/04/2024

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	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	4 Minimal							
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.						
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.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)	600							
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	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.							Economic Code	None		3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.							0.None	3.No Power	7.	Econ. % Good	100%	
Basement	4 Full Basement								1.Location	4.Generate	8.	Entrance Code	1 Interior Inspect	
1.1/4 Bmt	4.Full Bmt	7.							2.Encroach	9.None	9.	1.Interior	4.Vacant	7.
2.1/2 Bmt	5.None	8.							3.Informed	6.Reviewed	9.	2.Refusal	5.Estimate	8.
3.3/4 Bmt	6.	9.None							Information Code	1 Owner		3.Informed	6.Reviewed	9.
Bsmt Gar # Cars	0								1.Owner	4.Agent	7.	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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1960	32	9 100	9	0 %	100 %	
40 Basement Entry	1940	16	9 100	9	0 %	100 %	
68 Wood Deck	2000	187	3 100	4	0 %	100 %	
23 Frame Garage	1950	288	3 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



GISWAT LLC
14 Stoddard Street
Washburn ME 04786

B6136P85 B6419P215

Previous Owner
DIONNE, LUKES
WOODMAN, ALEXA
14 STODDARD STREET
WASHBURN ME 04786
Sale Date: 2/16/2023

Previous Owner
CONROY, STEPHEND.
CONROY, CLAYTON D
14 STODDARD STREET
WASHBURN ME 04786
Sale Date: 3/08/2021

Previous Owner
TARBOX, DIANE R. (HEIRS OF)
CONROY, STEPHEN D. (P.R.)
14 STODDARD STREET
WASHBURN ME 04786
Sale Date: 2/01/2020

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	2,400	18,300	8,800	11,900		
1ST MORTGAGE 0			2013	3,200	19,100	8,800	13,500		
2ND MORTGAGE 0			2015	3,200	19,100	9,000	13,300		
Zone/Land Use 1 Residential			2018	3,200	19,100	0	22,300		
Secondary Zone			2019	5,700	26,100	0	31,800		
Topography 1 Level			2020	5,700	26,100	0	31,800		
1.Level 4.Below St 7.LevelBog			2021	5,700	26,100	0	31,800		
2.Rolling 5.Low 8.			2022	5,700	27,300	0	33,000		
3.Above St 6.Swampy 9.			2023	7,600	32,400	0	40,000		
Utilities 2 Public Water 3 Public Sewer			2024	7,600	26,200	0	33,800		
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 2/16/2023			Front Foot	Type	Effective		Influence		Influence Codes
Price 32,000					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 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.			Fract. Acre			%		35.Mixed Wood F&O	
			21.Developed Pave	21	0.12	100	%	0	
			22.Undev Paved (F			%		36.Hardwood F&O	
			23.Developed Grav			%		37.Softwood TG	
			Acres			%		38.Mixed Wood TG	
			24.Undev Gravel (%		39.Hardwood TG	
			25.Comm Base Pave			%		40.Wasteland	
			26.Comm Base Grav			%		41.Open Space	
			27.Backlot			%		42.Mobile Home Si	
			28.Rear Land			%		43.Condo Site	
			29.Pavement			%		44.Lot Improvemen	
			Total Acreage		0.12			45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 012-020


Account 882

Location 14 STODDARD STREET

Card 1

Of 1

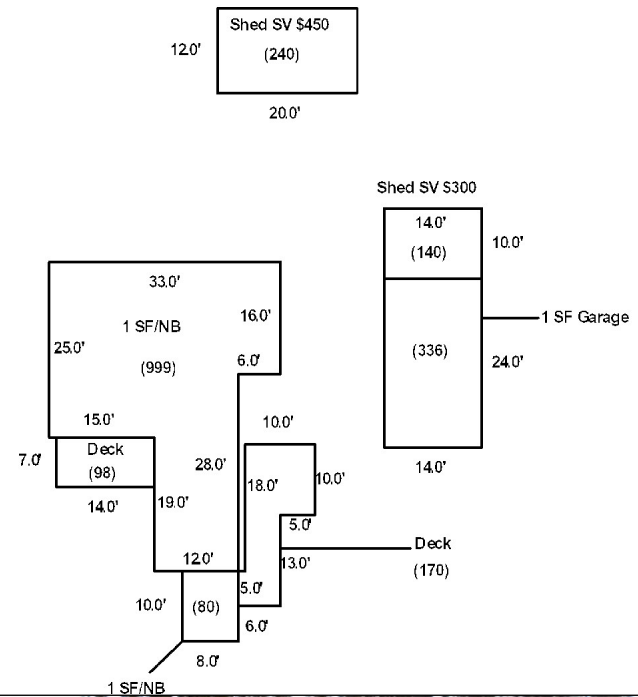
9/04/2024

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	1 One 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	4 Minimal							
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.						
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.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)	999							
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	2 Fair							
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G						
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc						
OPEN-3-CUSTOM	0		# Bedrooms	2		3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%							
Year Built	1940		# Half Baths	0		Funct. % Good	90%							
Year Remodeled	0		# Addn Fixtures	0		Functional Code	4 Delapidation							
Foundation	6 Piers		# 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		1.No Power	3.No Power	7.
Basement	9 No Basement								0.None	None		1.Location	4.Generate	8.
1.1/4 Bmt	4.Full Bmt	7.							1.Encroach	9.None	9.	Entrance Code	1 Interior Inspect	
2.1/2 Bmt	5.None	8.							1.Interior	4.Vacant	7.	2.Refusal	5.Estimate	8.
3.3/4 Bmt	6.	9.None							3.Informed	6.Reviewed	9.	Information Code	1 Owner	
Bsmt Gar # Cars	0								1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.
Wet Basement	9 No Basement								2.Relative	5.Estimate	8.	3.Tenant	6.Other	9.
1.Dry	4.	7.												
2.Damp	5.	8.												
3.Wet	6.	9.												

Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1990	98	2 100	3	0 %	100 %	
1 One Story Frame	1990	80	9 100	9	0 %	100 %	
68 Wood Deck	1990	170	3 90	3	0 %	100 %	
23 Frame Garage	1940	336	2 105	2	0 %	100 %	
24 Frame Shed	0				%	%	300
24 Frame Shed	0				%	%	450
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Easler, Vernon M
16 STODDARD STREET
WASHBURN ME 04786

B4261P298

Previous Owner
Corey, Debra A.
P.O. Box 413

Washburn ME
Sale Date: 4/10/2006

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

*5-10-2019 -5% for attached garage.

Washburn

Property Data			Assessment Record						
Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	3,600	24,500	8,800	19,300		
1ST MORTGAGE	0		2013	4,700	24,500	8,800	20,400		
2ND MORTGAGE	0		2015	4,700	24,500	9,000	20,200		
Zone/Land Use	1 Residential		2018	4,700	24,500	18,400	10,800		
Secondary Zone			2019	8,900	40,800	20,000	29,700		
			2020	8,900	40,800	25,000	24,700		
Topography	1 Level		2021	8,900	40,800	25,000	24,700		
1.Level	4.Below St	7.LevelBog	2022	8,900	42,800	25,000	26,700		
2.Rolling	5.Low	8.	2023	11,200	50,900	25,000	37,100		
3.Above St	6.Swampy	9.	2024	11,200	50,900	25,000	37,100		
Utilities	2 Public Water 3 Public Sewer								
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	4/10/2006								
Price	23,000								
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	
			Square Foot	Square Feet				Acres	
			16.Class II Road	29	1,000	75	%	0	9.Fract Share
			17.Municipal Rese				%		30.Utility R O W
			18.Munic Sep Lago				%		31.Tillable
			19.Gravel Pit				%		32.Pasture
			20.Industrial Bas				%		33.Orchard
							%		34.Software F&O
			Fract. Acre	Acres/Sites					
			21.Developed Pave	21	0.18	100	%	0	35.Mixed Wood F&O
			22.Undev Paved (F				%		36.Hardwood F&O
			23.Developed Grav				%		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
			Total Acreage			0.18			45.Subdivision Lo
							%		46.Heavy Ind Sit

Washburn

Map Lot 012-021


Account 286

Location 16 Stoddard Street

Card 1

Of 1

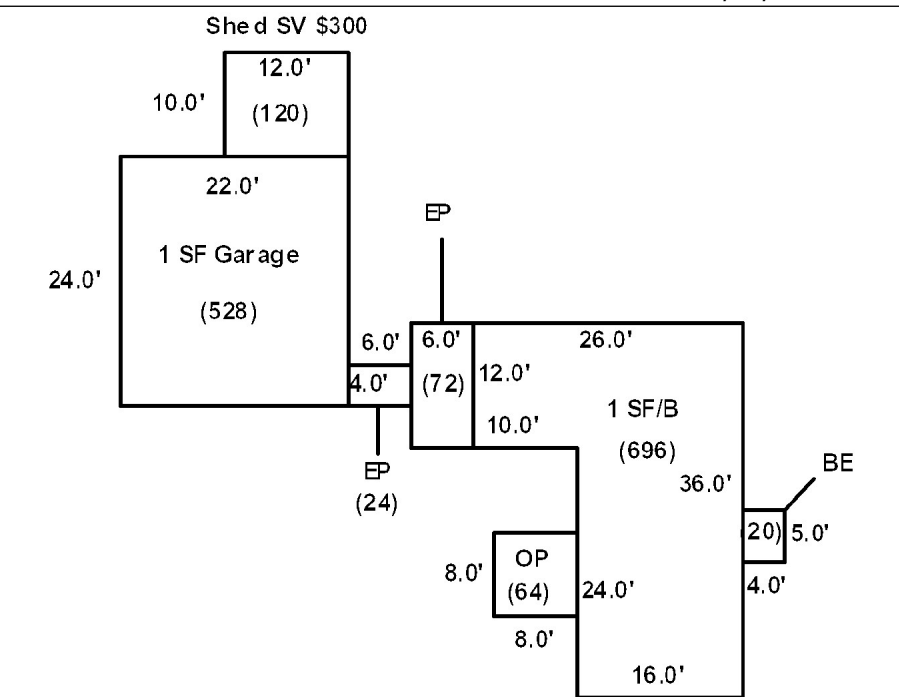
9/04/2024

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% 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.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.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 3 Average 90%
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) 696
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 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.		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 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
40 Basement Entry	1940	20	3 90	4	0 %	100 %	
21 Open Frame	2000	64	3 100	4	0 %	100 %	
22 Encl Frame Porch	1940	72	9 100	9	0 %	100 %	
22 Encl Frame Porch	1960	24	3 100	4	0 %	100 %	
23 Frame Garage	1960	528	3 90	4	0 %	95 %	
24 Frame Shed	0				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



SPERREY, GREGORY
2 GREGG LANE
WASHBURN ME 04786

B6510P1

Previous Owner
CUFF, LAWRENCE A
PO BOX 363

WASHBURN ME 04786
Sale Date: 11/15/2023

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	5,100	29,800	0	34,900		
1ST MORTGAGE 0			2013	6,700	29,800	0	36,500		
2ND MORTGAGE 0			2015	6,700	29,800	0	36,500		
Zone/Land Use 1 Residential			2018	6,700	29,800	18,400	18,100		
Secondary Zone			2019	9,300	41,200	20,000	30,500		
Topography 1 Level			2020	9,300	41,100	25,000	25,400		
1.Level 4.Below St 7.LevelBog			2021	9,300	41,200	0	50,500		
2.Rolling 5.Low 8.			2022	9,300	43,300	0	52,600		
3.Above St 6.Swampy 9.			2023	12,400	51,500	0	63,900		
Utilities 2 Public Water 3 Public Sewer			2024	12,400	51,500	0	63,900		
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 11/15/2023			Front Foot	Type	Effective		Influence		Influence Codes
Price 38,500					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 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 3 Distressed Sale								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet					
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	0.32	100	%	0	37.Softwood TG
			22.Undev Paved (F						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		0.32				

Washburn

Map Lot 012-022

Account 470

Location 15 STODDARD STREET

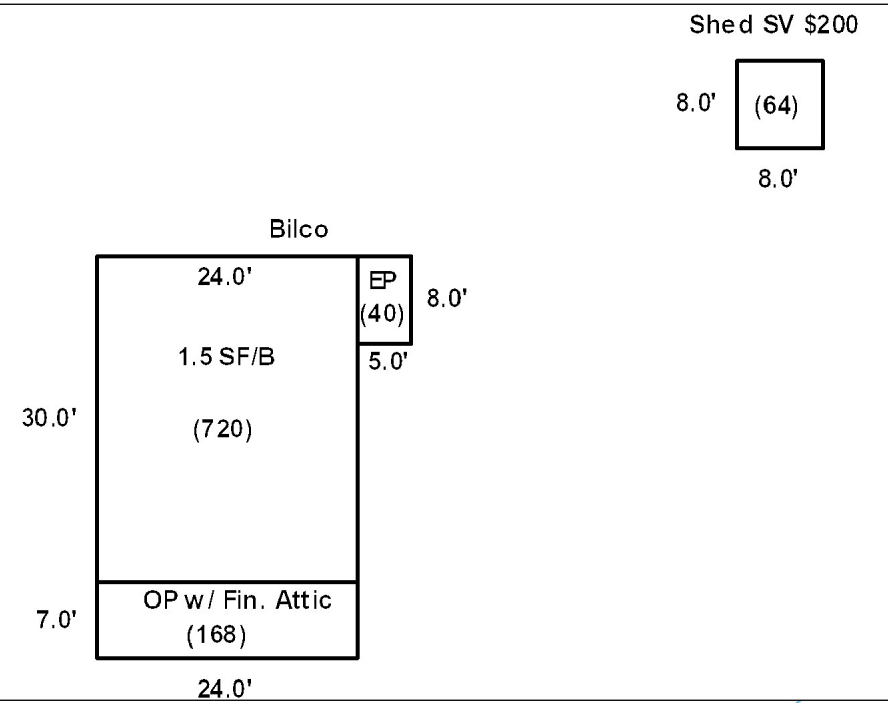
Card 1 Of 1

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.F/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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.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) 720
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1950	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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 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 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/21/2018

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1960	40	3 90	4	0 %	100 %	
21 Open Frame	1950	168	3 90	4	0 %	100 %	
29 Finished Attic	1950	168	2 110	4	0 %	100 %	
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Shed SV \$200
8.0' (64)
8.0'



FISSETTE, JAMES
773 MAMMOTH ROAD
PELHAM NH 03076

B5649P97

Previous Owner
LeBLOND, JARED R.
135 NORTH STREET

PRESQUE ISLE ME 04769
Sale Date: 3/30/2017

Previous Owner
McNEAL, E/O ALBERTA
c/o Charles H. Currier
728 Griffin Ridge Road
Mapleton ME 04757
Sale Date: 9/25/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
* 1SF -30% functional due to delap. Home looks lived in at time of review. -RD

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	2,200	17,700	14,080	5,820		
1ST MORTGAGE 0			2013	2,800	17,700	0	20,500		
2ND MORTGAGE 0			2015	2,800	17,700	0	20,500		
Zone/Land Use 1 Residential			2018	2,800	15,400	0	18,200		
Secondary Zone			2019	5,200	10,700	0	15,900		
Topography 1 Level			2020	5,200	12,600	0	17,800		
1.Level 4.Below St 7.LevelBog			2021	5,200	12,600	0	17,800		
2.Rolling 5.Low 8.			2022	5,200	15,200	0	20,400		
3.Above St 6.Swampy 9.			2023	7,000	18,000	0	25,000		
Utilities 2 Public Water 3 Public Sewer			2024	7,000	18,000	0	25,000		
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 3/30/2017			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 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.			Fract. Acre	Acres/Sites				35.Mixed Wood F&O	
			21.Developed Pave	21	0.10	100	%	0	
			22.Undev Paved (F				%	36.Hardwood F&O	
			23.Developed Grav				%	37.Softwood TG	
			Acres				%	38.Mixed Wood TG	
			24.Undev Gravel (%	39.Hardwood TG	
			25.Comm Base Pave				%	40.Wasteland	
			26.Comm Base Grav				%	41.Open Space	
			27.Backlot				%	42.Mobile Home Si	
			28.Rear Land				%	43.Condo Site	
			29.Pavement				%	44.Lot Improvemen	
			Total Acreage		0.10				45.Subdivision Lo
									46.Heavy Ind Sit

Washburn

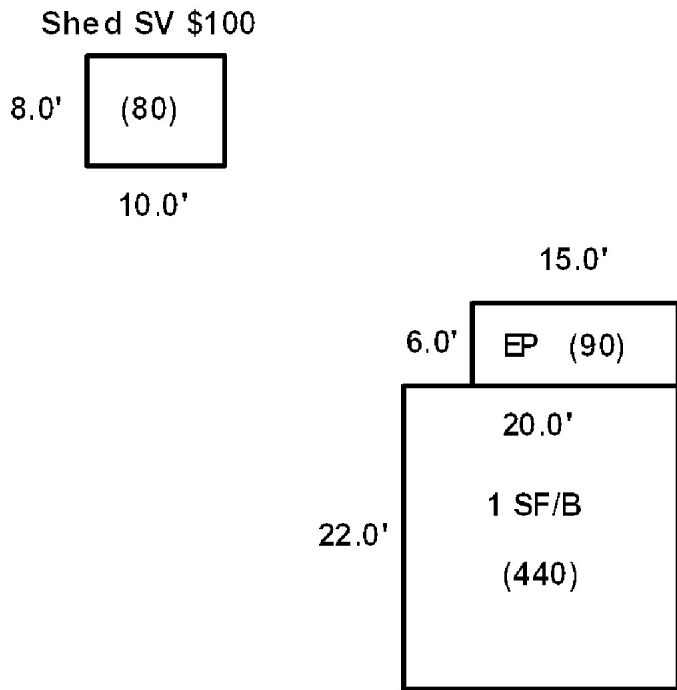
Map Lot 012-023

Account 750

Location 9 STODDARD 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.F/Stair	8.		
Stories	1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None		
1.1	4.1.5	7.		Cool Type	0% 9 None			Insulation	4 Minimal		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.		
3.3	6.2.5	9.		2.Evapor	5.	8.	2.Heavy	5.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)	440			
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	2			2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0			# Bedrooms	1			3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1965			# Half Baths	0			Funct. % Good	70%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	4 Delapidation		
Foundation	5 Concrete Slab			# Fireplaces	0			1.Incomp	4.Delap	7.No Power	
1.Concrete	4.Wood	7.			Economic Code	None			2.O-Built	5.Bsmt	8.LongTerm
2.C Block	5.Slab	8.			0.None	3.No Power	7.	3.Damage	6.Common	9.None	
3.Br/Stone	6.Piers	9.			1.Location	4.Generate	8.	Econ. % Good	100%		
Basement	9 No Basement				Entrance Code	5 Estimated			0.None	3.No Power	7.
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant	7.	1.Location	4.Generate	8.	
2.1/2 Bmt	5.None	8.			2.Refusal	5.Estimate	8.	2.Encroach	9.None	9.	
3.3/4 Bmt	6.	9.None			3.Informed	6.Reviewed	9.	Entrance Code	5 Estimated		
Bsmt Gar # Cars	0				1.Owner	4.Agent	7.	1.Interior	4.Vacant	7.	
Wet Basement	9 No Basement				2.Relative	5.Estimate	8.	2.Refusal	5.Estimate	8.	
1.Dry	4.	7.			3.Tenant	6.Other	9.	3.Informed	6.Reviewed	9.	
2.Damp	5.	8.		Information Code	5 Estimate			1.Owner	4.Agent	7.	
3.Wet	6.	9.		1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.		



Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1965	90	2 110	3	0 %	100 %	
24 Frame Shed	0				%	%	100
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

Deschaine Cyr, Richard D III
 Deschaine, Faith Olivia
 1212 Main Street
 Washburn ME 04786

B6462P241

Previous Owner
 JOHN M & KAREN B TYSON IRREVOCABLE TRUST
 1102 LENNOX DRIVE

SAINT JAMES NY 11780
 Sale Date: 6/30/2023

Previous Owner
 TYSON, JOHN
 TYSON, KAREN
 1102 LENNOX DRIVE
 ST. JAMES NY 11780
 Sale Date: 11/02/2020

Previous Owner
 DOBBINS, JAMES M.
 DOBBINS, KIMBERLY A.
 1212 MAIN STREET
 WASHBURN ME 04786
 Sale Date: 1/01/2020

Inspection Witnessed By:

 X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 *1-25-2019 -20% for attached garage.

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	4,900	69,700	14,080	60,520		
1ST MORTGAGE 0			2013	6,400	69,700	14,080	62,020		
2ND MORTGAGE 0			2015	6,400	69,700	0	76,100		
Zone/Land Use 1 Residential			2018	6,400	69,700	0	76,100		
Secondary Zone			2019	10,400	63,200	0	73,600		
Topography 4 Below Street			2020	10,400	63,200	0	73,600		
1.Level 4.Below St 7.LevelBog			2021	10,400	63,200	0	73,600		
2.Rolling 5.Low 8.			2022	10,400	66,400	0	76,800		
3.Above St 6.Swampy 9.			2023	13,500	79,100	0	92,600		
Utilities 2 Public Water 3 Public Sewer			2024	13,500	79,100	0	92,600		
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 6/30/2023			Front Foot	Type	Effective		Influence		Influence Codes
Price 130,000					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.			Square Foot	Square Feet				6.Restriction	
2.FHA/VA 5.Private 8.								16.Class II Road	29
3.Assumed 6.Cash 9.Unknown			17.Municipal Rese					8.View/Environ	
Validity 1 Arms Length Sale			18.Munic Sep Lago					9.Fract Share	
1.Valid 4.Split 7.Renovate			19.Gravel Pit					Acres	
2.Related 5.Partial 8.Other			20.Industrial Bas					30.Utility R O W	
3.Distress 6.Exempt 9.			Fract. Acre	Acreage/Sites				31.Tillable	
Verified 5 Public Record								21.Developed Pave	21
1.Buyer 4.Agent 7.Family			22.Undev Paved (F						
2.Seller 5.Pub Rec 8.Other			23.Developed Grav						
3.Lender 6.MLS 9.			Acres						
			24.Undev Gravel (
			25.Comm Base Pave						
			26.Comm Base Grav						
			27.Backlot						
			28.Rear Land						
			29.Pavement						
			Total Acreage		0.30				44.Lot Improvemen
									45.Subdivision Lo
									46.Heavy Ind Sit

Washburn

Map Lot 012-024

Account 594

Location 1212 MAIN STREET

Card 1 Of 1 9/04/2024

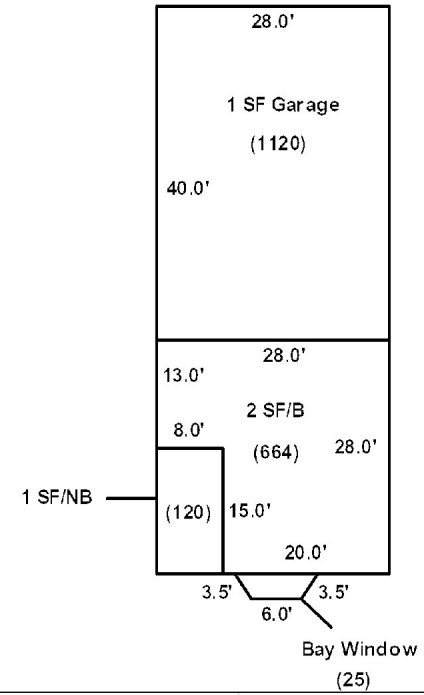
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	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 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) 664
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 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.		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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/21/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1940	120	9 100	9	0 %	100 %	
25 Frame Bay	1940	25	9 100	9	0 %	100 %	
23 Frame Garage	1960	1120	9 100	9	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



WALTMAN, JENNIFER
PO BOX 316
WASHBURN ME 04786

B5407P27

Previous Owner
Corey, Harold E.
Corey, Stephen & Scott
4 Dewberry Drive #29
Presque Isle ME 04769
Sale Date: 8/21/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

* Improved 1 SF/NB and got rid of OP. New addition estimated to be at 80% 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	6,200	52,700	8,800	50,100		
1ST MORTGAGE 0			2013	8,000	52,700	8,800	51,900		
2ND MORTGAGE 0			2015	8,000	52,700	9,000	51,700		
Zone/Land Use 1 Residential			2018	8,000	52,700	18,400	42,300		
Secondary Zone			2019	17,700	60,900	20,000	58,600		
Topography 2 Rolling			2020	17,700	60,900	25,000	53,600		
1.Level 4.Below St 7.LevelBog			2021	17,700	64,000	25,000	56,700		
2.Rolling 5.Low 8.			2022	17,700	67,200	25,000	59,900		
3.Above St 6.Swampy 9.			2023	23,200	79,800	25,000	78,000		
Utilities 2 Public Water 3 Public Sewer			2024	23,200	79,800	25,000	78,000		
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 8/21/2009			Front Foot	Type	Effective		Influence		Influence Codes
Price 86,000					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				6.Restriction	
2.FHA/VA 5.Private 8.								16.Class II Road	29
3.Assumed 6.Cash 9.Unknown			17.Municipal Rese					8.View/Environ	
Validity 1 Arms Length Sale			18.Munic Sep Lago					9.Fract Share	
1.Valid 4.Split 7.Renovate			19.Gravel Pit					Acres	
2.Related 5.Partial 8.Other			20.Industrial Bas					30.Utility R O W	
3.Distress 6.Exempt 9.			Fract. Acre	Acreage/Sites				31.Tillable	
Verified 5 Public Record								21.Developed Pave	21
1.Buyer 4.Agent 7.Family			22.Undev Paved (F					33.Orchard	
2.Seller 5.Pub Rec 8.Other			23.Developed Grav					34.Softwood F&O	
3.Lender 6.MLS 9.			Acres					35.Mixed Wood F&O	
			24.Undev Gravel (36.Hardwood F&O	
			25.Comm Base Pave					37.Softwood TG	
			26.Comm Base Grav					38.Mixed Wood TG	
			27.Backlot					39.Hardwood TG	
			28.Rear Land					40.Wasteland	
			29.Pavement					41.Open Space	
			Total Acreage		0.98			42.Mobile Home Si	
								43.Condo Site	
								44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 012-025

Account 276

Location 1214 MAIN 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
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 5 Forced Warm Air	3.Poor
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.	1.1/4 Fin
Stories	4 One & 1/2 Story	4.Steam	8.Fi/Wall	12.	2.1/2 Fin
1.1	4.1.5	7.	Cool Type	0% 9 None	3.3/4 Fin
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	3 Sheet Metal	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	6	Unfinished %	0%
OPEN-3-CUSTOM	0	# Bedrooms	3	Grade & Factor	3 Average 100%
OPEN-4-CUSTOM	0	# Full Baths	1	1.E Grade	4.B Grade
Year Built	1942	# Half Baths	1	2.D Grade	5.A Grade
Year Remodeled	0	# Addn Fixtures	0	3.C Grade	6.AA Grade
Foundation	1 Concrete	# Fireplaces	0	SQFT (Footprint)	546
1.Concrete	4.Wood	7.	Condition	5 Above Average	1.Poor
2.C Block	5.Slab	8.	1.Poor	4.Avg	7.V G
3.Br/Stone	6.Piers	9.	2.Fair	5.Avg+	8.Exc
Basement	4 Full Basement	Phys. % Good	0%	3.Avg-	6.Good
1.1/4 Bmt	4.Full Bmt	7.	Funct. % Good	100%	1.Incomp
2.1/2 Bmt	5.None	8.	Functional Code	9 None	4.Delap
3.3/4 Bmt	6.	9.None	1.Incomp	4.Delap	7.No Power
Bsmt Gar # Cars	0	Economic Code	None	2.O-Built	5.Bsmt
Wet Basement	1 Dry Basement	0.None	3.No Power	7.	1.Location
1.Dry	4.	7.	1.Location	4.Generate	8.
2.Damp	5.	8.	2.Encroach	9.None	9.
3.Wet	6.	9.	Entrance Code	1 Interior Inspect	1.Interior
			1.Interior	4.Vacant	7.
			2.Refusal	5.Estimate	8.
			3.Informed	6.Reviewed	9.
			Information Code	1 Owner	1.Owner
			1.Owner	4.Agent	7.
			2.Relative	5.Estimate	8.
			3.Tenant	6.Other	9.

Date Inspected 10/22/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1990	72	3 100	4	0 %	100 %	
1 One Story Frame	2020	240	3 100	4	0 %	80 %	
21 Open Frame	1990	160	3 100	4	0 %	100 %	
23 Frame Garage	1960	384	3 95	4	0 %	100 %	
24 Frame Shed	0				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

