Account: 1 Card: 1 of 1 Map/Lot: 009-003 Location: 78 DUBLIN ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Rolling
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	06/14/2021
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	90.0%	Unimproved	51,480
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 3.00					Land Total	57,310

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 100	Base	160,065
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,381
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	155,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	97,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	20	C 100	3.117	Avg+	65%	100%	100%	2.026
Wood Deck	1990	72	C 100	1.310	Avg+	65%	100%	100%	852
Frame Garage	1950	616	C 100	20.328	Good	79%	100%	100%	16.059
							Outbuilding Total		18,937

Accpt Land	57,300	**Accepted Bldg**	116,100	**Total**	173,400

Account: 2 Card: 1 of 1 Map/Lot: 002-002
Location: EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 10/06/2023
Sale Price 700,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
200 x 220	Front-Shorefrontage	455.00	100,100.00	70.0%	Excess Frtg.	70,070
400 x 220	Front-Shorefrontage	455.00	200,200.00	50.0%	Excess Frtg.	100,100
679 x 220	Front-Shorefrontage	455.00	339,839.50	30.0%	Excess Frtg.	101,952
19.14	Acre-Rear Land 1 <= 50 Acs	650.00	13,685.10	100%		13,685
Total Acres 26.61					Land Total	385,907

Accpt Land 385,900 **Accepted Bldg** 0 **Total** 385,900

Account: 3 Card: 1 of 1 Map/Lot: 005-025
Location: 312 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 02/11/2015
Sale Price 50,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Undeveloped Comml	240.00	52,800.00	100%		52,800
140 x 220	Front-Undeveloped Comml	240.00	36,960.00	70.0%	Excess Frtg.	25,872
0.78	Acre-Rear Land 1 <= 50 Acs	650.00	557.70	100%		558
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.50					Land Total	88,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					560,000
								Outbuilding Total	560,000

Accpt Land	88,000	**Accepted Bldg**	560,000	**Total**	648,000

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Low
Utilities Dug Well Septic System
Street Paved

Sale Data

Sale Date	08/04/2014
Sale Price	78,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
4.00	Acre-Wasteland	65.00	286.00	100%		286
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
1.00	Impr-Lot Improvements	4,000.00	4,400.00	50.0%	Fract. Share	2,200
Total Acres 5.00					Land Total	49,786

Dwelling Description

				Replacement Cost New	
Conventional	One Story	828 Sqft	Grade C 100	Base	116,924
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-6,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Old Type	Old Type	Average	Typical	110,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	55%	92%	90%	50,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1945	176	C 100	9.295	Avg.	55%	92%	90%	4.233
Encl Frame Porch	1945	84	C 100	5.651	Avg.	55%	92%	90%	2.573
Wood Deck	1945	200	C 100	3.294	Avg.	55%	92%	90%	1.500
Open Frame Porch	1945	28	C 100	1.420	Avg.	55%	92%	90%	647
Frame Garage	1987	576	D 100	15.587	Avg+	84%	100%	90%	11.784
							Outbuilding Total		20,737

Accpt Land 49,800 **Accepted Bldg** 70,900 **Total** 120,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.05	Acre-Wasteland	65.00	218.08	100%		218
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.05					Land Total	34,538

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1008 Sqft	Grade D 100	Base	109,183
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-13,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Good	Typical	95,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	96%	100%	78,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	176	C 100	2.922	Avg.	71%	100%	100%	2.075
Frame Garage	1981	624	C 100	20.592	Avg.	75%	100%	100%	15.444
Frame Shed	2006	624	D 100	16.203	Avg.	89%	100%	100%	14.421
							Outbuilding Total		31,940

Accpt Land	34,500	**Accepted Bldg**	110,100	**Total**	144,600

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	960 Sqft	Grade C 110	Base	148,791
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	0	Modern	Modern	Average	Typical	155,662

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	72%	100%	100%	112,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	192	C 100	3.170	Avg.	72%	100%	100%	2,282
								Outbuilding Total	2,282

Accpt Land	16,900	**Accepted Bldg**	114,400	**Total**	131,300

Map/Lot: 010-027
Account: 9 Card: 1 of 1 Location: 196 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/19/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 172	Front-Road Frontage	325.00	38,368.89	100%		38,369
Total Acres 0.43					Land Total	38,369

Dwelling Description

				Replacement Cost New	
Conventional	One Story	884 Sqft	Grade C 100	Base	121,972
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Typical	Typical	Average	Inadequate	121,214

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	58%	91%	100%	63,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	80	C 100	5.493	Avg.	89%	100%	100%	4,889
							Outbuilding Total		4,889

Accpt Land 38,400 **Accepted Bldg** 68,900 **Total** 107,300

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Rolling
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	06/27/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
4.01	Acre-Wasteland	75.00	330.83	100%		331
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 5.01					Land Total	33,331

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1008 Sqft	Grade C 123	Base	242,387
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,428
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,670
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Modern	Modern	Very Good	Typical	254,485

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	231,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1994	672	C 100	22.176	Avg.	83%	100%	100%	18,406
Frame Garage	2003	672	C 100	22.176	Avg.	88%	100%	100%	19,515
Wood Deck	2003	600	C 100	9.494	Avg.	88%	100%	100%	8,355
							Outbuilding Total		46,276

Accpt Land	33,300	**Accepted Bldg**	277,900	**Total**	311,200

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/01/2015
Sale Price	100,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
72 x 253	Front-Road Frontage	325.00	26,102.27	100%		26,102
Total Acres 0.42					Land Total	26,102

Dwelling Description

Conventional	One Story	1152 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	146,131
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,916
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Modern	Modern	Above Average	Typical	149,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	114,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1968	42	C 100	1,840	Avg+	77%	100%	100%	1,417
							Outbuilding Total		1,417

Accpt Land	26,100	**Accepted Bldg**	116,200	**Total**	142,300

Account: 14 Card: 1 of 1 Map/Lot: 003-054 Location: 236 KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Fr. A-Baselot (Fract)	11,700.00	0.00	100%		0
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
Total Acres 3.00					Land Total	2,145

Accpt Land	2,100	**Accepted Bldg**	0	**Total**	2,100

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/24/2025
Sale Price	337,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	CHECK CONDITION		
Tran/Land/Bldg	1 1 4		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
102 x 58	Front-Road Frontage	325.00	31,913.67	100%		31,914
Total Acres 0.14					Land Total	31,914

Dwelling Description

Conventional	One Story	825 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	134,152
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	None	Basement	-14,527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-427
Rooms	12				
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	2	Plumbing	23,870
Attic	Full Finished			Attic	23,546
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	825	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	166,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	69%	77%	100%	88,522

Accpt Land	31,900	**Accepted Bldg**	88,500	**Total**	120,400

Account: 17 Card: 1 of 1 Map/Lot: 009-016 Location: 106 DUBLIN ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 152	Front-Road Frontage	325.00	22,738.52	100%		22,739
Total Acres 0.23					Land Total	22,739

Dwelling Description

Conventional	One & 1/2 Story	320 Sqft	Grade D 110	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	87,257
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-2,548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,472
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Below Average	Typical	86,485

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	33,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	289	D 110	21.363	Avg-	40%	100%	100%	8.545
							Outbuilding Total		8,545

Accpt Land	22,700	**Accepted Bldg**	41,800	**Total**	64,500

Account: 18 Card: 1 of 1 Map/Lot: 005-049 Location: DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 09/10/2022
Sale Price 150,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25 x 220	Front-Road Frontage	650.00	17,875.00	100%		17,875
200 x 220	Front-Road Frontage	650.00	143,000.00	70.0%	Excess Frtg.	100,100
200 x 220	Front-Road Frontage	650.00	143,000.00	50.0%	Excess Frtg.	71,500
2.85	Acre-Rear Land 2 >50 <=	455.00	1,426.43	100%		1,426
Total Acres 5.00				Land Total		190,901

Accpt Land 190,900 **Accepted Bldg** 0 **Total** 190,900

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
73 x 119	Front-Road Frontage	325.00	24,542.08	100%		24,542
Total Acres 0.20				Land Total		24,542

Accpt Land	24,500	**Accepted Bldg**	0	**Total**	24,500

Map/Lot: 006-019
Account: 20 Card: 1 of 1 Location: 21 SCHOPPEE DAIRY RD

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-ResourceProtect
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	07/11/2019
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 TWO EFFICIENCY UNITS
Tran/Land/Bldg 1 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	650.00	143,000.00	100%		143,000
200 x 220	Front-Road Frontage	650.00	143,000.00	70.0%	Excess Frtg.	100,100
242 x 220	Front-Road Frontage	650.00	173,030.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	43,258
20.72	Acre-Rear Land 1 <= 50 Acs	650.00	14,814.80	100%		14,815
13.04	Acre-Wasteland	75.00	1,075.80	100%		1,076
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 37.00					Land Total	311,049

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1725 Sqft	Grade C 110	Base	321,993
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,899
Rooms	13				
Bedrooms	7	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	19,693
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2005	Modern	Modern	Good	Typical	357,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	268,257

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	1965	1440	A 100	109.772	Good	82%	100%	100%	90,013
Finished Attic	1965	800	A 100	40.690	Good	82%	100%	100%	33,366
Wood Deck	2005	150	A 100	3.778	Good	92%	100%	100%	3,476
							Outbuilding Total		126,855

Accpt Land 311,000 **Accepted Bldg** 395,100 **Total** 706,100

Account: 22 Card: 1 of 1 Map/Lot: 011-121 Location: 11 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2 VACANT 5/2018 & 7/2019
Tran/Land/Bldg 0 2 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
56 x 188	Front-Road Frontage	325.00	19,707.78	100%		19,708
Total Acres 0.24					Land Total	19,708

Dwelling Description

Conventional	One Story	768 Sqft	Grade C 113	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	126,012
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,950
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	3	Plumbing	5,057
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Good	Typical	134,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	121,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1998	672	C 113	62.229	Good	91%	100%	100%	56.628
							Outbuilding Total		56,628

Accpt Land 19,700 **Accepted Bldg** 178,600 **Total** 198,300

Map/Lot: 014-001-T1
Account: 23 Card: 1 of 1 Location: 141 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	09/15/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1977	14 x 70	C 0	53,186	Avg-	35%	100%	100%	18,615
Wood Deck	1990	120	C 100	2,054	Avg-	74%	100%	100%	1,520
							Outbuilding Total		20,135

Accpt Land	0	**Accepted Bldg**	20,100	**Total**	20,100

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/18/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 x 181	Front-Road Frontage	325.00	41,369.82	100%		41,370
Total Acres 0.49					Land Total	41,370

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	1182 Sqft	Grade C 100	Base	202,416
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,026
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1895	0	Typical	Typical	Good	Typical	214,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	154,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1895	240	C 100	7.772	Good	75%	100%	100%	5,829
One Story Frame	1895	33	C 100	2.704	Good	75%	100%	100%	2,028
Open Frame Porch	1895	40	C 100	1.780	Good	75%	100%	100%	1,335
								Outbuilding Total	9,192

Accpt Land	41,400	**Accepted Bldg**	163,900	**Total**	205,300

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/30/2014
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 99	Front-Road Frontage	325.00	31,356.02	100%		31,356
Total Acres 0.22					Land Total	31,356

Dwelling Description

Conventional	Two Story	930 Sqft	Grade D 136	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	208,159
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,991
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	212,260

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	169,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	132	D 136	12.063	V.G.	80%	100%	100%	9.650
Finished Attic	1900	132	D 136	11.487	V.G.	80%	100%	100%	9.190
Wood Deck	1990	96	D 136	1.875	V.G.	80%	100%	100%	1.500
							Outbuilding Total		20,340

Accpt Land	31,400	**Accepted Bldg**	190,100	**Total**	221,500

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/25/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 202	Front-Road Frontage	325.00	30,129.22	100%		30,129
Total Acres 0.39					Land Total	30,129

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	788 Sqft	Grade C 100	Base	154,113
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	155,417

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	74,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	440	C 100	36.058	Avg.	50%	100%	100%	18.029
Frame Shed	1890	264	C 100	9.076	Avg.	50%	100%	100%	4.538
Wood Deck	1980	224	C 100	3.666	Avg.	50%	100%	100%	1.833
One Story Frame	1980	52	C 100	4.261	Avg.	50%	100%	100%	2.130
Frame Shed	0			----SOUND VALUE----					7.500
								Outbuilding Total	34,030

Accpt Land	30,100	**Accepted Bldg**	108,600	**Total**	138,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	23,000	0	23,000	23,000	0	23,000
2	1,800	0	1,800	1,800	0	1,800
TOTAL	24,800	0	24,800	24,800	0	24,800

Account: 28 Card: 1 of 2 Map/Lot: 003-082 Location: 0 CROSS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Level
Utilities None None
Street Paved

Sale Data

Sale Date 03/08/2024
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 OPEN SPACE
Reference 2
Tran/Land/Bldg 0 5 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	5.00%	Open Space	5,005
200 x 220	Front-Shorefrontage	455.00	100,100.00	70.0%	Excess Frtg.	0
		0.00	0.00	5.00%	Open Space	3,504
600 x 220	Front-Shorefrontage	455.00	300,300.00	50.0%	Excess Frtg.	0
		0.00	0.00	5.00%	Open Space	7,508
800 x 220	Front-Shorefrontage	455.00	400,400.00	35.00%	Excess Frtg.	0
		0.00	0.00	5.00%	Open Space	7,007
Total Acres 9.09					Land Total	23,024

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	03/08/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	OPEN SPACE		
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.99	Acre-Rear Land 1 <= 50 Acs	650.00	36,457.85	5.00%	Open Space	1,823
Total Acres 50.99					Land Total	1,823

Accpt Land	1,800	**Accepted Bldg**	0	**Total**	1,800

Account: 29 Card: 1 of 1 Map/Lot: 015-020 Location: 48 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/02/2023
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
126 x 100	Front-Road Frontage	325.00	41,629.80	100%		41,630
Total Acres 0.29					Land Total	41,630

Dwelling Description

Conventional	One Story	1028 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	202,430
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,241
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,435
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Modern	Modern	Very Good	Typical	214,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	184,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2000	384	B 100	15.460	V.G.	92%	100%	100%	14.223
Open Frame Porch	1966	72	A 100	4.107	V.G.	86%	100%	100%	3.532
							Outbuilding Total		17,755

Accpt Land	41,600	**Accepted Bldg**	201,900	**Total**	243,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/25/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	OLD SCHOOL HOUSE & TOWN OFFICE		
Reference 2			
Tran/Land/Bldg	0 2 71		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
93 x 43	Front-Road Frontage	325.00	28,239.93	100%		28,240
72 x 99	Front-Road Frontage	325.00	23,764.57	100%		23,765
0.17	Acre-Intown Excess Land	13,000.00	2,431.00	100%		2,431
Total Acres 0.42					Land Total	54,436

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1344 Sqft	Grade C 100	Base	241,890
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,137
Rooms	5				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,688	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	251,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	163,388

Accpt Land	54,400	**Accepted Bldg**	163,400	**Total**	217,800

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	41	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 178	Front-Road Frontage	325.00	17,500.31	100%		17,500
33 x 110	Front-Road Frontage	325.00	11,007.46	100%		11,007
Total Acres 0.28					Land Total	28,507

Accpt Land 28,500 **Accepted Bldg** 0 **Total** 28,500

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/26/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	1 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
185 x 220	Front-Shorefrontage	455.00	92,592.50	100%		92,593
5.07	Acre-Rear Land 1 <= 50 Acs	650.00	3,625.05	100%		3,625
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 6.00					Land Total	104,798

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1476 Sqft	Grade C 113	Base	198,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,669
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1996	0	Modern	Modern	Good	Typical	208,649

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	90%	100%	100%	187,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1996	720	C 100	23.760	Avg.	84%	100%	100%	19,958
Encl Frame Porch	1996	24	C 113	3.701	Good	90%	100%	100%	3,331
							Outbuilding Total		23,289

Accpt Land	104,800	**Accepted Bldg**	211,100	**Total**	315,900

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	09/06/2016
Sale Price	79,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 110	Base	141,706
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Below Average	Typical	145,295

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	56%	100%	100%	81,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	336	D 100	4.430	Avg-	80%	100%	100%	3.544
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
								Outbuilding Total	3,844

Accpt Land	16,900	**Accepted Bldg**	85,200	**Total**	102,100

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/15/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Fr. A-Homesite (Fract)	39,000.00	41,148.24	100%		41,148
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.92					Land Total	49,948

Dwelling Description — **Replacement Cost New**

Ranch	One Story	858 Sqft	Grade D 100	Base	98,095
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Below Average	Typical	98,095

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	47%	91%	100%	41,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1964	72	D 100	4.244	Avg-	47%	91%	100%	1.815
								Outbuilding Total	1,815

Accpt Land	49,900	**Accepted Bldg**	43,800	**Total**	93,700

Map/Lot: 010-015
Account: 36 Card: 1 of 1 Location: 85 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 132	Front-Road Frontage	325.00	30,572.70	100%		30,573
Total Acres 0.27					Land Total	30,573

Dwelling Description

Conventional	One & 1/2 Story	616 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	109,081
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Below Average	Typical	108,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	41,721

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1870	224	D 100	20.471	Avg-	40%	100%	100%	8,188
Encl Frame Porch	1870	16	D 100	2.426	Avg-	40%	100%	100%	970
							Outbuilding Total		9,158

Accpt Land	30,600	**Accepted Bldg**	50,900	**Total**	81,500

Neighborhood 2	Elm St - Rural		
Zoning/Use	Shore-LmtdResidential		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	03/16/2021
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
14.50	Acre-Rear Land 1 <= 50 Acs	650.00	10,367.50	100%		10,368
Total Acres 15.50					Land Total	38,968

Accpt Land	39,000	**Accepted Bldg**	0	**Total**	39,000

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/24/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.51	Acre-Rear Land 1 <= 50 Acs	650.00	364.65	100%		365
Total Acres 1.51					Land Total	26,105

Accpt Land	26,100	**Accepted Bldg**	0	**Total**	26,100

Account: 40 Card: 1 of 1 Map/Lot: 015-089 Location: 21 KILTON LN

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 43		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	100%		21,450
1.90	Acre-Rear Land 1 <= 50 Acs	650.00	1,358.50	100%		1,359
Total Acres 2.90					Land Total	22,809

Accpt Land 22,800 **Accepted Bldg** 0 **Total** 22,800

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	Shore-GeneralDevelopment
Topography	Below Street
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	7 20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 x 485	Front-Shorefrontage	260.00	45,436.96	100%		45,437
Total Acres 1.19					Land Total	45,437

Dwelling Description

Conventional	Two Story	1119 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	211,871
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,607
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	227,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	141,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	30	C 100	2.458	Avg+	65%	100%	100%	1.598
Open Frame Porch	1890	45	C 100	1.929	Avg+	65%	100%	100%	1.254
Encl Frame Porch	1890	36	C 100	3.751	Avg+	65%	100%	100%	2.438
Frame Shed	1890	640	D 100	16.593	Avg.	50%	100%	100%	8.296
								Outbuilding Total	13,586

Accpt Land	45,400	**Accepted Bldg**	155,400	**Total**	200,800

Neighborhood 99

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	
Topography	
Utilities	None None
Street	None

Reference 1	
Reference 2	VACANT MBHM LOT
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Account: 43 Card: 1 of 1 Map/Lot: 001-036 Location: 224 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 01/03/2011
Sale Price 24,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
33.00	Acre-Rear Land 1 <= 50 Acs	650.00	23,595.00	100%		23,595
Total Acres 34.00					Land Total	36,465

Accpt Land 36,500 **Accepted Bldg** 0 **Total** 36,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	FORECLOSED 3/2018		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
89 x 95	Front-Road Frontage	325.00	29,254.73	100%		29,255
Total Acres 0.19					Land Total	29,255

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	856 Sqft	Grade C 100	Base	176,783
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,819
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,806
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	196,674

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	157,339

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	148	C 100	12.129	V.G.	80%	100%	100%	9.703
One Story Frame	1900	44	C 100	3.606	V.G.	80%	100%	100%	2.885
Open Frame Porch	1900	200	C 100	6.573	V.G.	80%	100%	100%	5.258
Two Story Frame	1900	78	C 100	9.461	V.G.	80%	100%	100%	7.569
Barn - GBA	1900	1120	D 100	26.394	Avg-	40%	100%	100%	10.558
							Outbuilding Total		35,973

Accpt Land	29,300	**Accepted Bldg**	193,300	**Total**	222,600

Name: OTTO, WILLIAM H
OTTO, SHELLEY J

Map/Lot: 014-059
Account: 45 Card: 1 of 1 Location: 51 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 x 164	Front-Road Frontage	325.00	52,072.61	100%		52,073
1.25	Acre-Intown Excess Land	13,000.00	17,875.00	100%		17,875
115 x 164	Front-Road Frontage	325.00	39,922.34	70.0%	Excess Frtg.	27,946
Total Acres 2.24					Land Total	97,894

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,109
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	159,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	61,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	384	C 100	42.797	Ava-	40%	100%	100%	17.119
Encl Frame Porch	1900	128	C 100	7.394	Ava-	40%	100%	100%	2.958
Wood Deck	1900	48	C 100	938	Ava-	40%	100%	100%	375
Encl Frame Porch	1900	24	C 100	3.275	Ava-	40%	100%	100%	1.310
								Outbuilding Total	21,762

Accpt Land	97,900	**Accepted Bldg**	83,200	**Total**	181,100

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	HORSE BARN ON THIS LOT?
Tran/Land/Bldg	4 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
Total Acres 2.00					Land Total	1,430

Accpt Land	1,400	**Accepted Bldg**	0	**Total**	1,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Low
Utilities	None None
Street	Paved
Reference 1	STREAM LOT
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	07/12/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	50.0%	Topography	6,435
0.60	Acre-Rear Land 1 <= 50 Acs	650.00	429.00	50.0%	Topography	215
Total Acres 1.60					Land Total	6,650

Accpt Land	6,700	**Accepted Bldg**	0	**Total**	6,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/01/2009
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
Total Acres 5.00					Land Total	15,730

Accpt Land	15,700	**Accepted Bldg**	0	**Total**	15,700

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 81	Front-Road Frontage	325.00	22,645.41	100%		22,645
Total Acres 0.13					Land Total	22,645

Dwelling Description — **Replacement Cost New**

Conventional	One Story	640 Sqft	Grade C 100	Base	99,977
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,563
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	20,675
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	118,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	56,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	120	C 100	7.077	Avg.	50%	100%	100%	3,538
							Outbuilding Total		3,538

Accpt Land	22,600	**Accepted Bldg**	60,400	**Total**	83,000

Account: 50 Card: 1 of 1 Map/Lot: 015-078 Location: 13 LYON ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/07/2021
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 223	Front-Road Frontage	325.00	21,479.07	100%		21,479
Total Acres 0.31					Land Total	21,479

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	504 Sqft	Grade C 110	Base	142,803
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1845	2007	Modern	Modern	Good	Typical	146,085

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	100%	100%	109,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2007	128	C 110	11.539	Good	75%	100%	100%	8.654
Unfin Basement	2007	128	C 100	10.027	Good	75%	100%	100%	7.520
							Outbuilding Total		16,174

Accpt Land	21,500	**Accepted Bldg**	125,700	**Total**	147,200

Map/Lot: 015-040
Account: 51 Card: 1 of 1 Location: 39 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	08/02/2016
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 189	Front-Road Frontage	325.00	34,859.02	100%		34,859
Total Acres 0.43					Land Total	34,859

Dwelling Description

Conventional	Two Story	1424 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	252,563
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,680
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	264,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	198,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	72	C 100	2.738	Good	75%	100%	100%	2.054
Open Frame Porch	1900	16	C 100	1.061	Good	75%	100%	100%	796
Frame Garage	2002	280	D 135	10.229	Avg.	87%	100%	100%	8,899
							Outbuilding Total		11,749

Accpt Land	34,900	**Accepted Bldg**	209,800	**Total**	244,700

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level Low
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 16		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 85	Front-Road Frontage	520.00	71,108.93	100%		71,109
20 x 85	Front-Road Frontage	520.00	7,110.90	70.0%	Excess Frtg.	4,978
17.00	Acre-Wasteland	65.00	1,215.50	100%		1,216
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 17.43				Land Total		86,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1980	3085	B 100	376,370	Avg+	82%	100%	100%	308,623
						Outbuilding Total			308,623

Accpt Land	86,100	**Accepted Bldg**	308,600	**Total**	394,700

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2	RMG ADDITION		
Tran/Land/Bldg	4 2 83		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Fr. A-Commercial Site (Fract)	52,000.00	114,400.00	100%		114,400
9.00	Acre-Intown Excess Land	13,000.00	128,700.00	100%		128,700
Total Acres 13.00					Land Total	243,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0	48000	C 110	3.960.000		75%	100%	100%	3.960.000
One Story Frame	0			- - - - S O U N D V A L U E - - - -					80.000
								Outbuilding Total	4,040,000

Accpt Land	243,100	**Accepted Bldg**	4,040,000	**Total**	4,283,100

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level Level
Utilities All Public All Public
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Fr. A-Homesite (Fract)	26,000.00	18,754.27	100%		18,754
Total Acres 0.43					Land Total	18,754

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1056 Sqft	Grade C 105	Base	144,351
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	0	Modern	Modern	Average	Typical	148,120

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	72%	100%	100%	106,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					200
Wood Deck	1998	90	D 100	1.303	Fair	72%	100%	100%	938
								Outbuilding Total	1,138

Accpt Land	18,800	**Accepted Bldg**	107,800	**Total**	126,600

Account: 55 Card: 1 of 1 Map/Lot: 011-023-A
Location: 12 GROVE ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2020
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 4
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
86 x 109	Front-Road Frontage	325.00	28,659.92	100%		28,660
Total Acres 0.22					Land Total	28,660

Dwelling Description

Conventional	Two Story	896 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	218,544
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,091
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	247,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	95,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	400	C 100	48,516	Avg-	40%	100%	100%	19,406
							Outbuilding Total		19,406

Accpt Land	28,700	**Accepted Bldg**	114,500	**Total**	143,200

Account: 56 Card: 1 of 1 Map/Lot: 008-004-T02-DUB
Location: 2 DUBE LN

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography
Utilities None None
Street None

Sale Data

Sale Date	11/01/2020
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					3,300
								Outbuilding Total	3,300

Accpt Land	0	**Accepted Bldg**	3,300	**Total**	3,300

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/24/2017
Sale Price	9,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	CONDITION - INTERIOR - ASKING $69,000
Tran/Land/Bldg	4 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 155	Front-Road Frontage	325.00	34,174.50	80.0%	Restriction	27,340
Total Acres 0.35					Land Total	27,340

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1001 Sqft	Grade C 100	Base	196,128
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,805
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,900
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,202
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Below Average	Typical	202,772

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	40%	61%	100%	49,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	91	C 100	3.308	Avg-	40%	100%	100%	1.323
Encl Frame Porch	1900	140	C 100	7.869	Avg-	40%	100%	100%	3.148
							Outbuilding Total		4,471

Accpt Land	27,300	**Accepted Bldg**	53,900	**Total**	81,200

Account: 58 Card: 1 of 1 Map/Lot: 013-015-A
Location: SUNRISE VILLAGE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.60	Fr. A-Commercial Site (Fract)	52,000.00	135,359.91	100%		135,360
Total Acres 5.60					Land Total	135,360

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	16224 Sqft	Grade C 110	Base	3,062,261
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-4	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-177,712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	121,320
Rooms	72				
Bedrooms	48	Add Fixtures	24		
Baths	24	Half Baths	0	Plumbing	154,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Modern	Modern	Good	Typical	3,109,874

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	2,705,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2004	240	C 110	21.635	Good	92%	100%	100%	19.904
One Story Frame	2004	240	C 110	21.635	Good	92%	100%	100%	19.904
One Story Frame	2004	240	C 110	21.635	Good	92%	100%	100%	19.904
One Story Frame	1985	360	B 100	35.992	Avg.	78%	100%	100%	28.074
One Story Frame	1985	360	C 100	29.502	Avg.	78%	100%	100%	23.012
Plumbing Fixture	1985	24	C 110	45.012	Good	87%	100%	100%	39.160
								Outbuilding Total	149,958

Accpt Land	135,400	**Accepted Bldg**	2,855,500	**Total**	2,990,900

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	12/03/2020
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
114 x 220	Front-Road Frontage	520.00	65,208.00	100%		65,208
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
3.02	Acre-Wasteland	65.00	215.93	100%		216
Total Acres 5.60					Land Total	66,854

Accpt Land 66,900 **Accepted Bldg** 0 **Total** 66,900

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	09/14/2021
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Fr. A-Homesite (Fract)	26,000.00	16,429.45	100%		16,429
Total Acres 0.33					Land Total	16,429

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1056 Sqft	Grade C 105	Base	151,569
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Very Good	Typical	151,569

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	131,865

Accpt Land	16,400	**Accepted Bldg**	131,900	**Total**	148,300

Map/Lot: 005-034
Account: 62 Card: 1 of 1 Location: 417 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Sale Data

Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	Paved

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 90
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
20.00	Acre-Wasteland	65.00	1,430.00	100%		1,430
49.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,035.00	100%		35,035
3.00	Impr-Lot Improvements	4,000.00	13,200.00	100%		13,200
Total Acres 70.00				Land Total		106,865

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story Masonry	1965	272	C 100	24,515	Avg.	66%	100%	100%	16,180
						Outbuilding Total			16,180

Accpt Land	106,900	**Accepted Bldg**	16,200	**Total**	123,100

Account: 63 Card: 1 of 1 Map/Lot: 003-017 Location: 430 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 05/07/2021
Sale Price 77,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 SEPTIC PERMIT
Tran/Land/Bldg 4 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00				Land Total		34,320

Dwelling Description **Replacement Cost New**

Conventional	One Story	480 Sqft	Grade C 100	Base	85,554
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,216
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	96,358

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	24,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	252	C 100	20.651	Fair	26%	100%	100%	5.369
Barn - GBA	1900	720	E 100	11.730	Fair	26%	100%	100%	3.050
								Outbuilding Total	8,419

Accpt Land 34,300 **Accepted Bldg** 32,500 **Total** 66,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/13/2023
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Fr. A-Homesite (Fract)	23,400.00	23,731.10	100%		23,731
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.85					Land Total	32,311

Dwelling Description

				Replacement Cost New	
Conventional	One Story	630 Sqft	Grade C 100	Base	99,075
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	20,520
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Fair	Typical	119,595

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	29,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	143	D 100	3.870	Fair	72%	100%	100%	2.786
								Outbuilding Total	2,786

Accpt Land	32,300	**Accepted Bldg**	32,600	**Total**	64,900

Account: 66 Card: 1 of 1 Map/Lot: 008-005 Location: 210 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/22/2022
Sale Price	1,720,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	DOLLAR GENERAL STORE
Tran/Land/Bldg	0 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
154 x 192	Front-Road Frontage	650.00	102,864.62	100%		102,865
305 x 192	Front-Road Frontage	650.00	203,725.39	100%		203,725
Total Acres 2.02					Land Total	306,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2017	6440	C 100	644.000	Avg.	95%	100%	100%	611,800
								Outbuilding Total	611,800

Accpt Land	306,600	**Accepted Bldg**	611,800	**Total**	918,400

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	DUNKIN DONUTS, PAT'S PIZZA
Tran/Land/Bldg	0 2 16
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	11/23/2011
Sale Price	960,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
404 x 325	Front-Road Frontage	520.00	280,871.54	100%		280,872
Total Acres 3.01					Land Total	280,872

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2004	7964	C 100	796.400	Good	92%	100%	100%	732.688
Frame Shed	2000	378	C 110	13.705	Avg.	86%	100%	100%	11.786
							Outbuilding Total		744,474

Accpt Land	280,900	**Accepted Bldg**	744,500	**Total**	1,025,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/04/2017
Sale Price	12,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Fr. A-Homesite (Fract)	23,400.00	16,279.41	100%		16,279
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.40					Land Total	24,859

Dwelling Description

				Replacement Cost New	
Conventional	One Story	652 Sqft	Grade C 117	Base	106,415
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Modern	Modern	Good	Typical	108,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	81,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1930	35	C 117	4.342	Good	75%	100%	100%	3.256
							Outbuilding Total		3,256

Accpt Land	24,900	**Accepted Bldg**	84,500	**Total**	109,400

Account: 69 Card: 1 of 1 Map/Lot: 001-013 Location: 0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Septic System None
Street Right-Of-Way

Sale Data

Sale Date 06/16/2004
Sale Price 47,000
Sale Type Land Only
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
195 x 187	Front-Shorefrontage	455.00	89,980.45	100%		89,980
2.16	Acre-Rear Land 1 <= 50 Acs	650.00	1,544.40	100%		1,544
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%	Unimproved	2,145
Total Acres 3.00				Land Total		93,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2007	160	A 100	8.984	V.G.	93%	100%	100%	8.355
						Outbuilding Total			8,355

Accpt Land 93,700 **Accepted Bldg** 8,400 **Total** 102,100

Map/Lot: 017-016&016A
Account: 70 Card: 1 of 1 Location: 40 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 08/09/2022
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.51	Acre-Rear Land 1 <= 50 Acs	650.00	364.65	100%		365
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
0.00	Impr-Mobile Home Site	13,000.00	0.00	100%		0
Total Acres 1.51				Land Total		52,065

Accpt Land 52,100 **Accepted Bldg** 0 **Total** 52,100

Account: 71 Card: 1 of 1 Map/Lot: 011-096 Location: 122 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/17/2024
Sale Price 226,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
124 x 115	Front-Road Frontage	325.00	41,545.63	100%		41,546
Total Acres 0.33					Land Total	41,546

Dwelling Description **Replacement Cost New**

Conventional	Two Story	742 Sqft	Grade C 100	Base	161,574
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	165,413

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	132,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	320	C 100	35.664	V.G.	80%	100%	100%	28.531
Unfin Basement	1900	320	C 100	13.443	V.G.	80%	100%	100%	10.754
Encl Frame Porch	2004	120	B 100	8.634	Avg+	91%	100%	100%	7.857
Open Frame Porch	1900	160	C 100	5.375	V.G.	80%	100%	100%	4.300
Frame Garage	2014	480	C 100	15.840	Avg.	94%	100%	100%	14.890
							Outbuilding Total		66,332

Accpt Land 41,500 **Accepted Bldg** 198,700 **Total** 240,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/17/2006
Sale Price	82,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.64	Acre-Rear Land 1 <= 50 Acs	650.00	457.60	100%		458
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.64					Land Total	34,778

Dwelling Description **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,508
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Good	Typical	135,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	115,033

Accpt Land	34,800	**Accepted Bldg**	115,000	**Total**	149,800

Map/Lot: 005-007-C
Account: 74 Card: 1 of 1 Location: 0 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	10/29/2020
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
24.00	Acre-Rear Land 2 >50 <=	455.00	12,012.00	100%		12,012
15.00	Acre-Wasteland	65.00	1,072.50	100%		1,073
Total Acres 40.00				Land Total		25,955

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Neighborhood 2	Elm St - Rural		
Zoning/Use	Shore-LmtdResidential		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	100%		85,800
200 x 220	Front-Shorefrontage	390.00	85,800.00	70.0%	Excess Frtg.	60,060
100 x 220	Front-Shorefrontage	390.00	42,900.00	50.0%	Excess Frtg.	21,450
25.47	Acre-Rear Land 1 <= 50 Acs	650.00	18,211.05	100%		18,211
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 28.00				Land Total		194,321

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1728 Sqft	Grade B 100	Base	357,607
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-28,241
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-10,296
Rooms	1				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50.00%			Unfinished	-39,539

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	None	Modern	Good	Typical	273,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	90%	100%	228,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2012	576	C 100	9.393	Good	93%	100%	100%	8.735
							Outbuilding Total		8,735

Accpt Land	194,300	Accepted Bldg	237,700	Total	432,000

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	12/29/2005
Sale Price	53,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
0.60	Acre-Rear Land 1 <= 50 Acs	650.00	429.00	100%		429
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 1.60					Land Total	33,429

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	720 Sqft	Grade D 146	Base	174,523
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	173,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	66,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2007	326	C 100	32,600	Avg.	90%	100%	100%	29,340
							Outbuilding Total		29,340

Accpt Land	33,400	**Accepted Bldg**	96,100	**Total**	129,500

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	07/14/2017
Sale Price	69,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Fr. A-Homesite (Fract)	26,000.00	16,178.60	100%		16,179
Total Acres 0.32					Land Total	16,179

Dwelling Description **Replacement Cost New**

Ranch	One Story	1008 Sqft	Grade C 110	Base	146,465
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Typical	Above Average	Typical	150,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	98%	100%	117,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	100	C 100	1.744	Avg+	80%	100%	100%	1.395
							Outbuilding Total		1,395

Accpt Land	16,200	**Accepted Bldg**	119,200	**Total**	135,400

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/01/2009
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 300	Front-Road Frontage	325.00	28,763.42	100%		28,763
Total Acres 0.54					Land Total	28,763

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	667 Sqft	Grade C 100	Base	139,279
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	141,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	75%	75%	51,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	270	C 100	22.126	Avg+	65%	100%	75%	10.786
Unfin Basement	1900	270	C 100	12.553	Avg+	65%	100%	75%	6.119
One Story Frame	1900	15	C 100	1.229	Avg+	65%	100%	75%	599
Frame Shed	1900	180	D 100	5.397	Fair	26%	100%	75%	1.052
								Outbuilding Total	18,556

Accpt Land	28,800	**Accepted Bldg**	70,400	**Total**	99,200

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
100.00	Acre-Wasteland	65.00	7,150.00	100%		7,150
19.00	Acre-Rear Land 1 <= 50 Acs	650.00	13,585.00	100%		13,585
Total Acres 120.00				Land Total		33,605

Accpt Land 33,600 **Accepted Bldg** 0 **Total** 33,600

Name: MACHIAS, TOWN OF
OLD COURT ST CEMETARY
Account: 80 Card: 1 of 1 Map/Lot: 015-068
Location:

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 262	Front-Road Frontage	325.00	36,380.10	100%		36,380
Total Acres 0.60				Land Total		36,380

Accpt Land	36,400	**Accepted Bldg**	0	**Total**	36,400

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	Shore-GeneralDevelopment		
Topography	Level		
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
198 x 68	Front-Road Frontage	520.00	62,965.74	100%		62,966
Total Acres 0.31					Land Total	62,966

Accpt Land	63,000	**Accepted Bldg**	0	**Total**	63,000

Account: 82 Card: 1 of 1 Map/Lot: 011-089 Location: 26 WEST ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 66	Front-Road Frontage	325.00	31,377.86	100%		31,378
Total Acres 0.15					Land Total	31,378

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	792 Sqft	Grade C 100	Base	154,603
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	153,923

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	115,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1900	264	C 100	4.286	Good	75%	100%	100%	3.214
Encl Frame Porch	1900	112	C 100	6.760	Good	75%	100%	100%	5.070
Frame Garage	1970	624	C 100	20.592	Avg.	69%	100%	100%	14.208
							Outbuilding Total		22,492

Accpt Land	31,400	**Accepted Bldg**	137,900	**Total**	169,300

Name: MACHIAS, TOWN OF
WATER STREET PARKING
Map/Lot: 011-035-A
Account: 83 Card: 1 of 1 Location:

Neighborhood	5	NoRiver-WestCenterSt	
Zoning/Use		Shore-LmtdResidential	
Topography		Level	
Utilities		None None	
Street		None	
Reference 1			
Reference 2			
Tran/Land/Bldg		0 10 0	
1ST MORTGAGE		0	2ND MORTGAGE 0
Exemption(s)		45	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 90	Front-Road Frontage	325.00	16,346.63	100%		16,347
Total Acres 0.10				Land Total		16,347

Accpt Land	16,300	**Accepted Bldg**	0	**Total**	16,300

Account: 84 Card: 1 of 1 Map/Lot: 010-024 Location: 174 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/10/2015
Sale Price 261,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 29
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
163 x 210	Front-Road Frontage	325.00	58,002.04	100%		58,002
Total Acres 0.79					Land Total	58,002

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1196 Sqft	Grade C 100	Base	299,895
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	2		
Baths	8	Half Baths	1	Plumbing	47,740
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2005	Modern	Modern	Average	Typical	347,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	173,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1880	480	C 100	53.496	Avg.	50%	100%	100%	26.748
Encl Frame Porch	1880	246	C 100	12.067	Avg.	50%	100%	100%	6.034
One Story Frame	1998	2780	C 100	227.821	Avg+	88%	100%	100%	200.482
							Outbuilding Total		233,264

Accpt Land 58,000 **Accepted Bldg** 407,100 **Total** 465,100

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/30/2021
Sale Price	229,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 5.00				Land Total		54,560

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1120 Sqft	Grade C 100	Base	212,005
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-17,343
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-5,113
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,240	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Average	Horrible	192,893

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	90%	100%	147,563

Accpt Land	54,600	**Accepted Bldg**	147,600	**Total**	202,200

Neighborhood 14 Hoyttown-Rural

Zoning/Use	None
Topography	Level
Utilities	Dug Well Septic System
Street	Paved

Sale Data

Sale Date	09/21/2023
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.80	Acre-Rear Land 1 <= 50 Acs	650.00	1,287.00	100%		1,287
1.00	Impr-Lot Improvements	4,000.00	4,400.00	50.0%		2,200
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 2.80					Land Total	50,787

Dwelling Description

				Replacement Cost New	
Conventional	One Story	880 Sqft	Grade C 100	Base	121,612
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,991
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	24,400
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Good	Typical	151,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	96%	100%	110,339

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	96	C 100	6.127	Good	76%	100%	100%	4,657
							Outbuilding Total		4,657

Accpt Land	50,800	**Accepted Bldg**	115,000	**Total**	165,800

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Below Street
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
56 x 110	Front-Road Frontage	650.00	28,312.56	100%		28,313
Total Acres 0.14				Land Total		28,313

Accpt Land	28,300	**Accepted Bldg**	0	**Total**	28,300

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 4	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
Total Acres 8.00					Land Total	17,875

Accpt Land 17,900 **Accepted Bldg** 0 **Total** 17,900

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
100 x 220	Front-Shorefrontage	200.00	32,631.27	50.0%	Excess Frtg.	16,316
3.04	Acre-Rear Land 1 <= 50 Acs	500.00	1,672.00	100%		1,672
2.00	Impr-Lot Improvements	3,000.00	6,600.00	100%		6,600
Total Acres 5.57					Land Total	135,535

Dwelling Description

				Replacement Cost New	
Conventional	One Story	792 Sqft	Grade C 110	Base	125,047
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	15,615
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Very Good	Typical	140,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	128,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	720	C 110	24.367	V.G.	91%	100%	100%	22.174
Wood Deck	1992	64	C 110	1.305	V.G.	91%	100%	100%	1.188
							Outbuilding Total		23,362

Accpt Land	135,500	**Accepted Bldg**	151,400	**Total**	286,900

Name: DURKEE, MANFORD H JR
BOYINGTON, DONNA
Map/Lot: 010-002
Account: 91 Card: 1 of 1 Location: 98 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/19/2020
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 132	Front-Road Frontage	325.00	28,874.21	100%		28,874
Total Acres 0.26				Land Total		28,874

Accpt Land	28,900	**Accepted Bldg**	0	**Total**	28,900

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/27/2022
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 132	Front-Road Frontage	325.00	28,874.21	100%		28,874
Total Acres 0.26					Land Total	28,874

Dwelling Description

Conventional	Two Story	765 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	164,642
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,200
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	9,798
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	178,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	116,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	77	C 100	2.888	Avg+	65%	100%	100%	1.877
Open Frame Porch	1900	25	C 100	1.330	Avg+	65%	100%	100%	864
2S Frame Garage	2016	1008	C 100	51.227	Avg+	65%	100%	100%	33.298
1 & 1/2 Story Fr	2016	357	C 100	39.788	Avg+	65%	100%	100%	25.862
Frame Shed	2005	120	D 100	3.938	Avg.	89%	100%	100%	3.505
							Outbuilding Total		65,406

Accpt Land	28,900	**Accepted Bldg**	181,700	**Total**	210,600

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 100	Front-Road Frontage	325.00	33,039.52	100%		33,040
Total Acres 0.23				Land Total		33,040

Accpt Land	33,000	**Accepted Bldg**	0	**Total**	33,000

Account: 94 Card: 1 of 1 Map/Lot: 003-027-A
Location: 402 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/21/2005
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	SHED		
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50					Land Total	34,678

Dwelling Description — **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	141,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	91%	100%	91,315

Accpt Land	34,700	**Accepted Bldg**	91,300	**Total**	126,000

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/27/2021
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 218	Front-Road Frontage	325.00	29,288.24	100%		29,288
Total Acres 0.41					Land Total	29,288

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1048 Sqft	Grade C 107	Base	216,567
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,623
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	1/2 Finished			Attic	17,804
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Very Good	Typical	245,821

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	96%	100%	188,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	300	C 107	10.239	V.G.	80%	100%	100%	8.191
One Story Frame	1900	264	C 100	21.635	V.G.	80%	100%	100%	17.308
Frame Garage	1900	768	C 100	25.344	Avg.	50%	100%	100%	12.672
							Outbuilding Total		38,171

Accpt Land	29,300	**Accepted Bldg**	227,000	**Total**	256,300

Account: 96 Card: 1 of 1 Map/Lot: 009-014 Location: 11 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/23/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 HOW MANY MBHM'S ON THIS LOT? SEE
Tran/Land/Bldg 0 6 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Fr. A-Homesite (Fract)	52,000.00	32,858.90	50.0%	Topography	16,429
Total Acres 0.33					Land Total	16,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1968	12 x 60	C 0	40,337	Fair	28%	100%	100%	11,294
							Outbuilding Total		11,294

Accpt Land 16,400 **Accepted Bldg** 11,300 **Total** 27,700

Account: 97 Card: 1 of 1 Map/Lot: 001-023-A
Location: 0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities None None
Street None

Sale Data

Sale Date 02/16/2016
Sale Price 15,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
9.35	Acre-Rear Land 1 <= 50 Acs	650.00	6,685.25	100%		6,685
Total Acres 10.35					Land Total	19,555

Accpt Land 19,600 **Accepted Bldg** 0 **Total** 19,600

Map/Lot: 011-098
Account: 98 Card: 1 of 1 Location: 138 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/01/2010
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 2 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
198 x 115	Front-Road Frontage	325.00	66,338.98	100%		66,339
1.00	Impr-Mobile Home Site	8,000.00	8,800.00	100%		8,800
Total Acres 0.52				Land Total		75,139

Dwelling Description **Replacement Cost New**

Conventional	One Story	936 Sqft	Grade C 100	Base	126,660
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Modern	Modern	Above Average	Typical	126,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	84,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1960	128	B 100	2.657	Avg.	64%	100%	100%	1.700
Frame Shed	1996	96	E 100	2.044	Poor	61%	100%	100%	1.247
Frame Garage	1960	576	C 100	19.008	Avg.	64%	100%	100%	12.165
Frame Shed	2015	160	C 100	5.989	Avg.	94%	100%	100%	5.630
							Outbuilding Total		20,742

Accpt Land 75,100 **Accepted Bldg** 105,600 **Total** 180,700

Name: DAUGHERS OF THE AMERICAN REVOLUTION
BURNHAM TAVERN MUSEUM
Map/Lot: 011-077
Account: 99 Card: 1 of 1 Location: 14 COLONIAL WAY

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 20		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	40	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 133	Front-Road Frontage	325.00	28,216.10	100%		28,216
Total Acres 0.25				Land Total		28,216

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1036 Sqft	Grade D 100	Base	164,654
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,756
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,670
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,518
Insulation	None	SFLA	2,072	Insulation	-1,869
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1770	0	Obsolete	None	Above Average	Typical	154,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	84%	100%	84,165

Accpt Land	28,200	**Accepted Bldg**	84,200	**Total**	112,400

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	06/13/2006
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Fr. A-Homesite (Fract)	26,000.00	17,860.69	100%		17,861
Total Acres 0.39					Land Total	17,861

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1104 Sqft	Grade C 105	Base	148,894
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Very Good	Typical	152,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	139,079

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	48	C 100	938	Avg.	83%	100%	100%	779
Wood Deck	1995	20	C 100	504	Avg.	83%	100%	100%	418
							Outbuilding Total		1,197

Accpt Land	17,900	**Accepted Bldg**	140,300	**Total**	158,200

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/17/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
71 x 300	Front-Road Frontage	325.00	26,182.09	100%		26,182
Total Acres 0.49					Land Total	26,182

Dwelling Description

Conventional	Two Story	947 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	207,816
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,081
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Modern	Modern	Very Good	Typical	226,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	181,542

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	84	C 110	3.408	V.G.	80%	100%	100%	2.726
Open Frame Porch	1900	66	C 110	2.815	V.G.	80%	100%	100%	2.252
Encl Frame Porch	1900	66	C 110	5.433	V.G.	80%	100%	100%	4.346
Barn - GBA	1900	600	D 100	17.090	Avg+	65%	100%	100%	11.108
							Outbuilding Total		20,432

Accpt Land	26,200	**Accepted Bldg**	202,000	**Total**	228,200

Map/Lot: 010-018
Account: 102 Card: 1 of 1 Location: 4 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/23/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 97	Front-Road Frontage	325.00	29,645.13	100%		29,645
60 x 101	Front-Road Frontage	325.00	19,843.45	100%		19,843
Total Acres 0.34					Land Total	49,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Concrete Slab	1975	896	C 100	14.082	Avg.	72%	100%	100%	10,139
14Mobile Home	1975	14 x 64	C 0	49.504	Avg.	40%	100%	100%	19,802
Frame Garage	1975	720	C 100	23.760	Avg.	72%	100%	100%	17,107
								Outbuilding Total	47,048

Accpt Land 49,500 **Accepted Bldg** 47,000 **Total** 96,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	43
Land Schedule	2

Sale Data

Sale Date	01/24/2014
Sale Price	22,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
215 x 180	Front-Road Frontage	325.00	75,335.47	100%		75,335
Total Acres 0.89				Land Total		75,335

Accpt Land	75,300	**Accepted Bldg**	0	**Total**	75,300

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	None	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
4.00	Acre-Wasteland	65.00	286.00	100%		286
36.00	Acre-Rear Land 1 <= 50 Acs	650.00	25,740.00	100%		25,740
Total Acres 41.00				Land Total		43,901

Accpt Land	43,900	**Accepted Bldg**	0	**Total**	43,900

Neighborhood 1	Kennebec - Rural
Tree Growth	1982
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
TG PLAN YEAR....	2024
Reference 1	TREE GROWTH CLASSIFICATION
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	20 Land Schedule 4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
8.00	Acre-Wasteland	65.00	572.00	100%		572
28.00	Acre-Softwood TG	136.00	3,808.00	100%		3,808
38.00	Acre-Mixed Wood TG	165.00	6,270.00	100%		6,270
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 82.00					Land Total	49,975

Dwelling Description / **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	144,733
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Modern	Modern	Good	Typical	148,224

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	127,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	64	C 107	5.199	Good	86%	100%	100%	4.471
Frame Garage	2021	780	B 100	31.403	Avg.	95%	100%	100%	29.833
							Outbuilding Total		34,304

Accpt Land	50,000	**Accepted Bldg**	161,800	**Total**	211,800

Map/Lot: 011-078
Account: 106 Card: 1 of 1 Location: 20 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 157	Front-Road Frontage	325.00	38,020.38	100%		38,020
Total Acres 0.40				Land Total		38,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	1080	E 120	72.220	Poor	18%	50%	100%	6,500
						Outbuilding Total			6,500

Accpt Land 38,000 **Accepted Bldg** 6,500 **Total** 44,500

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	11/01/2006
Utilities	All Public None	Sale Price	101,325
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36 x 83	Front-Road Frontage	325.00	11,674.65	100%		11,675
74 x 197	Front-Road Frontage	325.00	26,164.48	100%		26,164
Total Acres 0.40					Land Total	37,839

Dwelling Description				**Replacement Cost New**	
Conventional	Two Story	1140 Sqft	Grade C 100	Base	225,407
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,750
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	241,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	150,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	288	C 100	4.658	Avg.	75%	100%	100%	3.494
							Outbuilding Total		3,494

Accpt Land	37,800	**Accepted Bldg**	154,000	**Total**	191,800

Account: 109 Card: 1 of 1 Map/Lot: 011-020 Location: 6 GROVE ST

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 150	Front-Road Frontage	325.00	30,966.02	100%		30,966
Total Acres 0.31					Land Total	30,966

Dwelling Description **Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Hot Water BB	Cooling	0% None	Heat	679
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	21,172
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	124,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	91%	100%	56,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	384	C 100	12.672	V.G.	92%	100%	100%	11.658
							Outbuilding Total		11,658

Accpt Land	31,000	**Accepted Bldg**	68,100	**Total**	99,100

Name: LANDERS, MARK G
LANDERS, KATHLEEN M

Map/Lot: 001-065

Account: 110 Card: 1 of 1 Location: 650 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Dug Well Septic System
Street	Paved

Sale Data

Sale Date	10/20/2016
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
0.00	Impr-Lot Improvements	3,900.00	0.00	100%		0
Total Acres 0.50					Land Total	18,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
Frame Garage	0			- - - - S O U N D V A L U E - - - -						1.000
									Outbuilding Total	1,000

Accpt Land	18,200	**Accepted Bldg**	1,000	**Total**	19,200

Map/Lot: 005-040
Account: 111 Card: 1 of 1 Location: 353 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date 04/05/2011
Sale Price 592,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	650.00	143,000.00	100%		143,000
1.00	Acre-Commercial Site	48,000.00	52,800.00	100%		52,800
4.00	Acre-Wasteland	75.00	330.00	100%		330
15.99	Acre-Rear Land 1 <= 50 Acs	650.00	11,432.85	100%		11,433
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 22.00				Land Total		211,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -						565,000
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -						0
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -						0
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -						0
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -						0
									Outbuilding Total	565,000

Accpt Land 212,000 **Accepted Bldg** 565,000 **Total** 777,000

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/07/2010
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 91	Front-Road Frontage	325.00	26,183.51	100%		26,184
Total Acres 0.17					Land Total	26,184

Dwelling Description

Conventional	Two Story	1120 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	212,005
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,614
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1867	0	Modern	Modern	Above Average	Typical	225,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	146,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1867	504	C 100	56.171	Avg+	65%	100%	100%	36.511
Open Frame Porch	1867	144	C 100	4.895	Avg+	65%	100%	100%	3.182
							Outbuilding Total		39,693

Accpt Land	26,200	**Accepted Bldg**	186,500	**Total**	212,700

Account: 113 Card: 1 of 1 Map/Lot: 014-041 Location: 25 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/26/2024
Sale Price 340,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
178 x 256	Front-Road Frontage	325.00	64,606.73	100%		64,607
Total Acres 1.05					Land Total	64,607

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	925 Sqft	Grade C 105	Base	187,371
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,871
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Typical	Typical	Good	Typical	198,880

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	79%	96%	100%	150,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	340	C 105	16.578	Good	79%	100%	100%	13.097
Frame Garage	2007	900	C 100	29.700	V.G.	93%	100%	100%	27.621
Open Frame Porch	2008	455	C 100	14.213	Good	93%	100%	100%	13.218
Frame Shed	0			- - - - S O U N D V A L U E - - - -					800
								Outbuilding Total	54,736

Accpt Land 64,600 **Accepted Bldg** 205,600 **Total** 270,200

Account: 114 Card: 1 of 1 Map/Lot: 013-002-A
Location: 244 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/09/2024
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Fr. A-Homesite (Fract)	52,000.00	35,260.45	100%		35,260
Total Acres 0.38					Land Total	35,260

Dwelling Description

Conventional	One Story	1178 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	148,475
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-17,897
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,004
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Typical	Typical	Average	Typical	135,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	96%	100%	80,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1958	445	C 100	14.685	Avg-	54%	100%	100%	7,930
Frame Shed	1958	198	E 100	3.558	Fair	42%	100%	100%	1,494
							Outbuilding Total		9,424

Accpt Land	35,300	**Accepted Bldg**	90,100	**Total**	125,400

Account: 115 Card: 1 of 1 Map/Lot: 011-133-B Location: 0

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
71 x 80	Front-Road Frontage	325.00	22,940.41	100%		22,940
0.07	Fr. A-Commercial Site (Fract)	52,000.00	15,133.70	100%		15,134
8700	SQFT-Paving/Parking Areas	1.00	9,570.00	100%		9,570
Total Acres 0.20				Land Total		47,644

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Map/Lot: 014-019
Account: 116 Card: 1 of 1 Location: 153 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/01/2020
Sale Price	35,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 317	Front-Road Frontage	325.00	35,225.99	100%		35,226
Total Acres 0.69					Land Total	35,226

Dwelling Description

Conventional	One Story	1216 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	175,445
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,547
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,564
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2020	Modern	Modern	Excellent	Typical	185,408

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	157,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	576	D 100	15,587	Avg.	85%	100%	100%	13,249
							Outbuilding Total		13,249

Accpt Land	35,200	Accepted Bldg	170,800	Total	206,000

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	05/04/2021
Utilities	All Public None	Sale Price	114,000
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 x 118	Front-Road Frontage	325.00	43,668.21	100%		43,668
Total Acres 0.35					Land Total	43,668

Dwelling Description				**Replacement Cost New**	
Conventional	Two Story	672 Sqft	Grade C 100	Base	152,235
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,049
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	164,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	102,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	225	C 100	3.681	Avg+	85%	100%	100%	3.129
Barn - GBA	1900	450	C 100	17.569	Avg-	40%	100%	100%	7.028
Encl Frame Porch	1900	25	C 100	3.315	Avg+	65%	100%	100%	2.155
							Outbuilding Total		12,312

Accpt Land	43,700	**Accepted Bldg**	115,100	**Total**	158,800

Account: 118 Card: 1 of 1 Map/Lot: 08A-027
Location: 37 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level Level
Utilities All Public All Public
Street Paved

Sale Data

Sale Date 03/25/2009
Sale Price 43,601
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 107	Base	142,471
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	0	Typical	Typical	Average	Typical	142,471

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	72%	91%	100%	93,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	60	C 100	1.124	Avg+	85%	100%	100%	955
Frame Garage	1980	624	D 100	16.885	Avg.	75%	100%	100%	12,664
							Outbuilding Total		13,619

Accpt Land	15,900	**Accepted Bldg**	107,000	**Total**	122,900

Map/Lot: 08A-028
Account: 119 Card: 1 of 1 Location: 35 HUDSON BLVD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	09/20/2013
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	CHECK FUNC - SEND VAL REPT		
Tran/Land/Bldg	1 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description **Replacement Cost New**

Ranch	One Story	1040 Sqft	Grade C 110	Base	149,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	153,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	80%	94%	100%	115,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1997	238	C 110	21.455	Good	90%	100%	100%	19.310
One Story Frame	1997	256	C 110	23.077	Good	90%	100%	100%	20.769
Unfin Basement	1997	494	C 100	18.088	Good	90%	100%	100%	16.279
Wood Deck	1997	80	C 100	1.434	Avg+	80%	100%	100%	1.147
Frame Shed	0			----SOUND VALUE----					500
								Outbuilding Total	58,005

Accpt Land	15,900	**Accepted Bldg**	173,500	**Total**	189,400

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None	Sale Price	0
Street	None	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Fr. A-Waterfront (Fract)	52,000.00	62,659.47	100%		62,659
Total Acres 1.20					Land Total	62,659

Accpt Land	62,700	**Accepted Bldg**	0	**Total**	62,700

Account: 121 Card: 1 of 1 Map/Lot: 003-014 Location: 8 MALLAR LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/26/2021
Sale Price	226,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%		2,145
Total Acres 2.00					Land Total	37,180

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1606 Sqft	Grade C 107	Base	200,151
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	7,334
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,841
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Modern	Modern	Good	Typical	206,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	183,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1999	279	C 107	14.309	Good	89%	100%	100%	12.735
Encl Frame Porch	1999	128	C 107	7.912	Good	89%	100%	100%	7.042
Frame Garage	2008	260	B 100	10.468	V.G.	94%	100%	100%	9.840
Concrete Slab	2009	1068	D 100	13.733	Avg.	91%	100%	100%	12.497
Frame Shed	0			----SOUND VALUE----					500
Frame Shed	0			----SOUND VALUE----					200
								Outbuilding Total	42,814

Accpt Land	37,200	**Accepted Bldg**	226,500	**Total**	263,700

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
144 x 115	Front-Road Frontage	325.00	48,246.53	100%		48,247
Total Acres 0.38					Land Total	48,247

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	780 Sqft	Grade C 107	Base	163,851
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,255
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1946	0	Typical	Typical	Above Average	Typical	168,106

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	69%	96%	100%	111,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1946	192	C 107	10.623	Avg+	69%	100%	100%	7.330
Wood Deck	1980	150	B 100	3.073	Avg.	75%	100%	100%	2.305
Frame Garage	2016	572	C 100	18.876	Avg.	95%	100%	100%	17.932
							Outbuilding Total		27,567

Accpt Land 48,200 **Accepted Bldg** 138,900 **Total** 187,100

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/21/2020
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	FARMLAND GREENHOUISE	SHED 2/2022	
Tran/Land/Bldg	3 4 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Waterfront (Fract)	104,000	161,786.03	100%		161,786
20.00	Acre-Rear Land 1 <= 50 Acs	650.00	14,300.00	100%		14,300
24.00	Acre-Blueberries	2,340.00	61,776.00	100%		61,776
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
5.00	Acre-Wasteland	65.00	357.50	100%		358
Total Acres 51.00					Land Total	246,800

Dwelling Description

				Replacement Cost New	
Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,284
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1933	0	Modern	Modern	Above Average	Typical	105,145

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	68,344

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	128	C 100	10.490	Avg+	65%	100%	100%	6.818
Frame Garage	1996	960	C 100	31.680	Avg+	65%	100%	100%	20.592
Frame Shed	1983	768	D 100	19.708	Avg-	69%	100%	100%	13.599
Barn - GBA	0			----SOUND VALUE----					1.000
One Story Frame	0			----SOUND VALUE----					40.000
CmmlBldg-SeeFile	0			----SOUND VALUE----					300.000
								Outbuilding Total	382,009

Accpt Land	246,800	**Accepted Bldg**	450,400	**Total**	697,200

Map/Lot: 017-009
Account: 125 Card: 1 of 1 Location: 23 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/02/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Fr. A-Homesite (Fract)	39,000.00	33,505.97	100%		33,506
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.61					Land Total	42,306

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1248 Sqft	Grade C 103	Base	159,429
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,369
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Below Average	Typical	163,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	52%	96%	100%	81,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	240	C 100	3.914	Fair	70%	100%	100%	2.740
							Outbuilding Total		2,740

Accpt Land	42,300	**Accepted Bldg**	84,500	**Total**	126,800

Account: 126 Card: 1 of 1 Map/Lot: 005-001-T2 Location: 217 KENNEBEC RD

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1993	14 x 76	C 0	56.867	Fair	28%	100%	100%	15.923
								Outbuilding Total		15,923

Accpt Land	0	**Accepted Bldg**	15,900	**Total**	15,900

Account: 127 Card: 1 of 1 Map/Lot: 015-023
Location: 36 MAIN ST

Neighborhood 11	Downtown Commercial
Zoning/Use	None None
Topography	Above Street
Utilities	All Public None
Street	Paved
Reference 1	THE ANCHOR
Reference 2	
Tran/Land/Bldg	4 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/11/2023
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 x 137	Front-Road Frontage	650.00	78,991.98	100%		78,992
Total Acres 0.44					Land Total	78,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1964	2754	B 100	335,988	V.G.	85%	100%	100%	285,590
							Outbuilding Total		285,590

Accpt Land	79,000	**Accepted Bldg**	285,600	**Total**	364,600

Account: 129 Card: 1 of 1 Map/Lot: 06A-016
Location: 116 STACKPOLE RD

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	06/08/2020
Sale Price	1,036,380
Sale Type	Buildings Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	
Reference 2	TOWER VALUE 190'
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.33	Fr. A-Commercial Site (Fract)	52,000.00	87,312.02	100%		87,312
Total Acres 2.33					Land Total	87,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SelfSupportCellular/LF	2019	190	C 100	149,988	Avg.	95%	100%	100%	142,489
								Outbuilding Total	142,489

Accpt Land	87,300	**Accepted Bldg**	142,500	**Total**	229,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/17/2023
Sale Price	169,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.25	Acre-Rear Land 1 <= 50 Acs	650.00	893.75	100%		894
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.25					Land Total	35,214

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1456 Sqft	Grade C 100	Base	173,535
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-20,551
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Good	Typical	148,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	135,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	504	C 100	16,632	Avg.	85%	100%	100%	14,137
						Outbuilding Total			14,137

Accpt Land	35,200	**Accepted Bldg**	149,600	**Total**	184,800

Neighborhood 1	Kennebec - Rural		
Zoning/Use	Shore-StreamProtect	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
2.20	Acre-Rear Land 1 <= 50 Acs	650.00	1,573.00	100%		1,573
Total Acres 3.20					Land Total	14,443

Accpt Land	14,400	**Accepted Bldg**	0	**Total**	14,400

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	06/14/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
92 x 176	Front-Road Frontage	325.00	32,164.21	100%		32,164
Total Acres 0.37					Land Total	32,164

Dwelling Description

Conventional	One Story	1170 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	169,917
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,573
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Good	Typical	174,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	141,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1960	225	B 100	4.491	Avg.	64%	100%	100%	2.874
Open Frame Porch	1960	108	C 115	4.390	Good	81%	100%	100%	3.556
Encl Frame Porch	1960	16	C 115	3.403	Good	81%	100%	100%	2.756
Frame Garage	1991	576	B 100	23.190	Good	89%	100%	100%	20.639
							Outbuilding Total		29,825

Accpt Land	32,200	**Accepted Bldg**	171,200	**Total**	203,400

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/05/2017
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	4 20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
41 x 132	Front-Road Frontage	325.00	13,927.56	100%		13,928
41 x 170	Front-Road Frontage	325.00	14,284.41	100%		14,284
Total Acres 0.28					Land Total	28,212

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1226 Sqft	Grade D 100	Base	170,405
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,126
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	174,668

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	91%	100%	79,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	100	D 100	5.154	Avg.	50%	100%	100%	2.577
Wood Deck	1900	85	D 100	1.239	Avg.	50%	100%	100%	620
Frame Garage	1900	396	D 100	10.716	Avg.	50%	100%	100%	5.358
Frame Shed	1900	360	D 100	9.778	Avg.	50%	100%	100%	4.889
								Outbuilding Total	13,444

Accpt Land	28,200	**Accepted Bldg**	92,900	**Total**	121,100

Map/Lot: 008-007
Account: 135 Card: 1 of 1 Location: 25 KENNEBEC RD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Dug Well Public Sewer
Street	None

Sale Data

Sale Date	10/15/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	9 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Fr. A-Homesite (Fract)	26,000.00	19,185.46	100%		19,185
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.45					Land Total	23,585

Dwelling Description — **Replacement Cost New**

Conventional	One Story	320 Sqft	Grade D 100	Base	58,327
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Wood	Basement	None	Basement	-7,958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,198
Rooms	4				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,447
Attic	Full Finished			Attic	12,881
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-211
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Old Type	Poor	Typical	59,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	18%	92%	100%	9,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1940	240	D 100	16.128	Poor	18%	92%	100%	2.671
Frame Shed	1940	280	D 100	7.831	Poor	18%	92%	100%	1.297
								Outbuilding Total	3,968

Accpt Land	23,600	Accepted Bldg	13,800	Total	37,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/05/2022
Sale Price	92,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.30	Acre-Rear Land 1 <= 50 Acs	650.00	929.50	100%		930
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.30					Land Total	35,250

Dwelling Description — **Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	672	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Good	Typical	102,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	96%	100%	86,897

Accpt Land	35,300	**Accepted Bldg**	86,900	**Total**	122,200

Name: MACHIAS, TOWN OF
BAD LITTLE FALLS PARK
Map/Lot: 012-015
Account: 137 Card: 1 of 1 Location: 7 STILLMAN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment
Topography Below Street
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 45 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 200	Front-Shorefrontage	260.00	54,538.06	100%		54,538
200 x 200	Front-Shorefrontage	260.00	54,538.06	70.0%	Excess Frtg.	38,177
300 x 200	Front-Shorefrontage	260.00	81,807.09	50.0%	Excess Frtg.	40,904
Total Acres 3.22				Land Total		133,619

Accpt Land 133,600 **Accepted Bldg** 0 **Total** 133,600

Account: 138 Card: 1 of 1 Map/Lot: 001-043-A
Location: 14 DAVIS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	06/21/2013
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	CHURCH PARKING LOT		
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	50.0%	Topography	6,435
0.20	Acre-Rear Land 1 <= 50 Acs	650.00	143.00	100%		143
4.50	Acre-Rear Land 1 <= 50 Acs	650.00	3,217.50	100%		3,218
Total Acres 5.70					Land Total	9,796

Accpt Land 9,800 **Accepted Bldg** 0 **Total** 9,800

Account: 139 Card: 1 of 1 Map/Lot: 011-068 Location: 19 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/26/2021
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 CONDITION
Tran/Land/Bldg 4 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37 x 75	Front-Road Frontage	325.00	11,877.95	100%		11,878
Total Acres 0.06					Land Total	11,878

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	660 Sqft	Grade D 126	Base	143,016
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,669
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,624
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	None	None	Poor	Typical	133,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	73%	100%	17,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1870	240	D 100	343		5%	100%	100%	343
							Outbuilding Total		343

Accpt Land 11,900 **Accepted Bldg** 17,900 **Total** 29,800

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 181	Front-Road Frontage	325.00	33,306.21	100%		33,306
Total Acres 0.39					Land Total	33,306

Dwelling Description

Conventional	One & 1/2 Story	0 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	57,506
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Above Average	Typical	57,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	35,884

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1910	240	C 100	19.668	Avg+	65%	100%	100%	12.784
Unfin Basement	1910	240	C 100	12.020	Avg+	65%	100%	100%	7.813
Frame Garage	1910	680	C 100	22.440	Avg+	65%	100%	100%	14.586
							Outbuilding Total		35,183

Accpt Land	33,300	**Accepted Bldg**	71,100	**Total**	104,400

Account: 141 Card: 1 of 1 Map/Lot: 011-168 Location: 7 AMES WAY

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 09/09/2016
Sale Price 162,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 40 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
231 x 147	Front-Road Frontage	325.00	79,319.05	100%		79,319
Total Acres 0.78					Land Total	79,319

Dwelling Description

Conventional	Two Story	1452 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	256,298
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,871
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Average	Typical	267,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	128,595

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	220	C 100	11.037	Avg.	50%	100%	100%	5.518
Frame Garage	1900	456	C 100	15.048	Avg.	50%	100%	100%	7.524
Frame Shed	1900	210	C 100	7.473	Avg.	50%	100%	100%	3.736
							Outbuilding Total		16,778

Accpt Land 79,300 **Accepted Bldg** 145,400 **Total** 224,700

Account: 142 Card: 1 of 1 Map/Lot: 005-052-D-DHS
Location: 38 PRESCOTT DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 17
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	02/01/2022
Sale Price	2,150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.58	Acre-Commercial Site	48,000.00	294,624.00	50.0%	Fract. Share	147,312
Total Acres 5.58					Land Total	147,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					1,100,000
								Outbuilding Total	1,100,000

Accpt Land	147,300	**Accepted Bldg**	1,100,000	**Total**	1,247,300

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	01/21/2025
Sale Price	465,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	7 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	100%		114,400
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
26.00	Impr-Mobile Home Site	13,000.00	371,800.00	100%		371,800
2.00	Impr-Lot Improvements	4,000.00	8,800.00	300%	Size/Shape	26,400
Total Acres 5.01				Land Total		515,460

Accpt Land	515,500	**Accepted Bldg**	0	**Total**	515,500

Map/Lot: 015-080
Account: 144 Card: 1 of 1 Location: 5 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 180	Front-Road Frontage	325.00	17,519.88	100%		17,520
Total Acres 0.21					Land Total	17,520

Dwelling Description

Conventional	One Story	912 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	124,496
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	124,496

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	96%	100%	86,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1955	32	C 100	1.540	Avg+	72%	100%	100%	1.109
							Outbuilding Total		1,109

Accpt Land	17,500	**Accepted Bldg**	87,200	**Total**	104,700

Account: 145 Card: 1 of 1 Map/Lot: 007-036-C
Location: 454 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	39,000.00	30,334.88	100%		30,335
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.50					Land Total	39,135

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1140 Sqft	Grade C 123	Base	178,411
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,766
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,505
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	2004	Modern	Modern	Very Good	Typical	188,682

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	87%	100%	100%	164,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	576	B 100	23.190	V.G.	93%	100%	100%	21.567
Wood Deck	2003	320	B 100	6.288	V.G.	93%	100%	100%	5.848
							Outbuilding Total		27,415

Accpt Land	39,100	**Accepted Bldg**	191,600	**Total**	230,700

Account: 146 Card: 1 of 1 Map/Lot: 013-001-C
Location: 232 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 06/30/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 7 2 19
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
1.00	Acre-Intown Excess Land	13,000.00	14,300.00	100%		14,300
Total Acres 2.00					Land Total	71,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1995	2424	C 110	266.640	V.G.	91%	100%	100%	242.642
							Outbuilding Total		242,642

Accpt Land 71,500 **Accepted Bldg** 242,600 **Total** 314,100

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/01/2017
Sale Price	63,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 x 165	Front-Road Frontage	325.00	37,167.72	100%		37,168
1.25	Acre-Intown Excess Land	13,000.00	17,875.00	100%		17,875
Total Acres 1.66				Land Total		55,043

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	153,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	58,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	384	C 100	12.637	Avg-	40%	100%	100%	5.055
Wood Deck	1997	120	C 100	2.054	Avg+	88%	100%	100%	1.808
							Outbuilding Total		6,863

Accpt Land	55,000	**Accepted Bldg**	65,700	**Total**	120,700

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	FORECLOSURE
Tran/Land/Bldg	4 2 77
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
134 x 86	Front-Road Frontage	325.00	43,610.24	100%		43,610
Total Acres 0.26				Land Total		43,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1900	1691	B 100	206,302	Avg.	50%	80%	100%	82,521
						Outbuilding Total			82,521

Accpt Land	43,600	**Accepted Bldg**	82,500	**Total**	126,100

Map/Lot: 015-056
Account: 149 Card: 1 of 1 Location: 11 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/15/2022
Sale Price 153,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 4
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 x 167	Front-Road Frontage	325.00	38,951.43	100%		38,951
Total Acres 0.43					Land Total	38,951

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1392 Sqft	Grade C 100	Base	248,293
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,463
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,427
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,784	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	269,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	168,473

Accpt Land 39,000 **Accepted Bldg** 168,500 **Total** 207,500

Account: 150 Card: 1 of 1 Map/Lot: 008-008 Location: 222 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/08/2022
Sale Price 170,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 2 21
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 202	Front-Road Frontage	650.00	137,025.19	100%		137,025
200 x 202	Front-Road Frontage	650.00	137,025.19	70.0%	Excess Frtg.	0
		0.00	0.00	60.0%	Size/Shape	57,551
138 x 202	Front-Road Frontage	650.00	94,547.38	50.0%	Excess Frtg.	0
		0.00	0.00	60.0%	Size/Shape	28,364
Total Acres 2.50					Land Total	222,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2011	960	D 110	26.819	Avg+	93%	100%	100%	24.942
COFFEE SHOP	2024	320	A 110	92.400	V.G.	95%	100%	100%	87.780
								Outbuilding Total	112,722

Accpt Land 222,900 **Accepted Bldg** 112,700 **Total** 335,600

Neighborhood 99

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	0			- - - - S O U N D V A L U E - - - -					15,000
								Outbuilding Total	15,000

Accpt Land	0	**Accepted Bldg**	15,000	**Total**	15,000

Account: 152 Card: 1 of 1 Map/Lot: 011-040 Location: WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	COMBINES 39A+40+41
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	02/19/2016
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 x 128	Front-Road Frontage	325.00	50,797.93	50.0%	Restriction	25,399
Total Acres 0.44					Land Total	25,399

Accpt Land	25,400	**Accepted Bldg**	0	**Total**	25,400

Neighborhood 14	Hoyttown-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Fr. A-Homesite (Fract)	39,000.00	34,050.82	100%		34,051
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.63				Land Total		42,851

Dwelling Description

				Replacement Cost New	
Conventional	One Story	924 Sqft	Grade C 100	Base	125,578
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	197
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,083
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	924	Insulation	-1,016
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1867	0	Typical	Typical	Below Average	Typical	149,049

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	96%	100%	57,235

Accpt Land	42,900	**Accepted Bldg**	57,200	**Total**	100,100

Account: 156 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Fr. A-Commercial Site (Fract)	52,000.00	65,717.80	50.0%	Unimproved	32,859
Total Acres 1.32					Land Total	32,859

Accpt Land	32,900	**Accepted Bldg**	0	**Total**	32,900

Account: 157 Card: 1 of 1 Location:

Neighborhood 12	Industrial Park - Elm Street
Zoning/Use	None
Topography	Rolling
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	06/13/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.64	Acre-Commercial Site	48,000.00	86,592.00	100%		86,592
Total Acres 1.64					Land Total	86,592

Accpt Land	86,600	**Accepted Bldg**	0	**Total**	86,600

Neighborhood 3	Court St - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	46	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
24.00	Acre-Rear Land 1 <= 50 Acs	650.00	17,160.00	100%		17,160
Total Acres 25.00					Land Total	35,035

Accpt Land	35,000	**Accepted Bldg**	0	**Total**	35,000

Account: 159 Card: 1 of 1 Map/Lot: 014-077 Location: 37 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 240	Front-Road Frontage	325.00	29,931.81	100%		29,932
Total Acres 0.46					Land Total	29,932

Dwelling Description

Conventional	Two Story	904 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	183,187
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Typical	Below Average	Typical	186,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	94%	100%	70,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	228	C 100	7.412	Avg-	40%	100%	100%	2.965
Encl Frame Porch	1900	120	C 100	7.077	Avg-	40%	100%	100%	2.831
Barn - GBA	1900	880	D 100	22.101	Poor	18%	100%	100%	3.978
								Outbuilding Total	9,774

Accpt Land 29,900 **Accepted Bldg** 80,000 **Total** 109,900

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level Level	Sale Date	12/30/1899
Utilities	All Public All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description **Replacement Cost New**

Ranch	One Story	1056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,500
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,977
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Good	Typical	152,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	129,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1976	432	C 107	15.254	Good	85%	100%	100%	12,966
Frame Shed	2002	100	D 100	3.451	Fair	75%	100%	100%	2,588
								Outbuilding Total	15,554

Accpt Land	15,900	**Accepted Bldg**	145,200	**Total**	161,100

Map/Lot: 08A-047
Account: 161 Card: 1 of 1 Location: 37 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level Level
Utilities All Public All Public
Street Paved

Sale Data

Sale Date 06/20/2019
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Fr. A-Homesite (Fract)	26,000.00	17,396.70	100%		17,397
Total Acres 0.37					Land Total	17,397

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 105	Base	139,808
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1995	0	Modern	Modern	Very Good	Typical	143,406

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	91%	100%	100%	130,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	80	C 100	1.434	Avg.	86%	100%	100%	1,233
							Outbuilding Total		1,233

Accpt Land 17,400 **Accepted Bldg** 131,700 **Total** 149,100

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	07/15/2015
Utilities	All Public None	Sale Price	110,000
Street	Paved	Sale Type	Land & Buildings
		Financing	Conventional
		Verified	Public Record
		Validity	Arms Length Sale
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 128	Front-Road Frontage	325.00	28,108.19	100%		28,108
Total Acres 0.24				Land Total		28,108

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	1036 Sqft	Grade C 100	Base	184,517
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,282
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	188,910

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	90,677

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	384	D 100	10.391	Fair	26%	100%	100%	2.702
						Outbuilding Total			2,702

Accpt Land	28,100	**Accepted Bldg**	93,400	**Total**	121,500

Name: HALL, ADAM W & ANDREW Y
HALL FAMILY REAL ESTATE TRUST
Map/Lot: 003-026
Account: 163 Card: 1 of 1 Location:

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved

Sale Data

Sale Date	03/08/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 99		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
11.00	Acre-Blueberries	2,340.00	28,314.00	100%		28,314
3.00	Acre-Wasteland	65.00	214.50	100%		215
15.00	Acre-Rear Land 1 <= 50 Acs	650.00	10,725.00	100%		10,725
Total Acres 30.00					Land Total	52,124

Accpt Land	52,100	**Accepted Bldg**	0	**Total**	52,100

Map/Lot: 015-050-B
Account: 164 Card: 1 of 1 Location: 18 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/25/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 127	Front-Road Frontage	325.00	32,146.80	100%		32,147
Total Acres 0.28					Land Total	32,147

Dwelling Description

				Replacement Cost New	
Conventional	One Story	700 Sqft	Grade C 100	Base	105,386
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-13,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,379
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1976	0	Typical	Typical	Average	Typical	92,461

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	73%	96%	100%	64,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1960	240	D 100	6.494	Avg-	55%	100%	100%	3,572
							Outbuilding Total		3,572

Accpt Land	32,100	**Accepted Bldg**	68,400	**Total**	100,500

Account: 165 Card: 1 of 1 Map/Lot: 08A-006 Location: 48 HUDSON BLVD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description **Replacement Cost New**

Ranch	One Story	1008 Sqft	Grade C 115	Base	153,123
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	18,696
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	175,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	140,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	256	C 100	4.162	Avg+	80%	100%	100%	3.330
Frame Shed	0			- - - - S O U N D V A L U E - - - -					600
								Outbuilding Total	3,930

Accpt Land	16,900	**Accepted Bldg**	144,500	**Total**	161,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	22,800	175,200	198,000	22,800	175,200	198,000
2	0	114,400	114,400	0	114,400	114,400
TOTAL	22,800	289,600	312,400	22,800	289,600	312,400

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2024
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 9 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 181	Front-Road Frontage	325.00	22,788.46	100%		22,788
Total Acres 0.27					Land Total	22,788

Dwelling Description

Conventional	Two Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	166,571
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	175,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	113,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	612	C 100	68.207	Avg+	65%	100%	100%	44.335
Unfin Basement	1900	300	C 100	13.087	Avg+	65%	100%	100%	8.507
Open Frame Porch	1900	120	C 100	4.176	Avg+	65%	100%	100%	2.714
Encl Frame Porch	1998	80	B 100	6.701	Avg.	85%	100%	100%	5.696
							Outbuilding Total		61,252

Accpt Land	22,800	**Accepted Bldg**	175,200	**Total**	198,000

Account: 166 Card: 2 of 2 Map/Lot: 015-043 Location: 27 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2024
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Dwelling Description

				Replacement Cost New	
Conventional	One Story	656 Sqft	Grade B 100	Base	123,731
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1998	0	Modern	Modern	Above Average	Typical	123,731

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	88%	100%	100%	108,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	320	B 100	6.288	Avg+	88%	100%	100%	5.533
							Outbuilding Total		5,533

Accpt Land	0	**Accepted Bldg**	114,400	**Total**	114,400

Name: GUERRA, PRESCOTT W
GUERRA, ANDREA M
Account: 167 Card: 1 of 1 Map/Lot: 005-023 Location: 286 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Septic System Drilled Well
Street	Paved

Sale Data

Sale Date	09/10/2019
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acre-Homesite	26,000.00	24,882.00	100%		24,882
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.87					Land Total	33,682

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1380 Sqft	Grade C 107	Base	178,352
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,019
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,380	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Good	Typical	182,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	91%	100%	135,886

Accpt Land	33,700	**Accepted Bldg**	135,900	**Total**	169,600

Account: 168 Card: 1 of 1 Map/Lot: 010-004
Location: 106 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 125	Front-Road Frontage	325.00	33,785.07	100%		33,785
100 x 125	Front-Road Frontage	325.00	33,785.07	70.0%	Excess Frtg.	23,650
100 x 125	Front-Road Frontage	325.00	33,785.07	50.0%	Excess Frtg.	16,893
Total Acres 0.87					Land Total	74,328

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1056 Sqft	Grade C 100	Base	137,477
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Typical	Typical	Above Average	Typical	141,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	96%	100%	100,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1959	1664	D 100	45,028	Avg-	54%	100%	100%	24,315
							Outbuilding Total		24,315

Accpt Land	74,300	Accepted Bldg	124,500	Total	198,800

Account: 169 Card: 1 of 1 Map/Lot: 001-068 Location: 664 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/23/2021
Sale Price	37,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Fr. A-Homesite (Fract)	23,400.00	19,262.06	100%		19,262
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.56					Land Total	27,842

Dwelling Description

				Replacement Cost New	
Conventional	One Story	650 Sqft	Grade D 100	Base	82,720
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-10,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,302
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,415
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	76,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	19,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	280	E 100	4.775	Poor	18%	100%	100%	860
Encl Frame Porch	1940	244	D 100	9.829	Poor	21%	50%	100%	1.032
								Outbuilding Total	1,892

Accpt Land	27,800	**Accepted Bldg**	20,900	**Total**	48,700

Name: STREET, JEFFREY E
STREET, ANDREA L

Map/Lot: 007-027-A

Account: 170 Card: 1 of 1 Location: 6 AUTUSVILLE LN

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	SHED
Tran/Land/Bldg	1 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	10/09/2020
Sale Price	33,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	90.0%	Topography	38,610
0.45	Acre-Rear Land 1 <= 50 Acs	650.00	321.75	100%		322
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.45					Land Total	47,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	2000	14 x 70	C 0	53.186	Avg.	51%	100%	100%	27.125
Frame Shed	1990	96	D 100	3.353	Fair	66%	100%	100%	2.213
Frame Shed	1990	80	E 50	904	Fair	66%	100%	100%	597
Wood Deck	2005	64	D 100	973	Avg-	83%	100%	100%	808
								Outbuilding Total	30,743

Accpt Land	47,700	**Accepted Bldg**	30,700	**Total**	78,400

Account: 171 Card: 1 of 1 Map/Lot: 014-094
Location: 24 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/12/2021
Sale Price 152,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 47 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 115	Front-Road Frontage	325.00	22,112.99	100%		22,113
18 x 50	Front-Road Frontage	325.00	5,548.85	100%		5,549
Total Acres 0.19					Land Total	27,662

Dwelling Description

Conventional	One & 1/2 Story	1280 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Asbestos Siding	Masonry Trim	None	Base	235,445
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Trim	0
				Roof	-533
Foundation	Concrete	Basement	None	Basement	-23,023
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,962
Rooms	5				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,920	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Modern	Modern	Very Good	Typical	218,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	196,228

Accpt Land 27,700 **Accepted Bldg** 196,200 **Total** 223,900

Name: MACHIAS, TOWN OF
HATT, BERNARD TAX ACQUIRED
Account: 172 Card: 1 of 1

Map/Lot: 005-035
Location: 401 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	4 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	14
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Fr. A-Homesite (Fract)	26,000.00	15,664.87	100%		15,665
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.30					Land Total	20,065

Dwelling Description

				Replacement Cost New	
Conventional	One Story	828 Sqft	Grade C 100	Base	116,924
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Above Average	Typical	116,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	96%	100%	89,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1975	224	C 100	18.357	Avg+	80%	100%	100%	14.686
Frame Garage	1988	864	C 100	28.512	Avg.	79%	100%	100%	22.524
Frame Garage	1998	912	C 100	30.096	Avg.	85%	100%	100%	25.582
Wood Deck	1998	192	C 100	3.170	Avg.	85%	100%	100%	2.694
							Outbuilding Total		65,486

Accpt Land	20,100	**Accepted Bldg**	155,300	**Total**	175,400

Account: 173 Card: 1 of 1 Map/Lot: 014-067 Location: 40 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 176	Front-Road Frontage	325.00	31,464.98	100%		31,465
Total Acres 0.36					Land Total	31,465

Dwelling Description **Replacement Cost New**

Ranch	One Story	912 Sqft	Grade C 113	Base	140,681
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Typical	Typical	Very Good	Typical	140,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	96%	100%	113,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1959	56	C 113	5.134	V.G.	84%	100%	100%	4.313
Wood Deck	1959	328	C 113	5.964	V.G.	84%	100%	100%	5.010
Frame Garage	2021	784	C 113	29.235	V.G.	84%	100%	100%	24.557
							Outbuilding Total		33,880

Accpt Land 31,500 **Accepted Bldg** 147,300 **Total** 178,800

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/27/2017
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	RENOVATIONS		
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 140	Front-Road Frontage	325.00	30,753.12	100%		30,753
Total Acres 0.29					Land Total	30,753

Dwelling Description

Conventional	One Story	1164 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	147,213
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,956
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,747
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Fair	Typical	168,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	26%	86%	100%	37,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1969	440	C 100	14.520	Fair	50%	100%	100%	7.260
Wood Deck	1990	216	C 100	3.542	Fair	66%	100%	100%	2.338
							Outbuilding Total		9,598

Accpt Land	30,800	**Accepted Bldg**	47,400	**Total**	78,200

Map/Lot: 012-006
Account: 175 Card: 1 of 1 Location: 31 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date 11/09/2023
Sale Price 59,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Fr. A-Homesite (Fract)	52,000.00	56,335.47	100%		56,335
Total Acres 0.97					Land Total	56,335

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	0 Sqft	Grade C 100	Base	57,506
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-6,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	Typical	Typical	Above Average	Typical	50,856

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	96%	100%	32,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	216	D 100	2.904	Avg.	80%	100%	100%	2.323
							Outbuilding Total		2,323

Accpt Land 56,300 **Accepted Bldg** 35,000 **Total** 91,300

Account: 177 Card: 1 of 1 Map/Lot: 011-023 Location: 16 GROVE ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2020
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
111 x 110	Front-Road Frontage	325.00	37,025.09	100%		37,025
Total Acres 0.28					Land Total	37,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
10Mobile Home	1961	10 x 55	C 0	31,423	Avg-	35%	100%	100%	10,998
								Outbuilding Total	10,998

Accpt Land	37,000	**Accepted Bldg**	11,000	**Total**	48,000

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
14.00	Acre-Rear Land 1 <= 50 Acs	650.00	10,010.00	100%		10,010
3.00	Acre-Wasteland	65.00	214.50	100%		215
Total Acres 18.00					Land Total	23,095

Accpt Land	23,100	**Accepted Bldg**	0	**Total**	23,100

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	07/28/2023
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Baselot (Fract)	16,250.00	12,639.54	100%		12,640
Total Acres 0.50					Land Total	12,640

Accpt Land	12,600	**Accepted Bldg**	0	**Total**	12,600

Map/Lot: 011-110
Account: 180 Card: 1 of 1 Location: 9 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 6	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
184 x 306	Front-Road Frontage	325.00	67,986.67	100%		67,987
Total Acres 1.29					Land Total	67,987

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1044 Sqft	Grade C 100	Base	201,865
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,379
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,097
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	210,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	157,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2004	357	C 100	29.256	Good	75%	100%	100%	21.942
Unfin Basement	2004	357	C 100	14.101	Good	75%	100%	100%	10.576
Wood Deck	2004	252	C 100	4.100	Good	75%	100%	100%	3.075
Frame Garage	1998	896	C 100	29.568	Good	91%	100%	100%	26.907
							Outbuilding Total		62,500

Accpt Land	68,000	**Accepted Bldg**	220,100	**Total**	288,100

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/05/2001
Sale Price	74,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
177 x 94	Front-Road Frontage	325.00	58,119.23	100%		58,119
0.12	Acre-Intown Excess Land	13,000.00	1,716.00	100%		1,716
1.00	Impr-Mobile Home Site	8,000.00	8,800.00	100%		8,800
Total Acres 0.50				Land Total		68,635

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	999 Sqft	Grade C 100	Base	197,979
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,498	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	209,057

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	100,347

Accpt Land	68,600	**Accepted Bldg**	100,300	**Total**	168,900

Name: INGALLS LIVING TRUST, JEAN M
INGALLS, JEAN M
Map/Lot: 011-174
Account: 182 Card: 1 of 1 Location: 17 SCHOOL ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 264	Front-Road Frontage	325.00	29,854.37	100%		29,854
Total Acres 0.50					Land Total	29,854

Dwelling Description

Conventional	One & 1/2 Story	1024 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	183,046
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	190,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	123,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	186	C 100	6.154	Avg+	65%	100%	100%	4.000
1 & 1/2 Story Fr	1900	384	C 100	42.797	Avg+	65%	100%	100%	27.818
Frame Garage	1990	144	C 100	4.752	Avg.	80%	100%	100%	3.802
							Outbuilding Total		35,620

Accpt Land	29,900	**Accepted Bldg**	159,400	**Total**	189,300

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/05/2013
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	50.0%	View/Enviro	28,600
0.80	Acre-Rear Land 1 <= 50 Acs	650.00	572.00	100%		572
Total Acres 1.80					Land Total	29,172

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1369 Sqft	Grade C 100	Base	225,342
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,982
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Modern	Modern	Average	Typical	239,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	153,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1961	587	C 100	19.371	Avg.	64%	100%	100%	12.397
							Outbuilding Total		12,397

Accpt Land	29,200	Accepted Bldg	165,700	Total	194,900

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	10/31/2018
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 227	Front-Road Frontage	325.00	27,972.48	100%		27,972
12 x 152	Front-Road Frontage	325.00	4,134.27	100%		4,134
Total Acres 0.45					Land Total	32,106

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1094 Sqft	Grade C 105	Base	201,209
Exterior	Wood Siding	Masonry Trim	200Sqft	Trim	200
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,857
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,699
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full	SFLA	1,641	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1966	0	Modern	Modern	Very Good	Typical	218,060

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	86%	100%	100%	187,531

Accpt Land	32,100	**Accepted Bldg**	187,500	**Total**	219,600

Account: 185 Card: 1 of 1 Map/Lot: 015-061 Location: 4 NORTH ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/25/2010
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 140	Front-Road Frontage	325.00	22,210.58	100%		22,211
Total Acres 0.21					Land Total	22,211

Dwelling Description

Conventional	One Story	962 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	129,003
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Crawl Space	Basement	-7,934
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,673
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	145,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	109,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	232	C 100	11.512	Good	75%	100%	100%	8.634
Encl Frame Porch	1998	24	C 100	3.275	Good	75%	100%	100%	2.456
Frame Garage	1988	440	C 100	14.520	Good	75%	100%	100%	10.890
								Outbuilding Total	21,980

Accpt Land	22,200	**Accepted Bldg**	131,400	**Total**	153,600

Account: 186 Card: 1 of 1 Map/Lot: 08A-024 Location: 41 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level Level
Utilities All Public All Public
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Fr. A-Homesite (Fract)	26,000.00	17,396.70	100%		17,397
Total Acres 0.37					Land Total	17,397

Dwelling Description

				Replacement Cost New	
Split Level	One Story	768 Sqft	Grade C 100	Base	117,091
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,610
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1995	0	Modern	Modern	Very Good	Typical	119,701

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	91%	100%	100%	108,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1995	384	C 100	31.469	V.G.	91%	100%	100%	28.637
							Outbuilding Total		28,637

Accpt Land	17,400	**Accepted Bldg**	137,600	**Total**	155,000

Account: 187 Card: 1 of 1 Map/Lot: 012-024 Location: 25 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	05/31/2019
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 16
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
149 x 60	Front-Road Frontage	650.00	55,636.09	100%		55,636
Total Acres 0.21					Land Total	55,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1920	3434	C 100	343,400	Good	75%	100%	100%	257,550
							Outbuilding Total		257,550

Accpt Land	55,600	**Accepted Bldg**	257,600	**Total**	313,200

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
102 x 205	Front-Road Frontage	325.00	36,208.40	100%		36,208
Total Acres 0.48				Land Total		36,208

Dwelling Description **Replacement Cost New**

Conventional	One Story	814 Sqft	Grade C 100	Base	115,662
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Average	Typical	115,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	96%	100%	66,621

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1954	44	C 100	1.899	Avg.	60%	100%	100%	1.139
						Outbuilding Total			1,139

Accpt Land	36,200	**Accepted Bldg**	67,800	**Total**	104,000

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	03/28/2008
Sale Price	32,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Fr. A-Homesite (Fract)	52,000.00	17,160.00	85.00%	View/Enviro	14,586
Total Acres 0.09					Land Total	14,586

Dwelling Description

Conventional	Two Story	520 Sqft	Grade D 126	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	136,337
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Typical	Typical	Fair	Typical	136,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	34,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1946	144	D 126	8.293	Fair	26%	100%	100%	2.156
							Outbuilding Total		2,156

Accpt Land	14,600	**Accepted Bldg**	36,200	**Total**	50,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/11/2012
Sale Price	44,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Wasteland	65.00	71.50	100%		72
4.50	Acre-Rear Land 1 <= 50 Acs	650.00	3,217.50	100%		3,218
2.00	Impr-Lot Improvements	3,900.00	8,580.00	70.0%	Unimproved	6,006
Total Acres 6.50					Land Total	35,036

Dwelling Description — **Replacement Cost New**

Conventional	One Story	436 Sqft	Grade C 90	Base	73,428
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-9,731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-958
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Below Average	Typical	62,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	96%	100%	43,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2007	378	C 90	27.879	Ava-	73%	100%	100%	20.352
Two Story Frame	1996	193	C 90	21.068	Ava-	73%	100%	100%	15.380
Frame Shed	1996	117	C 100	4.713	Ava-	73%	100%	100%	3.440
Frame Shed	2007	319	D 100	8.781	Ava.	90%	100%	100%	7.903
							Outbuilding Total		47,075

Accpt Land	35,000	**Accepted Bldg**	91,000	**Total**	126,000

Map/Lot: 004-001
Account: 193 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	09/25/2023
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
3.00	Acre-Wasteland	65.00	214.50	100%		215
22.00	Acre-Rear Land 1 <= 50 Acs	650.00	15,730.00	100%		15,730
Total Acres 26.00				Land Total		28,815

Accpt Land 28,800 **Accepted Bldg** 0 **Total** 28,800

Account: 194 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12	Industrial Park - Elm Street		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Fr. A-Commercial Site (Fract)	52,000.00	54,864.32	100%		54,864
Total Acres 0.92				Land Total		54,864

Accpt Land	54,900	**Accepted Bldg**	0	**Total**	54,900

Name: SHAKIR, MARK
STRUMPFLER, DONNA
Map/Lot: 003-058
Account: 195 Card: 1 of 1 Location: 45 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	CRYSTAL SPRING
Reference 2	
Tran/Land/Bldg	4 3 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	09/21/2023
Sale Price	6,100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Fr. A-Baselot (Fract)	11,700.00	9,969.06	50.0%	Topography	4,985
Total Acres 0.60					Land Total	4,985

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Name: MACHIAS, TOWN OF
TENNIS COURTS
Map/Lot: 009-046

Account: 196 Card: 1 of 1 Location:

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 70	Front-Road Frontage	325.00	28,693.67	100%		28,694
Total Acres 0.14				Land Total		28,694

Accpt Land	28,700	**Accepted Bldg**	0	**Total**	28,700

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	04/17/2020
Sale Price	134,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
173 x 184	Front-Road Frontage	325.00	60,752.15	100%		60,752
Total Acres 0.73					Land Total	60,752

Dwelling Description

Conventional	Two Story	936 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	196,829
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,363
Rooms	9				
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Modern	Average	Typical	209,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	98%	100%	102,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	360	C 100	29.502	Avg.	50%	100%	100%	14.751
One Story Frame	1900	190	C 100	15.570	Avg.	50%	100%	100%	7.785
Wood Deck	1900	292	C 100	4.720	Fair	26%	100%	100%	1.227
Frame Shed	0			----SOUND VALUE----					500
								Outbuilding Total	24,263

Accpt Land	60,800	**Accepted Bldg**	127,000	**Total**	187,800

Map/Lot: 08A-008
Account: 198 Card: 1 of 1 Location: 0

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level Level		
Utilities	All Public All Public		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Fr. A-Homesite (Fract)	26,000.00	16,429.45	70.0%	Access	11,501
Total Acres 0.33					Land Total	11,501

Accpt Land	11,500	**Accepted Bldg**	0	**Total**	11,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/25/2011
Sale Price	67,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128 x 200	Front-Road Frontage	325.00	45,325.93	100%		45,326
Total Acres 0.59					Land Total	45,326

Dwelling Description

Conventional	One Story	1040 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	136,035
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,540
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Average	Inadequate	135,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	91%	100%	73,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2015	256	C 100	4.162	Avg.	60%	100%	100%	2,497
							Outbuilding Total		2,497

Accpt Land	45,300	**Accepted Bldg**	76,500	**Total**	121,800

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	MOBILEHOME PARK
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/15/2018
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 244	Front-Road Frontage	650.00	150,598.14	100%		150,598
146 x 244	Front-Road Frontage	650.00	109,936.64	70.0%	Excess Frtg.	76,956
12.00	Impr-Mobile Home Site	10,000.00	132,000.00	100%		132,000
Total Acres 1.94				Land Total		359,554

Accpt Land 359,600 **Accepted Bldg** 0 **Total** 359,600

Name: CENTRE ST CONGREGATIONAL CHURCH
OLD HOTEL LOT
Map/Lot: 011-152
Account: 201 Card: 1 of 1 Location:

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
88 x 105	Front-Road Frontage	325.00	29,216.98	100%		29,217
Total Acres 0.21				Land Total		29,217

Accpt Land	29,200	**Accepted Bldg**	0	**Total**	29,200

Name: NAPOLI PSC SERIES LLC
MCDONALD'S - 11904
Account: 202 Card: 1 of 1
Map/Lot: 009-020-B
Location: 3 M&M PL

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/01/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 21
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
192 x 185	Front-Road Frontage	650.00	125,887.27	100%		125,887
Total Acres 0.82					Land Total	125,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1991	4055	C 100	405.500	Good	89%	100%	100%	360.895
Frame Shed	2014	400	A 100	19.668	Good	95%	100%	100%	18.685
								Outbuilding Total	379,580

Accpt Land	125,900	**Accepted Bldg**	379,600	**Total**	505,500

Account: 203 Card: 1 of 1 Location:

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
Reference 1	OPEN SPACE
Reference 2	
Tran/Land/Bldg	0 5 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	55.00%	Open Space	9,831
3.00	Acre-Wasteland	65.00	214.50	55.00%	Open Space	118
14.80	Acre-Rear Land 1 <= 50 Acs	650.00	10,582.00	55.00%	Open Space	5,820
3.00	Acre-Wasteland	65.00	214.50	55.00%	Open Space	118
22.00	Acre-Rear Land 1 <= 50 Acs	650.00	15,730.00	55.00%	Open Space	8,652
Total Acres 43.80					Land Total	24,539

Accpt Land	24,500	**Accepted Bldg**	0	**Total**	24,500

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Acre-Wasteland	65.00	143.00	100%		143
5.60	Acre-Rear Land 1 <= 50 Acs	650.00	4,004.00	100%		4,004
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 8.60					Land Total	55,847

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	420 Sqft	Grade D 100	Base	89,378
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Wood	Basement	Crawl Space	Basement	-4,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-267
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,447
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1990	Typical	Typical	Below Average	Typical	86,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	33,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1985	372	D 100	24.998	Ava-	40%	100%	100%	9,999
One Story Frame	1985	360	D 100	24.192	Ava-	40%	100%	100%	9,677
One Story Frame	1900	160	D 100	10.752	Ava-	40%	100%	100%	4,301
Frame Garage	1996	560	D 100	15.154	Ava-	40%	100%	100%	6,062
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,000
								Outbuilding Total	32,039

Accpt Land	55,800	**Accepted Bldg**	65,400	**Total**	121,200

Account: 205 Card: 1 of 1 Map/Lot: 08A-007
Location: 50 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Ranch	One Story	954 Sqft	Grade C 112	Base	143,676
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,632
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	147,308

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	132,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	192	C 100	3.170	Good	91%	100%	100%	2.885
Frame Shed	0			- - - - S O U N D V A L U E - - - -					500
								Outbuilding Total	3,385

Accpt Land	16,900	**Accepted Bldg**	136,000	**Total**	152,900

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	05/30/2023
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1056 Sqft	Grade C 105	Base	144,351
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Good	Typical	148,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	133,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	96	D 100	3.353	Avg-	80%	100%	100%	2.682
Wood Deck	2000	32	D 100	566	Fair	73%	100%	100%	413
							Outbuilding Total		3,095

Accpt Land	16,900	**Accepted Bldg**	136,400	**Total**	153,300

Account: 207 Card: 1 of 1 Map/Lot: 08A-039 Location: 11 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Fr. A-Homesite (Fract)	26,000.00	17,396.70	100%		17,397
Total Acres 0.37					Land Total	17,397

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 105	Base	139,808
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	0	Modern	Modern	Very Good	Typical	143,406

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	87%	100%	100%	124,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	480	C 110	17.424	V.G.	93%	100%	100%	16,204
Wood Deck	2003	60	C 100	1.124	Good	92%	100%	100%	1,034
							Outbuilding Total		17,238

Accpt Land	17,400	**Accepted Bldg**	142,000	**Total**	159,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/04/2010
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	DECK		
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50					Land Total	34,678

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,040	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Good	Typical	149,339

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	126,938

Accpt Land	34,700	**Accepted Bldg**	126,900	**Total**	161,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/18/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 x 69	Front-Road Frontage	325.00	35,656.34	100%		35,656
Total Acres 0.18					Land Total	35,656

Dwelling Description

Ranch	One Story	1064 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	145,108
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,797
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Modern	Modern	Average	Typical	148,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	99,767

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2007	552	C 105	19.127	Avg.	67%	100%	100%	12,815
Wood Deck	2007	176	C 105	3.068	Avg.	67%	100%	100%	2,056
							Outbuilding Total		14,871

Accpt Land	35,700	**Accepted Bldg**	114,600	**Total**	150,300

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Rolling
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	02/11/2022
Sale Price	104,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 2.50					Land Total	34,073

Dwelling Description

				Replacement Cost New	
Conventional	One Story	884 Sqft	Grade C 100	Base	109,775
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Typical	Typical	Average	Typical	109,017

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	91%	100%	61,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1958	35	C 100	2,279	Avg.	62%	100%	100%	1,413
							Outbuilding Total		1,413

Accpt Land	34,100	**Accepted Bldg**	62,900	**Total**	97,000

Account: 211 Card: 1 of 1 Map/Lot: 009-022 Location: 125 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/28/2019
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 x 103	Front-Road Frontage	650.00	64,578.39	100%		64,578
Total Acres 0.31					Land Total	64,578

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	854 Sqft	Grade C 100	Base	170,314
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Very Good	Typical	172,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	91%	100%	125,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	924	B 100	92.381	V.G.	90%	100%	100%	83.143
Unfin Basement	1990	924	B 100	29.509	V.G.	90%	100%	100%	26.558
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
								Outbuilding Total	110,001

Accpt Land	64,600	**Accepted Bldg**	235,600	**Total**	300,200

Map/Lot: 013-004-A
Account: 212 Card: 1 of 1 Location: 15 KIDS COR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 19
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.24	Fr. A-Commercial Site (Fract)	52,000.00	63,695.23	100%		63,695
Total Acres 1.24					Land Total	63,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1983	2500	C 110	220,000		80%	100%	100%	220,000
							Outbuilding Total		220,000

Accpt Land 63,700 **Accepted Bldg** 220,000 **Total** 283,700

Name: ATWOOD, ROBERT J
ATWOOD, DEBORAH A
Account: 213 Card: 1 of 1 Map/Lot: 011-164
Location: 4 ELM ST

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 74	Front-Road Frontage	325.00	23,724.04	100%		23,724
Total Acres 0.13					Land Total	23,724

Dwelling Description

Conventional	One & 1/2 Story	918 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	170,050
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,680
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	0	Modern	Modern	Above Average	Typical	173,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	113,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	247	C 100	20.242	Avg+	65%	100%	100%	13.157
One Story Frame	1900	180	C 100	14.751	Avg+	65%	100%	100%	9.588
Open Frame Porch	1997	200	B 100	8.019	Avg.	84%	100%	100%	6.736
								Outbuilding Total	29,481

Accpt Land	23,700	**Accepted Bldg**	142,500	**Total**	166,200

Map/Lot: 011-042
Account: 214 Card: 1 of 1 Location: 40 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/15/2021
Sale Price 280,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 82	Front-Road Frontage	325.00	64,780.63	100%		64,781
Total Acres 0.38					Land Total	64,781

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Modern	Modern	Above Average	Typical	158,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	103,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	2007	720	B 100	106.541	Ava+	65%	100%	100%	69.252
One Story Frame	1980	480	B 100	47.990	Ava+	65%	100%	100%	31.194
Open Frame Porch	2007	100	C 100	3.577	Ava+	65%	100%	100%	2.325
Wood Deck	2007	620	C 100	9.804	Ava+	65%	100%	100%	6.373
Frame Garage	1980	624	C 100	20.592	Ava+	65%	100%	100%	13.385
								Outbuilding Total	122,529

Accpt Land 64,800 **Accepted Bldg** 225,500 **Total** 290,300

Account: 215 Card: 1 of 1 Map/Lot: 015-016 Location: 34 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	10/12/2017
Sale Price	272,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 89	Front-Road Frontage	325.00	35,922.41	100%		35,922
Total Acres 0.22					Land Total	35,922

Dwelling Description **Replacement Cost New**

Conventional	One Story	1064 Sqft	Grade B 110	Base	185,462
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-6,646
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,004
Attic	Full Finished			Attic	36,577
FirePlaces	1			Fireplace	5,757
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2014	Modern	Modern	Good	Typical	223,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	167,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	1040	C 100	34.320	Good	75%	100%	100%	25.740
							Outbuilding Total		25,740

Accpt Land	35,900	Accepted Bldg	193,700	Total	229,600

Name: MACHIAS, TOWN OF
WATER STREET PARKING
Map/Lot: 011-035
Account: 216 Card: 1 of 1 Location:

Neighborhood	5	NoRiver-WestCenterSt	
Zoning/Use		Shore-LmtdResidential	
Topography		Level	
Utilities		None None	
Street		None	
Reference 1			
Reference 2			
Tran/Land/Bldg		0 2 0	
1ST MORTGAGE		0	2ND MORTGAGE 0
Exemption(s)		45	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 90	Front-Road Frontage	325.00	26,154.60	100%		26,155
Total Acres 0.17				Land Total		26,155

Accpt Land	26,200	**Accepted Bldg**	0	**Total**	26,200

Account: 217 Card: 1 of 1 Map/Lot: 011-072-B
Location: 5 WATER ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2020
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 19		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30 x 39	Front-Road Frontage	650.00	9,031.25	100%		9,031
Total Acres 0.03					Land Total	9,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	600	C 120	59,004	Good	79%	100%	100%	46,613
								Outbuilding Total	46,613

Accpt Land	9,000	**Accepted Bldg**	46,600	**Total**	55,600

Name: BROWN, GLORIA E
BROWN, RONALD W

Map/Lot: 013-006
Account: 218 Card: 1 of 1 Location: 237 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Fr. A-Homesite (Fract)	52,000.00	28,022.16	100%		28,022
Total Acres 0.24					Land Total	28,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1984	14 x 70	C 0	53,186	Avg+	45%	100%	100%	23,934
Wood Deck	1996	160	B 100	3,262	Avg.	84%	100%	100%	2,740
Frame Shed	1991	160	B 100	7,307	Avg.	81%	100%	100%	5,919
Frame Garage	1996	480	C 100	15,840	Avg+	88%	100%	100%	13,939
							Outbuilding Total		46,532

Accpt Land	28,000	**Accepted Bldg**	46,500	**Total**	74,500

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 138	Front-Road Frontage	325.00	30,708.90	100%		30,709
Total Acres 0.29				Land Total		30,709

Dwelling Description				**Replacement Cost New**	
Conventional	One Story	1757 Sqft	Grade C 115	Base	230,769
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,681
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,868
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,069	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Modern	Modern	Very Good	Typical	247,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	207,870

Accpt Land	30,700	Accepted Bldg	207,900	Total	238,600

Neighborhood 3	Court St - Rural		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	07/28/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Baselot (Fract)	16,250.00	12,889.84	100%		12,890
Total Acres 0.52				Land Total		12,890

Accpt Land	12,900	**Accepted Bldg**	0	**Total**	12,900

Map/Lot: 009-058
Account: 221 Card: 1 of 1 Location: 15 BEDFORD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	02/15/2018
Sale Price	102,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 132	Front-Road Frontage	325.00	25,137.55	100%		25,138
Total Acres 0.22					Land Total	25,138

Dwelling Description

Conventional	One Story	1344 Sqft	Grade C 103	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	176,759
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	None	Basement	-20,066
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-716
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Good	Typical	162,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	142,669

Accpt Land	25,100	**Accepted Bldg**	142,700	**Total**	167,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	FARMLAND CLASSIFICATION
Tran/Land/Bldg	0 4 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/11/2018
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.50	Acre-Blueberries	2,340.00	16,731.00	100%		16,731
37.50	Acre-Mixed Wood F&O	165.00	6,187.50	100%		6,188
Total Acres 44.00					Land Total	22,919

Accpt Land	22,900	**Accepted Bldg**	0	**Total**	22,900

Name: GARDNER, KIM A
GARDNER, CURTIS D
Account: 223 Card: 1 of 1

Map/Lot: 009-057
Location: 21 BEDFORD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/01/2021
Sale Price	107,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 125	Front-Road Frontage	325.00	33,785.07	100%		33,785
48 x 125	Front-Road Frontage	325.00	16,216.83	70.0%	Excess Frtg.	11,352
Total Acres 0.43					Land Total	45,137

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,002
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,841
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Modern	Modern	Good	Typical	163,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	138,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1988	384	C 100	31.469	Good	88%	100%	100%	27.693
Wood Deck	1988	128	C 100	2.178	Good	88%	100%	100%	1.917
							Outbuilding Total		29,610

Accpt Land	45,100	**Accepted Bldg**	168,300	**Total**	213,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Septic System Drilled Well
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	4 20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.30	Acre-Rear Land 1 <= 50 Acs	650.00	929.50	100%		930
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.30					Land Total	35,250

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1200 Sqft	Grade C 110	Base	165,504
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,202
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,487
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Modern	Modern	Good	Typical	180,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	151,599

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2006	196	C 100	16,062	Good	84%	100%	100%	13,492
							Outbuilding Total		13,492

Accpt Land	35,300	**Accepted Bldg**	165,100	**Total**	200,400

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/14/2010
Sale Price	3,170
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 165	Front-Road Frontage	325.00	28,483.68	100%		28,484
Total Acres 0.31					Land Total	28,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1974	12 x 60	C 0	40,337	Poor	20%	50%	100%	4,034
							Outbuilding Total		4,034

Accpt Land	28,500	**Accepted Bldg**	4,000	**Total**	32,500

Map/Lot: 001-056
Account: 226 Card: 1 of 1 Location: 602 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/13/2024
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
7.20	Acre-Rear Land 1 <= 50 Acs	650.00	5,148.00	100%		5,148
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 8.20					Land Total	39,468

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	432 Sqft	Grade C 100	Base	99,421
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	101,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	58%	96%	100%	56,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	192	C 100	15.734	Avg.	58%	100%	100%	9,126
Barn - GBA	1950	525	D 100	15.749	Fair	36%	100%	100%	5,670
							Outbuilding Total		14,796

Accpt Land	39,500	**Accepted Bldg**	71,400	**Total**	110,900

Map/Lot: 007-019-C
Account: 227 Card: 1 of 1 Location: 276 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/28/2022
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 2 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Fr. A-Commercial Site (Fract)	52,000.00	53,658.35	100%		53,658
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.88					Land Total	62,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	1997	4008	C 100	80.602	Avg-	78%	50%	100%	31.435
2S Frame Shed	1990	780	C 100	29.519	Avg.	80%	100%	100%	23.615
Concrete Slab	1997	1904	C 100	29.706	Avg-	78%	100%	100%	23.171
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					150.000
								Outbuilding Total	228,221

Accpt Land	62,500	**Accepted Bldg**	228,200	**Total**	290,700

Account: 228 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Fr. A-Commercial Site (Fract)	52,000.00	78,637.00	50.0%	Unimproved	39,319
Total Acres 1.89					Land Total	39,319

Accpt Land	39,300	**Accepted Bldg**	0	**Total**	39,300

Name: CARTER, LESTER D
WRIGHT, RUTH M
Map/Lot: 003-004-A
Account: 229 Card: 1 of 1 Location: 545 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.82	Acre-Rear Land 1 <= 50 Acs	650.00	586.30	100%		586
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.82					Land Total	34,906

Dwelling Description

				Replacement Cost New	
Conventional	One Story	576 Sqft	Grade C 100	Base	94,208
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Average	Typical	94,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	96%	100%	66,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	144	C 100	11.801	Avg.	73%	100%	100%	8,615
One Story Frame	1990	72	C 100	5.900	Avg.	73%	100%	100%	4,307
One Story Frame	1990	144	C 100	11.801	Avg.	73%	100%	100%	8,615
Frame Shed	1976	120	C 100	4.802	Avg.	73%	100%	100%	3,505
Frame Garage	1990	320	C 100	10.560	Avg.	80%	100%	100%	8,448
								Outbuilding Total	33,490

Accpt Land	34,900	**Accepted Bldg**	99,500	**Total**	134,400

Account: 230 Card: 1 of 1 Map/Lot: 011-136 Location: 6 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	Public Water None
Street	Paved

Sale Data

Sale Date	09/14/2007
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 x 115	Front-Road Frontage	650.00	55,829.97	100%		55,830
Total Acres 0.29					Land Total	55,830

Accpt Land	55,800	**Accepted Bldg**	0	**Total**	55,800

Map/Lot: 006-023-T16-B
Account: 231 Card: 1 of 1 Location: 16B ARMSTRONG LN

Neighborhood 99

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Sale Data

Sale Date	07/12/2021
Sale Price	4,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Land	0	**Bldg Override**	2,700	**Total**	2,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
9.00	Acre-Rear Land 1 <= 50 Acs	650.00	6,435.00	100%		6,435
Total Acres 10.00					Land Total	32,175

Accpt Land	32,200	**Accepted Bldg**	0	**Total**	32,200

Account: 233 Card: 1 of 1 Map/Lot: 003-047 Location: 266 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Fr. A-Homesite (Fract)	23,400.00	20,267.70	100%		20,268
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.62					Land Total	28,848

Dwelling Description **Replacement Cost New**

Conventional	One Story	432 Sqft	Grade D 100	Base	66,606
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-8,835
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	432	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	56,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	96%	100%	45,490

Accpt Land	28,800	**Accepted Bldg**	45,500	**Total**	74,300

Account: 234 Card: 1 of 1 Map/Lot: 003-063-A
Location: 231 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 11/07/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Wasteland	65.00	71.50	100%		72
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.00				Land Total		35,822

Accpt Land 35,800 **Accepted Bldg** 0 **Total** 35,800

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/05/2021
Sale Price	138,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55 x 100	Front-Road Frontage	325.00	18,171.74	100%		18,172
Total Acres 0.13					Land Total	18,172

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	572 Sqft	Grade C 100	Base	138,893
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2015	Typical	Typical	Average	Typical	142,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	91%	100%	65,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	336	C 100	37.447	Avg.	50%	100%	100%	18.724
Unfin Basement	1900	336	C 100	13.727	Avg.	50%	100%	100%	6.864
Encl Frame Porch	1900	128	C 100	7.394	Avg.	50%	100%	100%	3.697
Frame Garage	1988	960	C 100	31.680	Avg.	79%	100%	100%	25.027
							Outbuilding Total		54,312

Accpt Land	18,200	**Accepted Bldg**	119,300	**Total**	137,500

Account: 237 Card: 1 of 1 Map/Lot: 012-007 Location: 29 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Public Water None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
182 x 280	Front-Road Frontage	325.00	66,653.19	100%		66,653
Total Acres 1.17					Land Total	66,653

Dwelling Description

Conventional	Two Story	1373 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	262,962
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-8,705
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,987
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Typical	Typical	Below Average	Typical	270,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	103,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	219	C 107	3.839	Avg-	40%	100%	100%	1.536
Encl Frame Porch	1990	240	B 100	14.431	Poor	56%	0%	100%	0
								Outbuilding Total	1,536

Accpt Land 66,700 **Accepted Bldg** 105,500 **Total** 172,200

Map/Lot: 009-015
Account: 238 Card: 1 of 1 Location: 104 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 173	Front-Road Frontage	325.00	20,940.62	100%		20,941
Total Acres 0.24				Land Total		20,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	0			- - - - S O U N D V A L U E - - - -					25,400
Frame Shed	2024	336	B 100	13,679	Avg.	95%	100%	100%	12,995
							Outbuilding Total		38,395

Accpt Land	20,900	Accepted Bldg	38,400	Total	59,300

Account: 239 Card: 1 of 1 Map/Lot: 001-035 Location: 164 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	FARMLAND 2015		
Tran/Land/Bldg	4 4 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Waterfront (Fract)	104,000	114,400.00	100%		114,400
12.13	Acre-Blueberries	2,340.00	31,222.62	100%		31,223
3.00	Acre-Wasteland	65.00	214.50	100%		215
8.87	Acre-Softwood F&O	136.00	1,206.32	100%		1,206
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 25.00					Land Total	155,624

Dwelling Description

				Replacement Cost New	
Conventional	One Story	572 Sqft	Grade C 100	Base	93,847
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	15,760
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	109,116

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	52,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	144	C 100	11.801	Avg.	50%	100%	100%	5.900
Barn - GBA	1900	900	D 100	22.458	Avg-	40%	100%	100%	8.983
Open Frame Porch	2012	174	C 100	5.794	Avg.	50%	100%	100%	2.897
One Story Frame	2012	630	C 100	51.628	Avg.	50%	100%	100%	25.814
Unfin Basement	2012	630	C 100	18.958	Avg.	50%	100%	100%	9.479
Wood Deck	2012	240	C 100	3.914	Avg.	50%	100%	100%	1.957
								Outbuilding Total	55,030

Accpt Land	155,600	**Accepted Bldg**	107,400	**Total**	263,000

Name: PIERSON-BACON, SUSAN C
BACON, BRUCE A
Map/Lot: 014-064
Account: 241 Card: 1 of 1 Location: 57 NORTH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/08/2021
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 188	Front-Road Frontage	325.00	35,192.45	100%		35,192
Total Acres 0.43					Land Total	35,192

Dwelling Description

Conventional	One & 1/2 Story	875 Sqft	Grade C 103	**Replacement Cost New**	
Exterior	Asbestos Siding	Masonry Trim	None	Base	152,750
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,757
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,419
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	Modern	Modern	Good	Typical	161,926

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	121,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1925	200	C 103	6.770	Good	75%	100%	100%	5,078
Encl Frame Porch	1925	160	C 103	8.921	Good	75%	100%	100%	6,691
Frame Garage	1925	720	C 100	23.760	Avg+	65%	100%	100%	15,444
							Outbuilding Total		27,213

Accpt Land	35,200	**Accepted Bldg**	148,700	**Total**	183,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
185 x 220	Front-Shorefrontage	455.00	92,592.50	100%		92,593
0.07	Acre-Rear Land 1 <= 50 Acs	650.00	50.05	100%		50
Total Acres 1.00					Land Total	92,643

Accpt Land	92,600	**Accepted Bldg**	0	**Total**	92,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/16/2016
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	32,500.00	35,750.00	100%		35,750
0.00	Fr. A-Commercial Site (Fract)	52,000.00	0.00	100%		0
16.46	Acre-Rear Land 1 <= 50 Acs	650.00	11,768.90	100%		11,769
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 17.46					Land Total	56,319

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 110	Base	195,636
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-16,389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,461
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,728	Insulation	2,425
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Modern	Modern	Average	Typical	190,380

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	178,957

Accpt Land	56,300	**Accepted Bldg**	179,000	**Total**	235,300

Account: 244 Card: 1 of 1 Map/Lot: 011-029 Location: 50 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street None

Sale Data

Sale Date 09/26/2017
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 x 132	Front-Road Frontage	325.00	54,351.45	60.0%	Size/Shape	32,611
100 x 132	Front-Road Frontage	325.00	33,969.66	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	11,889
Total Acres 0.78					Land Total	44,500

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	850 Sqft	Grade C 100	Base	161,714
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	163,969

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	91%	100%	74,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1860	170	C 100	5.674	Avg.	50%	100%	100%	2.837
Encl Frame Porch	1860	99	C 100	6.245	Avg.	50%	100%	100%	3.122
Barn - GBA	1860	912	D 100	22.673	Fair	26%	100%	100%	5.895
							Outbuilding Total		11,854

Accpt Land 44,500 **Accepted Bldg** 86,500 **Total** 131,000

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	05/27/2022
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
96 x 150	Front-Road Frontage	325.00	33,030.43	90.0%	View/Enviro	29,727
Total Acres 0.33					Land Total	29,727

Accpt Land	29,700	**Accepted Bldg**	0	**Total**	29,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/24/2021
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	8 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
6.00	Acre-Wasteland	65.00	429.00	100%		429
42.00	Acre-Rear Land 1 <= 50 Acs	650.00	30,030.00	100%		30,030
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 49.00					Land Total	64,779

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1064 Sqft	Grade C 100	Base	138,198
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-16,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	Modern	Modern	Average	Typical	118,393

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	112,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2020	364	C 100	12.044	Avg.	95%	100%	100%	11,442
							Outbuilding Total		11,442

Accpt Land	64,800	**Accepted Bldg**	123,900	**Total**	188,700

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 123	Front-Road Frontage	325.00	26,309.88	100%		26,310
Total Acres 0.22					Land Total	26,310

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	999 Sqft	Grade C 100	Base	195,862
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	205,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	153,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1997	1276	C 100	154.766	Good	75%	100%	100%	116.074
Unfin Basement	1997	1276	C 100	30.450	Good	75%	100%	100%	22.838
Frame Garage	1900	0	C 100	0	Good	75%	100%	100%	0
								Outbuilding Total	138,912

Accpt Land	26,300	**Accepted Bldg**	292,900	**Total**	319,200

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/22/2017
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	TO VET EXEMPT		
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 6	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Fr. A-Homesite (Fract)	39,000.00	36,401.86	100%		36,402
2.00	Impr-Lot Improvements	4,000.00	8,800.00	75.00%	Unimproved	6,600
Total Acres 0.72					Land Total	43,002

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 100	Base	133,150
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	136,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	96%	100%	91,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	672	C 107	23.728	Avg.	70%	100%	100%	16,610
							Outbuilding Total		16,610

Accpt Land	43,000	**Accepted Bldg**	108,100	**Total**	151,100

Account: 249 Card: 1 of 1 Map/Lot: 015-003 Location: 85 MAIN ST

Neighborhood 11	Downtown Commercial
Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/02/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 x 124	Front-Road Frontage	650.00	75,150.79	100%		75,151
Total Acres 0.40					Land Total	75,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1960	2128	B 100	259,616	Good	81%	100%	100%	210,289
								Outbuilding Total	210,289

Accpt Land	75,200	**Accepted Bldg**	210,300	**Total**	285,500

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/13/2021
Sale Price	46,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 x 220	Front-Shorefrontage	455.00	80,080.00	100%		80,080
3.09	Acre-Rear Land 1 <= 50 Acs	650.00	2,209.35	100%		2,209
Total Acres 3.90					Land Total	82,289

Accpt Land	82,300	**Accepted Bldg**	0	**Total**	82,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	147,300	742,500	889,800	147,300	742,500	889,800
2	0	182,100	182,100	0	182,100	182,100
TOTAL	147,300	924,600	1,071,900	147,300	924,600	1,071,900

Map/Lot: 002-006
Account: 251 Card: 1 of 2 Location: 20 E ST

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	CHECK FOR FIN UNFIN AREAS		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Homesite (Fract)	23,400.00	36,401.86	200%	View/Enviro	72,804
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
26.00	Acre-Rear Land 2 >50 <=	455.00	13,013.00	100%		13,013
4.00	Impr-Lot Improvements	3,900.00	17,160.00	100%		17,160
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 78.00					Land Total	147,307

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	2632 Sqft	Grade C 123	Base	508,885
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	22,008
Rooms	12				
Bedrooms	4	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	18,350
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,277
Insulation	Full			Insulation	0
Unfin. Living Area	24.00%			Unfinished	-29,144

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2003	Modern	Modern	Good	Typical	529,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	397,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	450	C 123	17.297	Good	75%	100%	100%	12.973
Encl Frame Porch	2005	304	C 123	17.666	Good	75%	100%	100%	13.250
Barn - GBA	1920	10296	C 100	232.409	Avg.	50%	100%	100%	116.204
Swimming Pool	1990	96	C 100	6.696	Avg-	74%	100%	100%	4.955
1 & 1/2 Story Fr	1920	938	C 123	128.584	Avg+	65%	100%	100%	83.580
One Story Frame	2003	576	B 100	57.588	Good	75%	100%	100%	43.191
Unfin Basement	2003	1514	C 123	42.661	Avg-	82%	100%	100%	34.982
Masonry Shed	2013	1170	B 100	48.322	Good	75%	100%	100%	36.242
								Outbuilding Total	345,377

Accpt Land	147,300	**Accepted Bldg**	742,500	**Total**	889,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1200 Sqft	Grade C 110	Base	244,946
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-19,918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1988	0	None	Modern	Good	Typical	229,951

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	88%	90%	100%	182,121

Accpt Land	0	**Accepted Bldg**	182,100	**Total**	182,100

Account: 252 Card: 1 of 1 Map/Lot: 007-036-008
Location: 448 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description **Replacement Cost New**

Ranch	One Story	1056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,841
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	1,056	Insulation	-870
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Below Average	Typical	150,072

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	96%	100%	82,119

Accpt Land	39,700	**Accepted Bldg**	82,100	**Total**	121,800

Map/Lot: 015-054
Account: 253 Card: 1 of 1 Location: 5 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Sale Data

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 125	Front-Road Frontage	325.00	27,028.06	100%		27,028
Total Acres 0.23					Land Total	27,028

Dwelling Description

Conventional	One & 1/2 Story	946 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	173,483
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,615
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,823
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	172,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	107,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	120	C 100	9.834	Avg+	65%	100%	100%	6.392
Encl Frame Porch	1900	60	C 100	4.701	Avg+	65%	100%	100%	3.056
Frame Shed	1900	432	C 100	14.062	Avg+	65%	100%	100%	9.140
Wood Deck	1990	240	C 100	3.914	Avg+	65%	100%	100%	2.544
Barn - GBA	1900	432	D 100	14.084	Fair	26%	100%	100%	3.662
								Outbuilding Total	24,794

Accpt Land	27,000	**Accepted Bldg**	132,700	**Total**	159,700

Map/Lot: 017-022
Account: 254 Card: 1 of 1 Location: 51 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	10/06/2014
Sale Price	28,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
0.64	Acre-Rear Land 1 <= 50 Acs	650.00	457.60	100%		458
Total Acres 2.14					Land Total	52,516

Dwelling Description **Replacement Cost New**

Other	One Story	980 Sqft	Grade C 100	Base	130,626
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	None	Basement	-16,007
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	980	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Modern	Average	Typical	113,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	98%	100%	88,088

Accpt Land 52,500 **Accepted Bldg** 88,100 **Total** 140,600

Name: RICHARDS, STEVEN J
RICHARDS, LAURIE L
Map/Lot: 001-043
Account: 256 Card: 1 of 1 Location: 20 DAVIS RD

Neighborhood 1	Kennebec - Rural
Tree Growth	1982
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Paved
TG PLAN YEAR....	2009
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20 2
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.00	Acre-Rear Land 1 <= 50 Acs	650.00	0.00	100%		0
2.30	Acre-Softwood TG	136.00	312.80	100%		313
15.00	Acre-Mixed Wood TG	165.00	2,475.00	100%		2,475
7.00	Acre-Hardwood TG	129.00	903.00	100%		903
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 25.30				Land Total		38,011

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	924 Sqft	Grade B 100	Base	208,359
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,747
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,302
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Above Average	Typical	216,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	188,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	336	C 100	5.402	Avg.	85%	100%	100%	4.592
Frame Shed	1982	1536	D 100	38.399	Avg-	69%	100%	100%	26.495
Canopy	1982	120	D 100	2.893	Avg-	69%	100%	100%	1.996
Frame Garage	0			----SOUND VALUE----					6.000
								Outbuilding Total	39,083

Accpt Land	38,000	**Accepted Bldg**	227,400	**Total**	265,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/01/2004
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Fr. A-Homesite (Fract)	23,400.00	22,291.49	100%		22,291
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.75					Land Total	30,871

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	810 Sqft	Grade C 100	Base	141,129
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,130
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Modern	Modern	Good	Typical	145,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	113,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	80	B 100	1.749	Avg.	80%	100%	100%	1.399
							Outbuilding Total		1,399

Accpt Land	30,900	**Accepted Bldg**	114,700	**Total**	145,600

Account: 258 Card: 1 of 1 Map/Lot: 005-016 Location: 50 KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Public Sewer Drilled Well
Street Paved

Sale Data

Sale Date 08/10/2021
Sale Price 155,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
1.40	Acre-Rear Land 1 <= 50 Acs	650.00	1,001.00	100%		1,001
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 2.40					Land Total	62,601

Dwelling Description **Replacement Cost New**

Conventional	One Story	392 Sqft	Grade D 141	Base	89,745
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-364
Unfin. Living Area	11.00%			Unfinished	-935

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	88,057

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	52%	96%	100%	43,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2004	558	D 141	52.871	Avg.	52%	100%	100%	27.493
1 & 1/2 Story Fr	1940	308	D 141	39.689	Avg.	52%	100%	100%	20.638
Unfin Basement	1940	308	D 141	15.296	Avg.	52%	100%	100%	7.954
Concrete Slab	2004	252	D 141	4.740	Avg.	52%	100%	100%	2.465
								Outbuilding Total	58,550

Accpt Land 62,600 **Accepted Bldg** 102,500 **Total** 165,100

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	CRANE LOT
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	01/18/2023
Sale Price	140,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
50.00	Acre-Rear Land 2 >50 <=	455.00	25,025.00	100%		25,025
18.00	Acre-Rear Land 3 > 100	320.00	6,336.00	100%		6,336
Total Acres 119.00				Land Total		84,986

Accpt Land	85,000	**Accepted Bldg**	0	**Total**	85,000

Map/Lot: 005-003
Account: 260 Card: 1 of 1 Location: 8 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	08/26/2016
Sale Price	93,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1080 Sqft	Grade C 100	Base	139,641
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-16,961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,080	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Modern	Modern	Very Good	Typical	124,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	114,185

Accpt Land	26,800	**Accepted Bldg**	114,200	**Total**	141,000

Name: DEAD RIVER COMPANY (LESSEE)
IRVING OIL CORPORATION

Map/Lot: 016-009
Account: 261 Card: 1 of 1 Location: 21 OLD COUNTY RD

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/08/2006
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 285	Front-Road Frontage	520.00	130,207.84	100%		130,208
200 x 285	Front-Road Frontage	520.00	130,207.84	70.0%	Excess Frtg.	91,145
147 x 285	Front-Road Frontage	520.00	95,702.76	50.0%	Excess Frtg.	47,851
194 x 125	Front-Road Frontage	520.00	83,645.28	35.00%	Excess Frtg.	29,276
Total Acres 4.14				Land Total		298,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0	1074	B 100	104.822		80%	100%	100%	104.822
						Outbuilding Total			104,822

Accpt Land	298,500	**Accepted Bldg**	104,800	**Total**	403,300

Map/Lot: 014-036
Account: 263 Card: 1 of 1 Location: 22 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/02/2017
Sale Price	5,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 133	Front-Road Frontage	325.00	33,995.30	80.0%	View/Enviro	27,196
Total Acres 0.31					Land Total	27,196

Dwelling Description

Conventional	Two Story	768 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	148,538
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	20% Hot Water C	Cooling	0% None	Heat	-4,419
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,685
Attic	Floor & Stairs			Attic	2,253
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,064
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	None	None	Poor	Typical	147,400

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	46%	100%	12,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	448	C 90	33.043	Poor	18%	46%	100%	2.736
Unfin Basement	1900	448	C 90	14.148	Poor	18%	46%	100%	1.172
Encl Frame Porch	1900	160	C 90	7.795	Poor	18%	46%	100%	645
Barn - GBA	1900	572	D 100	16.589	Poor	18%	46%	100%	1.374
							Outbuilding Total		5,927

Accpt Land 27,200 **Accepted Bldg** 18,100 **Total** 45,300

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Above Street	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
2.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,787.50	100%		1,788
Total Acres 3.50					Land Total	19,663

Accpt Land	19,700	**Accepted Bldg**	0	**Total**	19,700

Account: 265 Card: 1 of 1 Map/Lot: 06A-014 Location: STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.63	Fr. A-Commercial Site (Fract)	52,000.00	92,762.81	50.0%	Unimproved	46,381
Total Acres 2.63					Land Total	46,381

Accpt Land	46,400	**Accepted Bldg**	0	**Total**	46,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.75	Acre-Rear Land 1 <= 50 Acs	650.00	1,251.25	100%		1,251
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.75				Land Total		35,571

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1316 Sqft	Grade C 110	Base	177,006
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,920
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Average	Typical	186,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	171,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2010	32	C 110	2.409	Avg.	92%	100%	100%	2.216
							Outbuilding Total		2,216

Accpt Land	35,600	**Accepted Bldg**	174,100	**Total**	209,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	COLT PASTURE
Reference 2	
Tran/Land/Bldg	4 3 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	02/17/2023
Sale Price	17,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
Total Acres 3.00					Land Total	14,300

Accpt Land 14,300 **Accepted Bldg** 0 **Total** 14,300

Neighborhood 2	Elm St - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/30/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.00	Acre-Wasteland	65.00	71.50	100%		72
12.00	Acre-Rear Land 1 <= 50 Acs	650.00	8,580.00	100%		8,580
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 14.00					Land Total	60,352

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	966 Sqft	Grade C 100	Base	191,459
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	193,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	74,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	984	C 100	80.639	Avg-	40%	100%	100%	32,256
Frame Garage	1971	988	C 100	32.604	Avg.	70%	100%	100%	22,823
							Outbuilding Total		55,079

Accpt Land	60,400	**Accepted Bldg**	129,400	**Total**	189,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/23/2005
Sale Price	15,000
Sale Type	Land Only
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
19.00	Acre-Wasteland	65.00	1,358.50	100%		1,359
18.00	Acre-Rear Land 1 <= 50 Acs	650.00	12,870.00	100%		12,870
Total Acres 38.00				Land Total		27,099

Accpt Land 27,100 **Accepted Bldg** 0 **Total** 27,100

Name: LOUGHLIN, CHRISTOPHER
LOUGHLIN, PAMELA J
Map/Lot: 003-079-A
Account: 270 Card: 1 of 1 Location: 44 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1040 Sqft	Grade C 110	Base	149,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	156,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	100%	131,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	1972	696	C 110	62.741	Good	84%	100%	100%	52.702
Barn - GBA	1980	720	D 100	19.237	Avg.	75%	100%	100%	14.428
								Outbuilding Total	67,130

Accpt Land	34,300	**Accepted Bldg**	198,800	**Total**	233,100

Neighborhood 2	Elm St - Rural		
Zoning/Use	Shore-LmtdResidential		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
5.20	Acre-Rear Land 1 <= 50 Acs	650.00	3,718.00	100%		3,718
Total Acres 6.20					Land Total	32,318

Accpt Land	32,300	**Accepted Bldg**	0	**Total**	32,300

Account: 273 Card: 1 of 1 Map/Lot: 009-024 Location: 31 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	52,000.00	31,847.61	85.00%	View/Enviro	27,070
Total Acres 0.31					Land Total	27,070

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	717 Sqft	Grade D 115	Base	137,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,449
Rooms	8				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Below Average	Typical	139,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	53,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	120	D 115	6.673	Avg-	40%	100%	100%	2.669
Frame Garage	2002	768	D 100	20.782	V.G.	92%	100%	100%	19.119
							Outbuilding Total		21,788

Accpt Land 27,100 **Accepted Bldg** 75,500 **Total** 102,600

Account: 275 Card: 1 of 1 Map/Lot: 011-149 Location: 82 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	NEW SHERIFF'S DEPT
Tran/Land/Bldg	3 2 17
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	47
Land Schedule	2

Sale Data

Sale Date	11/06/2008
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 x 130	Front-Road Frontage	325.00	40,023.05	100%		40,023
Total Acres 0.35					Land Total	40,023

Accpt Land	40,000	**Accepted Bldg**	0	**Total**	40,000

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	12/10/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	32,500.00	35,750.00	100%		35,750
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
Total Acres 8.00					Land Total	40,755

Accpt Land	40,800	**Accepted Bldg**	0	**Total**	40,800

Name: DWELLEY, GRADY W
DWELLEY, LYNN M
Map/Lot: 003-011-A
Account: 277 Card: 1 of 1 Location: 498 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/14/2006
Sale Price	65,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.00				Land Total		35,035

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	1986	14 x 70	C 0	53,186	Good	50%	100%	100%	26,593
Wood Deck		1990	240	B 100	4,775	Avg.	80%	100%	100%	3,820
2S Frame Garage		1986	754	C 100	38,318	Good	88%	100%	100%	33,720
								Outbuilding Total		64,133

Accpt Land	35,000	**Accepted Bldg**	64,100	**Total**	99,100

Account: 278 Card: 1 of 1 Map/Lot: 011-083 Location: 8 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/01/2006
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
52 x 134	Front-Road Frontage	325.00	17,690.81	100%		17,691
Total Acres 0.16					Land Total	17,691

Dwelling Description **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,508
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	176,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	132,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	195	C 100	3.216	Good	75%	100%	100%	2.412
One Story Frame	1900	240	C 100	19.668	Good	75%	100%	100%	14.751
Finished Attic	1900	240	C 100	13.021	Good	75%	100%	100%	9.766
							Outbuilding Total		26,929

Accpt Land	17,700	**Accepted Bldg**	159,200	**Total**	176,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Dug Well Septic System
Street	Paved

Sale Data

Sale Date	05/23/2013
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
9.00	Acre-Wasteland	65.00	643.50	100%		644
8.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,720.00	100%		5,720
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 18.00					Land Total	40,684

Dwelling Description **Replacement Cost New**

Conventional	One Story	1100 Sqft	Grade C 107	Base	151,345
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,001
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Good	Typical	153,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	124,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1991	576	C 107	74.753	Good	89%	100%	100%	66.530
Frame Garage	1988	780	C 100	25.740	Avg.	79%	100%	100%	20.335
Wood Deck	1991	96	C 107	1.800	Good	81%	100%	100%	1.458
							Outbuilding Total		88,323

Accpt Land	40,700	**Accepted Bldg**	212,400	**Total**	253,100

Name: MAINE, STATE OF
MAINE ATLANTIC SALMON COMMISSION
Account: 280 Card: 1 of 1 Map/Lot: 011-183
Location:

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	Shore-GeneralDevelopment		
Topography	Below Street		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Fr. A-Commercial Site (Fract)	52,000.00	55,751.66	100%		55,752
Total Acres 0.95					Land Total	55,752

Accpt Land	55,800	**Accepted Bldg**	0	**Total**	55,800

Neighborhood 2	Elm St - Rural
Tree Growth	2025
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2012

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acre-Softwood TG	138.00	2,208.00	100%		2,208
7.00	Acre-Hardwood TG	150.00	1,050.00	100%		1,050
Total Acres 23.00					Land Total	3,258

Accpt Land	3,300	**Accepted Bldg**	0	**Total**	3,300

Map/Lot: 017-015
Account: 283 Card: 1 of 1 Location: 330 MAIN ST

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/06/2020
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	ASKING $489,000 11/2018
Tran/Land/Bldg	1 2 39
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	100%		114,400
17 x 220	Front-Road Frontage	520.00	9,724.00	70.0%	Excess Frtg.	6,807
1.64	Acre-Rear Land 1 <= 50 Acs	650.00	1,172.60	100%		1,173
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.74				Land Total		131,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1960	2964	C 110	326.040	Avg+	74%	100%	100%	241,270
Frame Garage	1970	720	D 100	19.483	Avg.	69%	100%	100%	13,443
						Outbuilding Total			254,713

Accpt Land	131,200	**Accepted Bldg**	254,700	**Total**	385,900

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level Level	Sale Date	12/30/1899
Utilities	All Public All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Fr. A-Homesite (Fract)	26,000.00	17,160.00	100%		17,160
Total Acres 0.36				Land Total		17,160

Dwelling Description **Replacement Cost New**

Ranch	One Story	954 Sqft	Grade C 115	Base	147,525
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Average	Typical	147,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	106,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	352	D 100	9.525	Avg-	64%	100%	100%	6.096
Wood Deck	1990	144	D 100	1.989	Fair	66%	100%	100%	1.313
						Outbuilding Total			7,409

Accpt Land	17,200	**Accepted Bldg**	113,600	**Total**	130,800

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Rolling
Utilities None None
Street None

Sale Data

Sale Date 03/25/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 40 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	100%		21,450
0.00	Acre-Blueberries	1,800.00	0.00	100%		0
20.00	Acre-Wasteland	75.00	1,650.00	100%		1,650
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
50.00	Acre-Rear Land 2 >50 <=	455.00	25,025.00	100%		25,025
65.00	Acre-Rear Land 3 > 100	320.00	22,880.00	100%		22,880
Total Acres 186.00				Land Total		106,755

Accpt Land 106,800 **Accepted Bldg** 0 **Total** 106,800

Neighborhood 11 Downtown Commercial

Sale Data

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 30		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
161 x 100	Front-Road Frontage	650.00	77,610.52	100%		77,611
167 x 202	Front-Road Frontage	650.00	114,416.03	100%		114,416
5000	SQFT-Paving/Parking Areas	1.00	5,500.00	100%		5,500
Total Acres 1.14				Land Total		197,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					3,200,000
								Outbuilding Total	3,200,000

Accpt Land	197,500	**Accepted Bldg**	3,200,000	**Total**	3,397,500

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 9 2		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 157	Front-Road Frontage	325.00	46,661.37	100%		46,661
Total Acres 0.49					Land Total	46,661

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	936 Sqft	Grade C 100	Base	180,870
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,429
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Average	Typical	186,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	89,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1850	315	C 100	25.814	Avg.	50%	100%	100%	12.907
Unfin Basement	1850	315	C 100	13.354	Avg.	50%	100%	100%	6.677
Finished Attic	1850	315	C 100	14.910	Avg.	50%	100%	100%	7.455
One Story Frame	1850	322	C 100	26.388	Avg.	50%	100%	100%	13.194
Open Frame Porch	1850	35	C 100	1.630	Avg.	50%	100%	100%	815
							Outbuilding Total		41,048

Accpt Land	46,700	**Accepted Bldg**	130,800	**Total**	177,500

Map/Lot: 001-061
Account: 288 Card: 1 of 1 Location: 27 PRESTON LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Dug Well Septic System
Street	Paved

Sale Data

Sale Date	12/06/2024
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	600 Sqft	Grade C 100	Base	136,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,569
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Typical	Typical	Below Average	Typical	145,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	55,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	936	C 100	30.888	Avg+	89%	100%	100%	27,490
							Outbuilding Total		27,490

Accpt Land	26,800	**Accepted Bldg**	83,400	**Total**	110,200

Name: PINSKY, ROBERT L
PINSKY, MARGARET L
Map/Lot: 003-060&062-A
Account: 289 Card: 1 of 1 Location: 165 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Tree Growth	1987
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
TG PLAN YEAR....	2022
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
18.00	Acre-Wasteland	65.00	1,287.00	100%		1,287
58.00	Acre-Softwood TG	136.00	7,888.00	100%		7,888
80.00	Acre-Mixed Wood TG	165.00	13,200.00	100%		13,200
31.00	Acre-Rear Land 1 <= 50 Acs	650.00	22,165.00	100%		22,165
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 188.00					Land Total	78,860

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1046 Sqft	Grade C 117	Base	236,494
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Crawl Space	Basement	-9,752
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-5,977
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Good	Typical	226,001

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	96%	100%	188,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1984	160	C 117	10.133	Good	87%	100%	100%	8,816
Frame Garage	1984	667	C 100	22.011	Avg.	77%	100%	100%	16,948
Barn - GBA	1980	2400	C 100	60.118	Avg-	68%	100%	100%	40,880
							Outbuilding Total		66,644

Accpt Land	78,900	**Accepted Bldg**	255,400	**Total**	334,300

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 155	Front-Road Frontage	325.00	25,544.57	100%		25,545
Total Acres 0.26					Land Total	25,545

Dwelling Description

Conventional	One Story	624 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	98,534
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-5,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,196
Rooms	4				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	1/4 Finished			Attic	8,872
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Modern	Modern	Good	Typical	105,299

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	78,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1890	252	C 100	28.085	Good	75%	100%	100%	21.064
One Story Frame	1890	70	C 100	5.736	Good	75%	100%	100%	4.302
One Story Frame	1890	40	C 100	3.278	Good	75%	100%	100%	2.458
Two Story Frame	1890	40	C 100	4.852	Good	75%	100%	100%	3.639
Frame Garage	1890	308	D 100	8.334	Avg-	40%	100%	100%	3.334
								Outbuilding Total	34,797

Accpt Land	25,500	**Accepted Bldg**	113,800	**Total**	139,300

Map/Lot: 011-054
Account: 291 Card: 1 of 1 Location: 38 WEST ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/06/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
92 x 83	Front-Road Frontage	325.00	29,835.23	100%		29,835
Total Acres 0.18					Land Total	29,835

Dwelling Description

Conventional	One & 1/2 Story	980 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	177,651
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,711
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Typical	Typical	Fair	Typical	170,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	42,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1830	210	C 100	6.873	Fair	26%	100%	100%	1.787
							Outbuilding Total		1,787

Accpt Land	29,800	**Accepted Bldg**	44,200	**Total**	74,000

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/03/2015
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 260	Front-Road Frontage	325.00	29,808.83	100%		29,809
29 x 260	Front-Road Frontage	325.00	10,542.15	100%		10,542
Total Acres 0.66					Land Total	40,351

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1104 Sqft	Grade C 100	Base	192,854
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,629
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	204,810

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(RcnId)**
None	None	50%	96%	100%	98,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	30	C 100	3.513	Avg.	50%	100%	100%	1.756
Frame Bay Window	1900	56	C 100	9.902	Avg.	50%	100%	100%	4.951
Barn - GBA	1900	819	D 100	21.009	Poor	18%	100%	100%	3.782
Frame Garage	0			----SOUND VALUE----					12.000
								Outbuilding Total	22,489

Accpt Land	40,400	**Accepted Bldg**	120,800	**Total**	161,200

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
143 x 100	Front-Road Frontage	325.00	47,246.52	100%		47,247
Total Acres 0.33					Land Total	47,247

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	960 Sqft	Grade C 100	Base	175,200
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	180,763

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	86,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	96	C 100	3.457	Avg.	50%	100%	100%	1.728
Frame Garage	1900	480	C 100	15.840	Avg.	50%	100%	100%	7.920
							Outbuilding Total		9,648

Accpt Land 47,200 **Accepted Bldg** 96,400 **Total** 143,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/14/2020
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	CHECK FOR IMPROVEMENTS		
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 139	Front-Road Frontage	325.00	27,316.51	100%		27,317
Total Acres 0.26					Land Total	27,317

Dwelling Description

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	133,026
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,141
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2022	Modern	Modern	Good	Typical	138,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	103,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1860	224	C 100	18.357	Good	75%	60%	100%	8.261
Unfin Basement	1860	224	C 100	11.735	Good	75%	100%	100%	8.801
Frame Garage	1982	576	B 100	23.190	Good	75%	100%	100%	17.392
								Outbuilding Total	34,454

Accpt Land	27,300	**Accepted Bldg**	138,400	**Total**	165,700

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	03/10/2023
Utilities	All Public None	Sale Price	51,000
Street	Paved	Sale Type	Land Only
		Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale
Reference 1			
Reference 2	OLD GUN SHOP LOT		
Tran/Land/Bldg	0 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
179 x 132	Front-Road Frontage	325.00	60,805.69	100%		60,806
Total Acres 0.54				Land Total		60,806

Accpt Land	60,800	**Accepted Bldg**	0	**Total**	60,800

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 2
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
33 x 104	Front-Road Frontage	650.00	16,222.78	100%		16,223
Total Acres 0.08				Land Total		16,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1920	684	C 110	75,240	Avg.	50%	100%	100%	37,620
						Outbuilding Total			37,620

Accpt Land	16,200	**Accepted Bldg**	37,600	**Total**	53,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
206 x 220	Front-Shorefrontage	455.00	103,103.00	70.0%	Excess Frtg.	72,172
4.03	Acre-Rear Land 1 <= 50 Acs	650.00	2,881.45	100%		2,881
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 6.08					Land Total	183,733

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1120 Sqft	Grade C 110	Base	157,571
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,188
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	161,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	145,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	308	C 110	5.465	Good	90%	100%	100%	4,918
							Outbuilding Total		4,918

Accpt Land	183,700	**Accepted Bldg**	150,500	**Total**	334,200

Account: 301 Card: 1 of 1 Map/Lot: 08A-011 Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Homesite (Fract)	26,000.00	23,756.94	70.0%	Access	16,630
Total Acres 0.69					Land Total	16,630

Accpt Land	16,600	**Accepted Bldg**	0	**Total**	16,600

Map/Lot: 005-017
Account: 302 Card: 1 of 1 Location: 43 KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 06/28/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 43
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	32,500.00	35,750.00	100%		35,750
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 5.00					Land Total	47,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	0			- - - - S O U N D V A L U E - - - -					300.000
								Outbuilding Total	300,000

Accpt Land 47,400 **Accepted Bldg** 300,000 **Total** 347,400

Name: CLEARY, JOHN P
CLEARY, SALLY A
Map/Lot: 011-165
Account: 303 Card: 1 of 1 Location: 15 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/10/2021
Sale Price	305,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 x 83	Front-Road Frontage	325.00	36,321.15	100%		36,321
Total Acres 0.21					Land Total	36,321

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1608 Sqft	Grade C 100	Base	277,111
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Modern	Above Average	Typical	283,005

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	98%	100%	180,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	40	C 100	1.780	Avg+	65%	100%	100%	1.157
Barn - GBA	0			- - - - S O U N D V A L U E - - - -					0
								Outbuilding Total	1,157

Accpt Land	36,300	**Accepted Bldg**	181,400	**Total**	217,700

Account: 304 Card: 1 of 1 Map/Lot: 011-112 Location: 8 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 71
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 41 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 x 225	Front-Road Frontage	325.00	53,745.65	100%		53,746
90 x 100	Front-Road Frontage	325.00	29,735.57	100%		29,736
Total Acres 0.98				Land Total		83,482

Dwelling Description

				Replacement Cost New	
Other	Two & 1/2 Story	4362 Sqft	Grade C 100	Base	788,249
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	4000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	60,016
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	4		
Baths	1	Half Baths	4	Plumbing	17,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	866,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	563,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2020	160	C 100	5.989	Avg+	65%	100%	100%	3.893
							Outbuilding Total		3,893

Accpt Land	83,500	**Accepted Bldg**	566,900	**Total**	650,400

Name: YORK, ELIZABETH N
YORK, BRANDON G

Map/Lot: 003-039
Account: 305 Card: 1 of 1 Location: 302 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/12/2018
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acre-Wasteland	65.00	429.00	100%		429
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 14.00					Land Total	39,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	960	B 100	38,650	Good	92%	100%	100%	35,558
Skyline M/H	1979	14 x 64	C 0	49,504	Avg-	35%	100%	100%	17,326
							Outbuilding Total		52,884

Accpt Land	39,800	**Accepted Bldg**	52,900	**Total**	92,700

Name: JOHNSON, TORA
MULLEN, CHRISTOPHER P
Map/Lot: 011-012
Account: 306 Card: 1 of 1 Location: 41 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	HOUSE RAZED
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	11/25/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40 x 204	Front-Road Frontage	325.00	14,192.43	100%		14,192
Total Acres 0.19				Land Total		14,192

Accpt Land	14,200	**Accepted Bldg**	0	**Total**	14,200

Map/Lot: 015-031
Account: 307 Card: 1 of 1 Location: 59 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	09/23/2022
Sale Price	136,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 176	Front-Road Frontage	325.00	31,464.98	100%		31,465
Total Acres 0.36					Land Total	31,465

Dwelling Description **Replacement Cost New**

Conventional	One Story	1075 Sqft	Grade C 107	Base	148,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,910
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	1/2 Finished			Attic	18,080
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Modern	Modern	Very Good	Typical	177,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	142,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 107	21.045	V.G.	80%	100%	100%	16,836
Wood Deck	1990	64	C 107	1.269	V.G.	80%	100%	100%	1,015
								Outbuilding Total	17,851

Accpt Land 31,500 **Accepted Bldg** 160,000 **Total** 191,500

Name: FRYE, SNOW D
SNOW DUNDAS FRYE LIVING TRUST
Account: 308 Card: 1 of 1

Map/Lot: 003-044
Location: 274 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved

Sale Data

Sale Date	09/18/2006
Sale Price	33,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
2.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,787.50	100%		1,788
Total Acres 3.50					Land Total	14,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -						1.000
									Outbuilding Total	1,000

Accpt Land	14,700	**Accepted Bldg**	1,000	**Total**	15,700

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Sloping
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/01/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 165	Front-Road Frontage	325.00	34,736.19	70.0%	Topography	24,315
32 x 165	Front-Road Frontage	325.00	11,115.58	70.0%	Excess Frtg.	0
		0.00	0.00	70.0%	Topography	5,447
Total Acres 0.50					Land Total	29,762

Dwelling Description

				Replacement Cost New	
Conventional	One Story	910 Sqft	Grade D 100	Base	101,939
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,536
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,564
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Old Type	Below Average	Typical	116,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	40%	89%	100%	41,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	60	D 100	3.855	Fair	26%	100%	100%	1.002
Wood Deck	1990	168	D 100	596		26%	100%	100%	596
							Outbuilding Total		1,598

Accpt Land	29,800	**Accepted Bldg**	43,000	**Total**	72,800

Account: 310 Card: 1 of 1 Map/Lot: 014-095 Location: 28 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	05/19/2006
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 47 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
119 x 177	Front-Road Frontage	325.00	41,627.28	100%		41,627
Total Acres 0.48					Land Total	41,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1988	3339	C 100	333,900	V.G.	90%	100%	100%	300,510
							Outbuilding Total		300,510

Accpt Land	41,600	**Accepted Bldg**	300,500	**Total**	342,100

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	07/28/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Baselot (Fract)	16,250.00	12,889.84	100%		12,890
Total Acres 0.52					Land Total	12,890

Accpt Land	12,900	**Accepted Bldg**	0	**Total**	12,900

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/20/2022
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
143 x 133	Front-Road Frontage	325.00	48,613.29	100%		48,613
Total Acres 0.44				Land Total		48,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1977	14 x 66	D 0	43,248	Fair	28%	100%	100%	12,109
						Outbuilding Total			12,109

Accpt Land	48,600	**Accepted Bldg**	12,100	**Total**	60,700

Account: 314 Card: 1 of 1 Map/Lot: 017-004-A
Location: 63 OLD COUNTY RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 11/29/2011
Sale Price 71,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.62	Acre-Rear Land 1 <= 50 Acs	650.00	1,873.30	100%		1,873
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.62					Land Total	53,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood M/H	1999	12 x 76	A 0	69.257	V.G.	61%	100%	100%	42.247
Frame Garage	2001	576	C 110	20.909	Good	91%	100%	100%	19.027
Wood Deck	1987	180	C 100	2.984	Avg.	79%	100%	100%	2.357
.....	0			- - - - S O U N D V A L U E - - - -					200
								Outbuilding Total	63,831

Accpt Land 53,600 **Accepted Bldg** 63,800 **Total** 117,400

Account: 315 Card: 1 of 1 Map/Lot: 014-049 Location: 14 ALLEN AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	11/18/2009
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
124 x 163	Front-Road Frontage	325.00	43,020.37	100%		43,020
25 x 85	Front-Road Frontage	325.00	8,126.72	100%		8,127
Total Acres 0.51					Land Total	51,147

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	548 Sqft	Grade C 100	Base	124,690
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,794
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	129,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	93,599

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1930	468	D 100	12.664	Avg-	40%	100%	100%	5,066
							Outbuilding Total		5,066

Accpt Land	51,100	**Accepted Bldg**	98,700	**Total**	149,800

Name: BRYCE, KATHY
GROSSNICKLE, DARLENE; ET AL
Account: 316 Card: 1 of 1
Map/Lot: 012-011
Location: 15 BARTLETT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
68 x 158	Front-Road Frontage	325.00	23,518.43	100%		23,518
0.65	Acre-Intown Excess Land	13,000.00	9,295.00	100%		9,295
Total Acres 0.90					Land Total	32,813

Dwelling Description **Replacement Cost New**

Conventional	One Story	1188 Sqft	Grade D 90	Base	110,240
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-13,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Good	Typical	94,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	86,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1996	576	D 100	15.587	Avg-	78%	100%	100%	12.158
							Outbuilding Total		12,158

Accpt Land	32,800	Accepted Bldg	99,100	Total	131,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/10/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,787.50	100%		1,788
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
1.30	Acre-Rear Land 1 <= 50 Acs	650.00	929.50	100%		930
Total Acres 4.80					Land Total	37,038

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1584 Sqft	Grade C 100	Base	185,074
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,384
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Modern	Modern	Good	Typical	191,079

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	158,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1968	128	C 100	7.394	Good	83%	100%	100%	6.137
Frame Garage	1998	1080	C 100	35.640	Good	91%	100%	100%	32.432
							Outbuilding Total		38,569

Accpt Land	37,000	**Accepted Bldg**	197,200	**Total**	234,200

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/15/2019
Sale Price	27,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 245	Front-Road Frontage	325.00	39,750.55	100%		39,751
Total Acres 0.62					Land Total	39,751

Dwelling Description

				Replacement Cost New	
Conventional	One Story	864 Sqft	Grade C 100	Base	120,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	Typical	Below Average	Typical	123,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	96%	100%	54,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1963	264	C 100	8.712	Avg-	57%	100%	100%	4.966
Canopy	1963	144	C 100	3.923	Avg-	57%	100%	100%	2.236
								Outbuilding Total	7,202

Accpt Land	39,800	**Accepted Bldg**	61,600	**Total**	101,400

Map/Lot: 009-017
Account: 319 Card: 1 of 1 Location: 112 DUBLIN ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/29/2023
Sale Price	32,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 149	Front-Road Frontage	325.00	30,945.31	100%		30,945
Total Acres 0.31					Land Total	30,945

Dwelling Description

Conventional	One Story	816 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	99,740
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,274
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,893
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	816	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Poor	Typical	106,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	18%	96%	100%	18,374

Accpt Land	30,900	**Accepted Bldg**	18,400	**Total**	49,300

Account: 320 Card: 1 of 1 Map/Lot: 015-059-B
Location: 7 LONGFELLOW LN

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/24/2021
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Fr. A-Homesite (Fract)	52,000.00	24,267.90	100%		24,268
Total Acres 0.18					Land Total	24,268

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	128,122
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Above Average	Typical	131,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	104,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	520	C 100	57.954	Good	75%	95%	95%	39,228
							Outbuilding Total		39,228

Accpt Land	24,300	**Accepted Bldg**	143,900	**Total**	168,200

Map/Lot: 015-014
Account: 321 Card: 1 of 1 Location: 1 SHORT ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 17
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	04/01/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Fr. A-Homesite (Fract)	52,000.00	23,584.17	60.0%	Size/Shape	14,151
Total Acres 0.17					Land Total	14,151

Dwelling Description

Conventional	One & 1/2 Story	840 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	160,488
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,283
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,260	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	164,050

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	102,367

Accpt Land	14,200	**Accepted Bldg**	102,400	**Total**	116,600

Map/Lot: 003-051
Account: 322 Card: 1 of 1 Location: 251 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description **Replacement Cost New**

Conventional	One Story	832 Sqft	Grade C 100	Base	117,285
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,828
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Below Average	Typical	120,113

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	96%	100%	63,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	720	C 100	23.760	Avg-	55%	100%	100%	13.068
Frame Shed	2004	30	C 100	2.130	Avg-	55%	100%	100%	1.172
							Outbuilding Total		14,240

Accpt Land	26,800	**Accepted Bldg**	77,700	**Total**	104,500

Map/Lot: 014-075
Account: 325 Card: 1 of 1 Location: 35 COOPER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Street Surface

Sale Data

Sale Date	05/18/2007
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 x 135	Front-Road Frontage	325.00	45,281.29	100%		45,281
Total Acres 0.41					Land Total	45,281

Dwelling Description

Conventional	One & 1/2 Story	900 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	193,020
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,277
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	Full Finished			Attic	28,417
FirePlaces	1			Fireplace	4,934
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Modern	Modern	Good	Typical	236,795

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	191,804

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1974	91	C 115	8.576	Good	81%	100%	100%	6.947
One Story Frame	1974	864	C 115	81.426	Good	81%	100%	100%	65.955
Open Frame Porch	1974	144	C 115	5.629	Good	81%	100%	100%	4.559
Frame Garage	2004	432	C 100	14.256	V.G.	93%	100%	100%	13.258
							Outbuilding Total		90,719

Accpt Land	45,300	**Accepted Bldg**	282,500	**Total**	327,800

Account: 327 Card: 1 of 1 Map/Lot: 011-009 Location: 61 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/19/2023
Sale Price	33,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 60	Front-Road Frontage	325.00	31,394.17	100%		31,394
Total Acres 0.14					Land Total	31,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Ritz Craftsman	1967	12 x 52	C 0	36,128	Fair	28%	100%	100%	10,116
							Outbuilding Total		10,116

Accpt Land	31,400	**Accepted Bldg**	10,100	**Total**	41,500

Map/Lot: 001-054
Account: 328 Card: 1 of 1 Location: 0 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	06/16/2005
Sale Price	15,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
Total Acres 1.00					Land Total	12,870

Accpt Land	12,900	**Accepted Bldg**	0	**Total**	12,900

Account: 329 Card: 1 of 1 Map/Lot: 006-023-T14
Location: 14 ARMSTRONG LN

Neighborhood 99

Zoning/Use			
Topography			
Utilities	None	None	
Street	None		

Sale Data

Sale Date	03/04/2011
Sale Price	3,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land	0	**Bldg Override**	3,500	**Total**	3,500

Account: 330 Card: 1 of 1 Map/Lot: 011-109 Location: 17 HIGH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	02/18/2022
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
84 x 327	Front-Road Frontage	325.00	31,244.09	100%		31,244
Total Acres 0.63					Land Total	31,244

Dwelling Description

Conventional	One Story	906 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	132,632
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Good	Typical	137,421

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	96%	100%	104,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	352	C 107	30.865	Good	79%	100%	100%	24.383
Encl Frame Porch	1950	104	C 107	6.894	Good	79%	100%	100%	5.446
Open Frame Porch	1950	72	C 107	2.930	Good	79%	100%	100%	2.315
								Outbuilding Total	32,144

Accpt Land	31,200	**Accepted Bldg**	136,400	**Total**	167,600

Account: 331 Card: 1 of 1 Map/Lot: 003-028-A
Location: 7 ROBERTS LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/27/2005
Sale Price	42,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Fr. A-Homesite (Fract)	23,400.00	21,535.62	100%		21,536
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.70					Land Total	30,116

Dwelling Description

				Replacement Cost New	
Conventional	One Story	672 Sqft	Grade C 90	Base	92,575
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,056
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	94,112

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	45,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	72	C 90	4.658	Avg.	50%	100%	100%	2.329
Wood Deck	2009	120	C 90	1.849	Avg.	50%	100%	100%	924
Frame Shed	2000	180	E 100	3.291	Fair	73%	100%	100%	2.402
Frame Shed	0			- - - - S O U N D V A L U E - - - -					4.500
								Outbuilding Total	10,155

Accpt Land	30,100	**Accepted Bldg**	55,300	**Total**	85,400

Name: MSB LEASING INC
TIF DISTRICT - TRAINING BUILDING
Map/Lot: 011-134
Account: 332 Card: 1 of 1 Location: 1 COLONIAL WAY

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	TIF DISTRICT		
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Fr. A-Commercial Site (Fract)	52,000.00	22,153.46	100%		22,153
Total Acres 0.15					Land Total	22,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2006	21505	C 110	2,365,550	Exc.	94%	100%	100%	2,223,617
							Outbuilding Total		2,223,617

Accpt Land	22,200	**Accepted Bldg**	2,223,600	**Total**	2,245,800

Name: SCRIBNER, RICHARD
SCRIBNER, JO-ELLEN
Map/Lot: 017-024
Account: 333 Card: 1 of 1 Location: 31 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.17	Acre-Rear Land 1 <= 50 Acs	650.00	121.55	100%		122
0.63	Acre-Rear Land 1 <= 50 Acs	650.00	450.45	100%		450
Total Acres 1.80					Land Total	43,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2003	1728	C 100	87.817	Avg.	88%	100%	100%	77.279
							Outbuilding Total		77,279

Accpt Land 43,500 **Accepted Bldg** 77,300 **Total** 120,800

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2 TAN & WHITE MBHM, CJ10006A
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 1

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	1985	14 x 70	C 0	53.186	Poor	20%	100%	100%	10.637
Wood Deck		1998	560	D 100	7.277	Poor	62%	50%	100%	2.256
Frame Shed		0			----SOUND VALUE----					0
Wood Deck		1995	80	D 100	1.176	Poor	60%	100%	100%	706
Metal Shed		0			----SOUND VALUE----					100
									Outbuilding Total	13,699

Accpt Land	0	**Accepted Bldg**	13,700	**Total**	13,700

Account: 335 Card: 1 of 1 Map/Lot: 012-030 Location: 50 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	TAX ACQUIRED PROPERTY
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	08/09/2022
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
116 x 102	Front-Road Frontage	325.00	38,401.81	100%		38,402
Total Acres 0.27					Land Total	38,402

Accpt Land	38,400	**Accepted Bldg**	0	**Total**	38,400

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	Public Water Public Sewer	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Fr. A-Homesite (Fract)	26,000.00	22,153.46	100%		22,153
Total Acres 0.60					Land Total	22,153

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	676 Sqft	Grade C 107	Base	150,209
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,688
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Modern	Modern	Good	Typical	153,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	129,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	96	C 107	6.556	Good	84%	100%	100%	5.507
Open Frame Porch	2014	130	C 100	4.476	Avg.	94%	100%	100%	4.207
Wood Deck	2014	216	C 100	3.542	Avg.	94%	100%	100%	3.329
Frame Garage	2012	20	D 100	541	Avg.	93%	100%	100%	503
							Outbuilding Total		13,546

Accpt Land	22,200	**Accepted Bldg**	142,800	**Total**	165,000

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Baselot (Fract)	16,250.00	12,889.84	100%		12,890
Total Acres 0.52				Land Total		12,890

Accpt Land	12,900	**Accepted Bldg**	0	**Total**	12,900

Account: 339 Card: 1 of 1 Map/Lot: 014-083 Location: 35 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/20/2016
Sale Price	72,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
87 x 115	Front-Road Frontage	325.00	29,148.94	100%		29,149
Total Acres 0.23					Land Total	29,149

Dwelling Description **Replacement Cost New**

Conventional	One Story	1088 Sqft	Grade C 103	Base	144,573
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,809
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,532
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Good	Typical	164,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	118,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1920	300	D 100	8.118	Avg.	50%	100%	100%	4.059
Barn - GBA	1920	504	D 100	15.373	Fair	26%	100%	100%	3.997
							Outbuilding Total		8,056

Accpt Land	29,100	**Accepted Bldg**	126,800	**Total**	155,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/06/2005
Sale Price	20,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	SHEDS?		
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Acre-Wasteland	65.00	143.00	100%		143
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 5.00				Land Total		35,893

Dwelling Description

				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade D 100	Base	70,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,338
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Typical	Typical	Average	Typical	71,154

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	58%	96%	100%	39,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	192	D 100	8.141	Avg.	58%	100%	100%	4.722
Frame Shed	1950	100	E 100	2.104	Avg-	49%	100%	100%	1.031
Frame Shed	2011	160	C 100	5.989	Avg.	92%	100%	100%	5.510
Frame Shed	0			- - - - S O U N D V A L U E - - - -					400
Frame Shed	2005	512	B 100	20.052	Avg.	89%	100%	100%	17.846
						Outbuilding Total			29,509

Accpt Land	35,900	**Accepted Bldg**	69,100	**Total**	105,000

Name: CHOPELAS, KARL S
CHEVESTE, JESSICA
Map/Lot: 001-012
Account: 341 Card: 1 of 1 Location: 317 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/13/2022
Sale Price	137,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.00					Land Total	36,465

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Modern	Modern	Good	Typical	141,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	121,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	512	B 100	20,052	Avg.	89%	100%	100%	17,846
							Outbuilding Total		17,846

Accpt Land	36,500	**Accepted Bldg**	139,400	**Total**	175,900

Account: 342 Card: 1 of 1 Map/Lot: 013-004 Location: 11 HOSPITAL DRIVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 73		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	46	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Fr. A-Commercial Site (Fract)	52,000.00	127,903.08	100%		127,903
8.25	Acre-Intown Excess Land	13,000.00	117,975.00	100%		117,975
Total Acres 13.25					Land Total	245,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0	38188	C 120	3,666,048		80%	100%	100%	3,666,048
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					1,000,000
								Outbuilding Total	4,666,048

Accpt Land	245,900	**Accepted Bldg**	4,666,000	**Total**	4,911,900

Account: 343 Card: 1 of 1 Map/Lot: 007-006 Location: 114 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 25
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	09/10/2007
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Fr. A-Commercial Site (Fract)	32,500.00	32,373.00	100%		32,373
Total Acres 0.82					Land Total	32,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	1989	1440	B 100	89,281	Good	88%	100%	100%	78,567
								Outbuilding Total	78,567

Accpt Land	32,400	**Accepted Bldg**	78,600	**Total**	111,000

Account: 344 Card: 1 of 1 Map/Lot: 015-055 Location: 15 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 01/07/2025
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 164	Front-Road Frontage	325.00	38,186.59	100%		38,187
Total Acres 0.41					Land Total	38,187

Dwelling Description

Conventional	One & 1/2 Story	768 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	162,277
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,190
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Modern	Modern	Good	Typical	171,057

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	130,003

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1940	130	C 107	11.400	Good	76%	100%	100%	8.664
Frame Garage	1940	320	C 107	11.299	Good	76%	100%	100%	8.587
Open Frame Porch	1940	18	C 107	1.199	Good	76%	100%	100%	911
								Outbuilding Total	18,162

Accpt Land 38,200 **Accepted Bldg** 148,200 **Total** 186,400

Name: BEAL, CHRISTOPHER
BEAL, BRIGITTE
Map/Lot: 006-023-T7
Account: 345 Card: 1 of 1 Location: 7 ARMSTRONG LN

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Sale Data

Sale Date	03/02/2013
Sale Price	2,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2 MBHM HERE?
Tran/Land/Bldg 3 0 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					30.000
								Outbuilding Total	30,000

Accpt Land	0	**Accepted Bldg**	30,000	**Total**	30,000

Name: KELLEHER, MICHAEL J
KELLEHER, CHRISTINA L

Map/Lot: 001-01A-005
Account: 346 Card: 1 of 1 Location: 0 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Gravel

Sale Data

Sale Date	10/29/2004
Sale Price	97,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
65 x 220	Front-Shorefrontage	455.00	32,532.50	70.0%	Excess Frtg.	22,773
0.66	Acre-Rear Land 1 <= 50 Acs	650.00	471.90	100%		472
Total Acres 2.00				Land Total		123,345

Accpt Land	123,300	**Accepted Bldg**	0	**Total**	123,300

Map/Lot: 003-063
Account: 347 Card: 1 of 1 Location: 225 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.80	Acre-Rear Land 1 <= 50 Acs	650.00	572.00	100%		572
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.80					Land Total	34,892

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	644 Sqft	Grade C 100	Base	136,459
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,359
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Below Average	Typical	133,547

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	96%	100%	51,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	246	C 100	20,160	Avg-	40%	100%	100%	8,064
							Outbuilding Total		8,064

Accpt Land	34,900	**Accepted Bldg**	59,300	**Total**	94,200

Account: 348 Card: 1 of 1 Map/Lot: 010-008 Location: 107 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/05/2015
Sale Price	40,300
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
33 x 132	Front-Road Frontage	325.00	11,209.99	100%		11,210
Total Acres 0.10					Land Total	11,210

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Wood	Basement	Dry 1/2 Bmt	Basement	-3,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-809
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	0	Old Type	Old Type	Below Average	Typical	138,101

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	92%	100%	50,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1890	112	C 100	6.760	Avg-	40%	100%	100%	2.704
							Outbuilding Total		2,704

Accpt Land	11,200	**Accepted Bldg**	53,500	**Total**	64,700

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	10/23/2018
Sale Price	21,715
Sale Type	Land & Buildings
Financing	Seller Financed
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 220	Front-Road Frontage	325.00	21,450.00	100%		21,450
Total Acres 0.30					Land Total	21,450

Dwelling Description **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	158,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	75,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	336	C 100	37.447	Avg.	50%	85%	100%	15,915
One Story Frame	1900	400	C 100	32.780	Avg.	50%	90%	100%	14,751
Frame Garage	1989	360	C 100	11.880	Avg-	73%	100%	100%	8,672
								Outbuilding Total	39,338

Accpt Land	21,500	**Accepted Bldg**	115,200	**Total**	136,700

Name: KNIGHT, LAURA A
KNIGHT, RICHARD H
Map/Lot: 005-014
Account: 350 Card: 1 of 1 Location: 74 KENNEBEC RD

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Public Sewer
Street	Paved

Sale Data

Sale Date	03/31/2015
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
3.50	Acre-Rear Land 1 <= 50 Acs	650.00	2,502.50	100%		2,503
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
1.00	Acre-Wasteland	65.00	71.50	100%		72
Total Acres 5.50					Land Total	49,875

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1064 Sqft	Grade C 117	Base	239,304
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,463
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Modern	Modern	Very Good	Typical	253,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	232,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	528	C 117	20.386	V.G.	92%	100%	100%	18,755
Barn - GBA	2002	960	C 117	33.575	V.G.	92%	100%	100%	30,889
							Outbuilding Total		49,644

Accpt Land	49,900	**Accepted Bldg**	282,400	**Total**	332,300

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/04/2020
Sale Price	149,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	WHAT BUILDINGS WENT WITH?		
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.45	Acre-Rear Land 1 <= 50 Acs	650.00	1,751.75	100%		1,752
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
2.00	Acre-Wasteland	65.00	143.00	100%		143
Total Acres 5.45					Land Total	36,215

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	392 Sqft	Grade C 100	Base	110,222
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-10,392
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,675
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Modern	Modern	Good	Typical	101,527

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	94,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2008	392	B 100	15.782	Good	93%	100%	100%	14.677
Barn - GBA	2008	588	D 100	16.876	Good	93%	100%	100%	15.695
Wood Deck	2005	72	C 100	1.310	Good	93%	100%	100%	1.218
Finished Attic	2008	295	B 100	17.575	Good	93%	100%	100%	16.345
Plumbing Fixture	2000	4	B 100	8.320	Good	93%	100%	100%	7.738
								Outbuilding Total	55,673

Accpt Land	36,200	**Accepted Bldg**	150,100	**Total**	186,300

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 11/23/2004
Sale Price 220,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 x 220	Front-Road Frontage	520.00	85,800.00	100%		85,800
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
50 x 220	Front-Road Frontage	520.00	28,600.00	100%		28,600
25 x 220	Front-Road Frontage	520.00	14,300.00	70.0%	Excess Frtg.	10,010
0.38	Acre-Rear Land 1 <= 50 Acs	650.00	271.70	100%		272
Total Acres 1.52					Land Total	133,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1986	2661	B 100	324.642	Avg+	84%	100%	100%	272,699
								Outbuilding Total	272,699

Accpt Land 133,500 **Accepted Bldg** 272,700 **Total** 406,200

Account: 354 Card: 1 of 1 Map/Lot: 011-120 Location: 17 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 2 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 110	Front-Road Frontage	325.00	16,677.97	100%		16,678
Total Acres 0.13					Land Total	16,678

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	990 Sqft	Grade C 100	Base	178,877
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1830	0	Modern	Typical	Good	Typical	178,028

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	98%	100%	130,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1830	225	C 100	18.439	Good	75%	100%	100%	13.829
Unfin Basement	1830	225	C 100	11.753	Good	75%	100%	100%	8.815
Encl Frame Porch	1830	98	C 100	6.206	Good	75%	100%	100%	4.654
Frame Garage	1830	378	C 100	12.474	Avg.	50%	100%	100%	6.237
								Outbuilding Total	33,535

Accpt Land 16,700 **Accepted Bldg** 164,400 **Total** 181,100

Name: GAY, TAMMY C
GAY, CLAYTON H

Map/Lot: 010-007

Account: 355 Card: 1 of 1 Location: 111 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date	09/13/2017
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 x 132	Front-Road Frontage	325.00	44,839.95	70.0%	Unimproved	31,388
0.00	Acre-Intown Excess Land	13,000.00	0.00	100%		0
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.40					Land Total	35,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	2004	14 x 57	C 0	45.208	Avg.	62%	100%	100%	28.029
							Outbuilding Total		28,029

Accpt Land 35,800 **Accepted Bldg** 28,000 **Total** 63,800

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	Drilled Well Septic System	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	

Reference 1					
Reference 2	FARMLAND WITHDRAWAL PENALTY				
Tran/Land/Bldg	4 1 1				
1ST MORTGAGE	0	2ND MORTGAGE	0		
Exemption(s)	20	Land Schedule	4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	200%	View/Enviro	51,480
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
36 x 220	Front-Shorefrontage	455.00	18,018.00	70.0%	Excess Frtg.	12,613
1.46	Acre-Rear Land 1 <= 50 Acs	650.00	1,043.90	100%		1,044
Total Acres 3.65				Land Total		173,817

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1350 Sqft	Grade C 110	Base	180,378
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,503
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Good	Typical	195,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	158,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	810	C 110	14.024	Good	90%	100%	100%	12.622
Two Story Frame	1995	600	C 110	80.051	V.G.	91%	100%	100%	72.846
Unfin Basement	1960	600	C 110	21.971	V.G.	85%	100%	100%	18.675
2S Frame Garage	1994	768	C 110	42.933	V.G.	91%	100%	100%	39.069
Finished Attic	1994	768	C 110	31.511	V.G.	91%	100%	100%	28.675
Frame Shed	0			----SOUND VALUE----					4.500
Frame Shed	0			----SOUND VALUE----					14.000
								Outbuilding Total	190,387

Accpt Land	173,800	**Accepted Bldg**	349,000	**Total**	522,800

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 09/14/2023
Sale Price 295,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
178 x 108	Front-Road Frontage	325.00	59,264.71	100%		59,265
Total Acres 0.44					Land Total	59,265

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1208 Sqft	Grade C 110	Base	246,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,033
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Modern	Modern	Good	Typical	262,014

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	100%	100%	196,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	594	C 110	21.562	Good	75%	100%	100%	16,172
							Outbuilding Total		16,172

Accpt Land	59,300	**Accepted Bldg**	212,700	**Total**	272,000

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/12/2015
Sale Price	43,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 x 297	Front-Road Frontage	325.00	47,890.88	100%		47,891
Total Acres 0.89					Land Total	47,891

Dwelling Description

Conventional	Two Story	600 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	142,629
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,079
Rooms	10				
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	7,459
Attic	Floor & Stairs			Attic	2,217
FirePlaces	1			Fireplace	4,290
Insulation	Minimal			Insulation	-964
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	Modern	Average	Typical	159,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	90%	100%	71,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	850	C 100	94.732	Avg.	50%	100%	100%	47.366
Unfin Basement	1900	850	C 100	22.872	Avg.	50%	100%	100%	11.436
2S Frame Garage	1900	336	C 100	17.076	Avg.	50%	100%	100%	8.538
2S Frame Shed	1900	896	C 100	33.637	Avg.	50%	100%	100%	16.818
Open Frame Porch	2018	24	C 100	1.300	Avg.	50%	100%	100%	650
							Outbuilding Total		84,808

Accpt Land	47,900	**Accepted Bldg**	156,400	**Total**	204,300

Neighborhood 1	Kennebec - Rural		
Zoning/Use	Shore-LmtdResidential		
Topography	Level		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
120 x 220	Front-Shorefrontage	455.00	60,060.00	70.0%	Excess Frtg.	42,042
5.38	Acre-Rear Land 1 <= 50 Acs	650.00	3,846.70	100%		3,847
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 7.00					Land Total	154,569

Dwelling Description — **Replacement Cost New**

Conventional	One Story	598 Sqft	Grade D 100	Base	78,876
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,238
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Below Average	Typical	75,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	86%	100%	26,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	119	D 100	7.997	Avg-	40%	100%	100%	3,199
One Story Frame	1900	281	D 100	18.883	Avg-	40%	100%	100%	7,553
Barn - GBA	1900	576	D 100	16.661	Avg-	40%	100%	100%	6,664
							Outbuilding Total		17,416

Accpt Land	154,600	**Accepted Bldg**	43,500	**Total**	198,100

Account: 361 Card: 1 of 1 Map/Lot: 017-017 Location: 68 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/14/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.40	Acre-Rear Land 1 <= 50 Acs	650.00	286.00	100%		286
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.40					Land Total	51,986

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade D 100	Base	145,837
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1937	0	Typical	Typical	Average	Typical	145,229

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Incomplete	None	51%	91%	100%	67,401

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1945	430	D 100	11.482	Fair	33%	100%	100%	3,789
							Outbuilding Total		3,789

Accpt Land	52,000	**Accepted Bldg**	71,200	**Total**	123,200

Account: 362 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Fr. A-Commercial Site (Fract)	52,000.00	78,637.00	50.0%	Unimproved	39,319
Total Acres 1.89					Land Total	39,319

Accpt Land	39,300	**Accepted Bldg**	0	**Total**	39,300

Account: 364 Card: 1 of 1 Map/Lot: Location:

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Rolling
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2 KIMBALL HALL RAZED
Tran/Land/Bldg 7 2 84
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 40 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
44.00	Fr. A-Commercial Site (Fract)	52,000.00	379,421.88	100%		379,422
Total Acres 44.00					Land Total	379,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1955	400000	C 100	40,000,000	V.G.	84%	100%	100%	33,600,000
							Outbuilding Total		33,600,000

Accpt Land	379,400	Accepted Bldg	33,600,000	Total	33,979,400

Map/Lot: 003-080-001
Account: 365 Card: 1 of 1 Location: 17 CROSSROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/13/2014
Sale Price	68,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description

				Replacement Cost New	
Conventional	One Story	864 Sqft	Grade C 100	Base	120,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-14,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Above Average	Typical	105,821

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	91,006

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1992	160	E 100	2.994	Avg-	75%	100%	100%	2.246
One Story Frame	2000	104	C 100	8.523	Avg+	86%	100%	100%	7.330
								Outbuilding Total	9,576

Accpt Land	34,300	**Accepted Bldg**	100,600	**Total**	134,900

Account: 366 Card: 1 of 1 Map/Lot: 017-018 Location: 155 OLD COUNTY RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acre-Rear Land 1 <= 50 Acs	650.00	1,144.00	100%		1,144
Total Acres 1.60				Land Total		1,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1993	832	C 100	27,456	Avg.	82%	100%	100%	22,514
						Outbuilding Total			22,514

Accpt Land 1,100 **Accepted Bldg** 22,500 **Total** 23,600

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/29/2009
Sale Price	1,146,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 19		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	46	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	75.00%	Fract. Share	85,800
46 x 220	Front-Road Frontage	520.00	26,312.00	70.0%	Excess Frtg.	0
		0.00	0.00	75.00%	Fract. Share	13,814
2.00	Impr-Lot Improvements	4,000.00	8,800.00	75.00%	Fract. Share	6,600
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	75.00%	Fract. Share	1,073
Total Acres 3.24					Land Total	107,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2000	14742	C 100	1.474.200	V.G.	92%	75%	100%	1.017.198
								Outbuilding Total	1,017,198

Accpt Land	107,300	**Accepted Bldg**	1,017,200	**Total**	1,124,500

Neighborhood 1	Kennebec - Rural
Tree Growth	1998
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	None
TG PLAN YEAR....	2020

Sale Data

Sale Date	04/30/2018
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acre-Blueberries	2,340.00	7,722.00	100%		7,722
33.00	Acre-Softwood TG	136.00	4,488.00	100%		4,488
96.00	Acre-Mixed Wood TG	165.00	15,840.00	100%		15,840
13.00	Acre-Wasteland	65.00	929.50	100%		930
Total Acres 145.00					Land Total	28,980

Accpt Land	29,000	**Accepted Bldg**	0	**Total**	29,000

Name: WOOD, WAYNE M
WOOD, JENNIFER G
Map/Lot: 003-079
Account: 370 Card: 1 of 1 Location: 36 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.25	Acre-Rear Land 1 <= 50 Acs	650.00	178.75	100%		179
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.25					Land Total	34,499

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1129 Sqft	Grade C 107	Base	154,142
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,106
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	1/4 Finished			Attic	13,041
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2003	Modern	Modern	Good	Typical	174,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	130,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
								Outbuilding Total	300

Accpt Land	34,500	**Accepted Bldg**	131,200	**Total**	165,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	2 20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.30	Acre-Rear Land 1 <= 50 Acs	650.00	1,644.50	100%		1,645
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.30					Land Total	35,965

Dwelling Description — **Replacement Cost New**

Conventional	One Story	700 Sqft	Grade C 100	Base	94,847
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,709
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	21,606
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Above Average	Typical	114,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	96%	100%	76,006

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1993	240	C 100	7,920	Avg.	82%	100%	100%	6,494
							Outbuilding Total		6,494

Accpt Land	36,000	**Accepted Bldg**	82,500	**Total**	118,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/08/2023
Sale Price	299,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
64 x 138	Front-Road Frontage	325.00	21,837.44	100%		21,837
Total Acres 0.20					Land Total	21,837

Dwelling Description

Conventional	One & 1/2 Story	1534 Sqft	Grade C 103	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	252,937
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,056
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,683
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	267,320

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	173,758

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	224	C 103	11.531	Avg+	65%	100%	100%	7.495
Frame Garage	1900	440	C 100	14.520	Avg+	65%	100%	100%	9.438
							Outbuilding Total		16,933

Accpt Land	21,800	**Accepted Bldg**	190,700	**Total**	212,500

Account: 373 Card: 1 of 1 Map/Lot: 015-002-A
Location: 95-97 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/21/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 16
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
175 x 275	Front-Road Frontage	650.00	139,894.01	100%		139,894
Total Acres 1.10				Land Total		139,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1960	1572	B 100	191,784	Good	81%	100%	100%	155,345
						Outbuilding Total			155,345

Accpt Land 139,900 **Accepted Bldg** 155,300 **Total** 295,200

Name: COUNTY OF WASHINGTON
BROADWAY LOT
Map/Lot: 007-011-A
Account: 374 Card: 1 of 1 Location: 73 BROADWAY

Neighborhood 4	Broadway-Rural		
Zoning/Use	Shore-ResourceProtect		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	10 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	47	Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
9.00	Acre-Rear Land 1 <= 50 Acs	650.00	6,435.00	100%		6,435
Total Acres 10.00					Land Total	19,305

Accpt Land	19,300	**Accepted Bldg**	0	**Total**	19,300

Map/Lot: 007-007-E1
Account: 375 Card: 1 of 1 Location: LOT 1 SUBDIVISION 2022

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Gravel

Sale Data

Sale Date	05/18/2021
Sale Price	21,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	SUBDIVISION		
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.16	Acre-Rear Land 1 <= 50 Acs	650.00	1,544.40	100%		1,544
Total Acres 3.16					Land Total	27,284

Accpt Land	27,300	**Accepted Bldg**	0	**Total**	27,300

Name: GENERAL SERVICES ADMINISTRATION
UNITED STATES OF AMERICA

Map/Lot: 014-089
Account: 376 Card: 1 of 1 Location: 89 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 88
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	44
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
186 x 202	Front-Road Frontage	325.00	65,929.82	100%		65,930
Total Acres 0.86				Land Total		65,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1960	7655	AA 100	1,722,375	V.G.	85%	100%	100%	1,464,019
						Outbuilding Total			1,464,019

Accpt Land	65,900	**Accepted Bldg**	1,464,000	**Total**	1,529,900

Name: HUNTLEY, JEFFREY L
HUNTLEY, DEBORAH
Map/Lot: 009-004
Account: 377 Card: 1 of 1 Location: 88 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 25
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 222	Front-Road Frontage	325.00	41,149.72	100%		41,150
Total Acres 0.59				Land Total		41,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	1480	D 100	99.455	Avg.	80%	100%	100%	79.564
Plumbing Fixture	1989	4	C 100	6.820	Avg.	80%	100%	100%	5.456
2S Frame Shed	1989	4334	C 100	155.686	Avg.	80%	100%	100%	124.549
Frame Shed	1989	576	C 100	18.336	Avg.	80%	100%	100%	14.669
Loading Dock	1989	168	C 100	1.253	Avg.	80%	100%	100%	1.002
						Outbuilding Total			225,240

Accpt Land 41,200 **Accepted Bldg** 225,200 **Total** 266,400

Map/Lot: 009-025
Account: 378 Card: 1 of 1 Location: 27 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/01/2017
Sale Price 11,400
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 8X10 DEDK 8/2020
Tran/Land/Bldg 1 6 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Fr. A-Homesite (Fract)	52,000.00	28,600.00	85.00%	View/Enviro	24,310
Total Acres 0.25					Land Total	24,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					5,000
Concrete Slab	2018	744	D 100	9,615	Avg.	95%	100%	100%	9,134
							Outbuilding Total		14,134

Accpt Land	24,300	**Accepted Bldg**	14,100	**Total**	38,400

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	10/16/2015
Sale Price	101,856
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

Ranch	One Story	1008 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	153,123
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	158,270

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	126,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1990	576	C 100	19.008	Avg.	80%	100%	100%	15,206
Open Frame Porch	1975	60	C 115	2,736	Avg+	80%	100%	100%	2,189
							Outbuilding Total		17,395

Accpt Land	16,900	**Accepted Bldg**	144,000	**Total**	160,900

Account: 380 Card: 1 of 1 Map/Lot: 015-091 Location: 1 COURT ST

Neighborhood 11	Downtown Commercial
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	SUBWAY ET AL
Reference 2	
Tran/Land/Bldg	0 2 16
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/13/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
156 x 132	Front-Road Frontage	650.00	86,398.51	100%		86,399
Total Acres 0.47					Land Total	86,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1980	4377	B 100	533,994	Good	86%	100%	100%	459,235
							Outbuilding Total		459,235

Accpt Land	86,400	**Accepted Bldg**	459,200	**Total**	545,600

Name: LEGARE, FELIX ERIC
LEGARE, HELEN YVONNE
Account: 381 Card: 1 of 1
Map/Lot: 014-020-A
Location: 149 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/19/2024
Sale Price	149,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 6	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
91 x 150	Front-Road Frontage	325.00	31,310.09	100%		31,310
Total Acres 0.31					Land Total	31,310

Dwelling Description

Conventional	Two Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	158,639
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	187,817

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	122,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2017	80	C 100	6.556	Avg+	95%	100%	100%	6.228
Encl Frame Porch	2017	20	C 100	3.117	Avg.	95%	100%	100%	2.961
Frame Shed	2018	64	C 100	3.140	Avg.	95%	100%	100%	2.983
							Outbuilding Total		12,172

Accpt Land	31,300	**Accepted Bldg**	134,300	**Total**	165,600

Name: RAHILLY, KATHLEEN M
VAN BUREN, LIAM
Account: 382 Card: 1 of 1 Map/Lot: 005-013-B
Location: 83 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/28/2022
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.44	Acre-Rear Land 1 <= 50 Acs	650.00	314.60	100%		315
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.44					Land Total	34,635

Dwelling Description

				Replacement Cost New	
Split Level	One Story	1104 Sqft	Grade C 117	Base	174,206
Exterior	Wood Siding	Masonry Trim	500Sqft	Trim	500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,502
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,390
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Very Good	Typical	193,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	168,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	64	C 117	1.388	V.G.	87%	100%	100%	1.208
1S Ma Bay Window	1972	144	C 117	34.258	V.G.	87%	100%	100%	29.804
1S Ma Bay Window	1972	20	C 117	4.758	V.G.	87%	100%	100%	4.139
2S Frame Garage	1972	480	B 100	29.761	Avg+	79%	100%	100%	23.511
							Outbuilding Total		58,662

Accpt Land	34,600	**Accepted Bldg**	227,000	**Total**	261,600

Name: HOLLAND, RICHARD F
HOLLAND, TAMARA D

Map/Lot: 003-003-B
Account: 383 Card: 1 of 1 Location: 538 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/09/2015
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.94	Acre-Rear Land 1 <= 50 Acs	650.00	672.10	100%		672
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.94				Land Total		34,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1984	14 x 66	B 0	57.663	Avg-	35%	100%	100%	20.182
						Outbuilding Total			20,182

Accpt Land	35,000	**Accepted Bldg**	20,200	**Total**	55,200

Account: 384 Card: 1 of 1 Map/Lot: 001-009 Location: 4 STEEPLE BUSH LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/04/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	510 Sqft	Grade C 107	Base	128,433
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,999
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	Modern	Modern	Good	Typical	131,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	98,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1925	112	C 107	14.535	Good	75%	100%	100%	10.901
One Story Frame	2002	370	C 107	32.445	Good	75%	100%	100%	24.334
Unfin Basement	2000	112	C 107	10.424	Good	75%	100%	100%	7.818
Open Frame Porch	2002	52	C 107	2.289	Good	75%	100%	100%	1.717
Encl Frame Porch	2002	52	C 107	4.691	Good	75%	100%	100%	3.518
Res. Greenhouse	2002	64	C 100	7.052	Avg.	87%	100%	100%	6.135
							Outbuilding Total		54,423

Accpt Land	26,800	**Accepted Bldg**	152,800	**Total**	179,600

Account: 385 Card: 1 of 1 Map/Lot: 014-043-A
Location: 11 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/24/2013
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
124 x 135	Front-Road Frontage	325.00	42,217.14	100%		42,217
Total Acres 0.38					Land Total	42,217

Dwelling Description

Conventional	Two Story	672 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	183,824
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,797
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	18,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	206,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	129,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	540	C 105	68.772	Avg+	65%	100%	100%	44.702
							Outbuilding Total		44,702

Accpt Land	42,200	**Accepted Bldg**	173,800	**Total**	216,000

Account: 386 Card: 1 of 1 Map/Lot: 001-022-A Location: 283 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.00				Land Total		35,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1978	12 x 65	C 0	42.968	Avg.	40%	100%	100%	17.187
Frame Garage	1982	720	D 100	19.483	Avg.	76%	100%	100%	14.807
						Outbuilding Total			31,994

Accpt Land	35,000	**Accepted Bldg**	32,000	**Total**	67,000

Map/Lot: 011-014
Account: 388 Card: 1 of 1 Location: 25 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/14/2009
Sale Price	162,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 206	Front-Road Frontage	325.00	24,861.00	100%		24,861
Total Acres 0.33					Land Total	24,861

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1000 Sqft	Grade C 100	Base	195,995
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,798
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Modern	Modern	Good	Typical	213,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	160,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	200	C 100	16.390	Good	75%	100%	100%	12.292
Unfin Basement	1890	200	C 100	11.308	Good	75%	100%	100%	8.481
Wood Deck	1990	240	C 100	3.914	Avg-	74%	100%	100%	2.896
Frame Garage	1969	396	C 100	13.068	Avg-	61%	100%	100%	7.971
							Outbuilding Total		31,640

Accpt Land	24,900	**Accepted Bldg**	191,900	**Total**	216,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1994	0	Modern	Modern	Good	Typical	128,823

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	90%	100%	100%	115,941

Accpt Land	34,300	**Accepted Bldg**	115,900	**Total**	150,200

Map/Lot: 003-084
Account: 390 Card: 1 of 1 Location: 313 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	Shore-StreamProtect		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2	FARMLAND GREENHOUSE		
Tran/Land/Bldg	0 4 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Waterfront (Fract)	104,000	114,400.00	100%		114,400
2.00	Acre-Mixed Wood F&O	165.00	330.00	100%		330
24.00	Acre-Rear Land 1 <= 50 Acs	650.00	17,160.00	100%		17,160
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 27.00					Land Total	140,470

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	806 Sqft	Grade C 100	Base	156,320
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,109
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1824	0	Modern	Modern	Above Average	Typical	167,011

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	108,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1840	232	C 100	19.012	Avg+	65%	100%	100%	12.358
Unfin Basement	1840	232	C 100	11.877	Avg+	65%	100%	100%	7.720
One Story Frame	1840	640	C 100	52.448	Avg+	65%	100%	100%	34.091
Frame Shed	1840	1012	E 100	15.638	Avg-	40%	100%	100%	6.255
Frame Shed	1840	540	E 100	8.634	Avg-	40%	100%	100%	3.454
Frame Shed	1840	1800	E 100	27.332	Avg-	40%	100%	100%	10.933
Coml Greenhouse	0			- - - - S O U N D V A L U E - - - -					9.000
								Outbuilding Total	83,811

Accpt Land	140,500	**Accepted Bldg**	192,400	**Total**	332,900

Account: 391 Card: 1 of 1 Map/Lot: Location:

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
8.00	Acre-Wasteland	65.00	572.00	100%		572
11.00	Acre-Rear Land 1 <= 50 Acs	650.00	7,865.00	100%		7,865
Total Acres 20.00				Land Total		26,312

Accpt Land 26,300 **Accepted Bldg** 0 **Total** 26,300

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	05/24/2022
Sale Price	175,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	39,000.00	23,885.71	100%		23,886
1.37	Acre-Rear Land 1 <= 50 Acs	650.00	979.55	100%		980
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.68					Land Total	33,666

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	832 Sqft	Grade B 100	Base	194,599
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,175
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,248	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Very Good	Typical	200,001

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	184,001

Accpt Land	33,700	**Accepted Bldg**	184,000	**Total**	217,700

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/18/2020
Sale Price	97,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	OFFICE BUILDING		
Tran/Land/Bldg	3 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48 x 122	Front-Road Frontage	650.00	25,557.36	100%		25,557
Total Acres 0.13				Land Total		25,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					200.000
							Outbuilding Total		200,000

Accpt Land	25,600	**Accepted Bldg**	200,000	**Total**	225,600

Name: MAINE, STATE OF
SALMON - S SIDE OF RIVER
Map/Lot: 005-055
Account: 394 Card: 1 of 1 Location:

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	Shore-LmtdResidential	Sale Date	12/30/1899
Topography	Level	Sale Price	0
Utilities	None None	Sale Type	
Street	None	Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	43	Land Schedule 3	

Sale Data

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.50	Acre-Intown Excess Land	13,000.00	193,050.00	100%		193,050
Total Acres 13.50				Land Total		193,050

Accpt Land	193,100	**Accepted Bldg**	0	**Total**	193,100

Account: 395 Card: 1 of 1 Map/Lot: 014-097 Location: 36 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/01/2024
Sale Price 157,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 218	Front-Road Frontage	325.00	28,573.90	100%		28,574
Total Acres 0.40					Land Total	28,574

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	910 Sqft	Grade C 100	Base	169,070
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,640
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Above Average	Typical	172,929

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	107,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	324	C 100	26.552	Avg+	65%	100%	100%	17.259
Frame Shed	1900	324	C 100	10.856	Avg-	40%	100%	100%	4.342
								Outbuilding Total	21,601

Accpt Land 28,600 **Accepted Bldg** 129,500 **Total** 158,100

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 53	Front-Road Frontage	325.00	27,906.41	100%		27,906
Total Acres 0.11				Land Total		27,906

Accpt Land	27,900	**Accepted Bldg**	0	**Total**	27,900

Map/Lot: 003-030
Account: 397 Card: 1 of 1 Location: 362 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.00					Land Total	35,035

Dwelling Description **Replacement Cost New**

Conventional	One Story	720 Sqft	Grade D 95	Base	83,500
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-10,535
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,370
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	720	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	69,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	26,666

Accpt Land	35,000	**Accepted Bldg**	26,700	**Total**	61,700

Account: 398 Card: 1 of 1 Map/Lot: 006-019-B
Location: 247 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 01/13/2025
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	100%		114,400
2.23	Acre-Rear Land 1 <= 50 Acs	650.00	1,594.45	100%		1,594
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.24					Land Total	124,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1991	3898	B 100	475.556	Avg+	86%	100%	100%	408.978
							Outbuilding Total		408,978

Accpt Land 124,800 **Accepted Bldg** 409,000 **Total** 533,800

Account: 399 Card: 1 of 1 Map/Lot: 003-011 Location: 502 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/05/2005
Sale Price	90,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Wasteland	65.00	35.75	100%		36
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50					Land Total	34,356

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1369 Sqft	Grade C 100	Base	165,693
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-5,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,369	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Modern	Above Average	Typical	158,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	98%	100%	115,084

Accpt Land	34,400	**Accepted Bldg**	115,100	**Total**	149,500

Map/Lot: 003-069
Account: 400 Card: 1 of 1 Location: 35 BOBCAT PATH

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	08/24/2023
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
13.00	Acre-Rear Land 1 <= 50 Acs	650.00	9,295.00	100%		9,295
2.00	Acre-Wasteland	65.00	143.00	100%		143
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 16.00					Land Total	43,758

Dwelling Description

Other	Two Story	600 Sqft	Grade E 50	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	35,657
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	None	Basement	-3,095
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-733
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-241
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Old Type	Old Type	Average	Typical	31,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	92%	100%	23,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1990	432	E 50	13.100	Avg-	74%	100%	100%	9,694
One Story Frame	0			- - - - S O U N D V A L U E - - - -					3,800
								Outbuilding Total	13,494

Accpt Land	43,800	Accepted Bldg	36,600	Total	80,400

Name: MAINE, STATE OF
ATLANTIC SALMON COMMISSION

Map/Lot: 007-018

Account: 401 Card: 1 of 1 Location: N SIDE OF MACHIAS RIVER

Neighborhood 3	Court St - Rural		
Zoning/Use	Shore-ResourceProtect		
Topography	Sloping		
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.50	Fr. A-Waterfront (Fract)	104,000	352,604.48	100%		352,604
Total Acres 9.50				Land Total		352,604

Accpt Land	352,600	**Accepted Bldg**	0	**Total**	352,600

Name: MACHIAS, TOWN OF
CEMETARY
Map/Lot: 001-042-A
Account: 402 Card: 1 of 1 Location:

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Gravel

Sale Data

Sale Date	05/31/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Fr. A-Baselot (Fract)	11,700.00	9,801.50	10.0%	Restriction	980
Total Acres 0.58					Land Total	980

Accpt Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Neighborhood 13	Holway Point - East Kennebec		
Zoning/Use	Shore-LmtdResidential		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
3.37	Acre-Rear Land 1 <= 50 Acs	500.00	1,853.50	100%		1,854
2.00	Impr-Lot Improvements	3,000.00	6,600.00	100%		6,600
Total Acres 5.39					Land Total	119,401

Dwelling Description — **Replacement Cost New**

Contemporary	One Story	1928 Sqft	Grade B 100	Base	276,803
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-492
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Modern	Modern	Average	Typical	281,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	267,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2013	1008	C 100	33.264	Avg.	93%	100%	100%	30,936
Frame Garage	2017	576	B 100	23.190	Avg.	95%	100%	100%	22,030
Open Frame Porch	2017	104	B 100	4.510	Avg.	95%	100%	100%	4,284
Open Frame Porch	2017	96	B 100	4.218	Avg.	95%	100%	100%	4,007
Wood Deck	2017	507	B 100	9.823	Avg.	95%	100%	100%	9,332
							Outbuilding Total		70,589

Accpt Land	119,400	**Accepted Bldg**	338,300	**Total**	457,700

Map/Lot: 015-071
Account: 404 Card: 1 of 1 Location: 6 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Sale Data

Sale Date	07/11/2022
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
86 x 97	Front-Road Frontage	325.00	28,327.57	100%		28,328
Total Acres 0.19					Land Total	28,328

Dwelling Description

Conventional	One & 3/4 Story	520 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	135,469
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,310
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	910	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Typical	Typical	Average	Typical	138,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	96%	100%	75,679

Accpt Land	28,300	**Accepted Bldg**	75,700	**Total**	104,000

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 513	Front-Shorefrontage	260.00	87,346.07	100%		87,346
71 x 513	Front-Shorefrontage	260.00	31,007.86	70.0%	Excess Frtg.	21,706
Total Acres 3.20					Land Total	109,052

Accpt Land 109,100 **Accepted Bldg** 0 **Total** 109,100

Account: 406 Card: 1 of 1 Map/Lot: 005-002-A
Location: 173 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/07/2021
Sale Price	159,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Fr. A-Homesite (Fract)	23,400.00	20,267.70	100%		20,268
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.62					Land Total	28,848

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1050 Sqft	Grade C 100	Base	143,783
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-543
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Modern	Modern	Above Average	Typical	147,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	118,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1977	160	C 100	5.375	Avg+	80%	100%	100%	4.300
							Outbuilding Total		4,300

Accpt Land	28,800	**Accepted Bldg**	122,300	**Total**	151,100

Neighborhood 10	Rt 1 Commercial North		
Zoning/Use	None	**Sale Data**	
Topography	Low	Sale Date	12/08/2021
Utilities	Drilled Well Septic System	Sale Price	0
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
		Verified	Public Record
		Validity	Related Parties
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
5.00	Acre-Wasteland	65.00	357.50	100%		358
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	4,000.00	8,800.00	50.0%	Unimproved	4,400
Total Acres 7.00				Land Total		48,373

Accpt Land	48,400	**Accepted Bldg**	0	**Total**	48,400

Account: 408 Card: 1 of 1 Map/Lot: 009-030 Location: 17 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 01/15/2013
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Fr. A-Homesite (Fract)	52,000.00	54,264.68	85.00%	View/Enviro	46,125
Total Acres 0.90					Land Total	46,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1104 Sqft	Grade C 110	Base	155,984
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,128
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Good	Typical	160,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	136,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	1120	C 100	36.960	Good	85%	100%	100%	31.416
							Outbuilding Total		31,416

Accpt Land 46,100 **Accepted Bldg** 167,500 **Total** 213,600

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/08/2018
Sale Price	96,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1005 Sqft	Grade D 100	Base	108,961
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Typical	Typical	Above Average	Typical	105,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	65,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2004	160	D 100	7.102	Avg+	91%	100%	100%	6.463
Wood Deck	2004	192	C 100	3.170	Avg.	88%	100%	100%	2.790
Frame Shed	2004	150	D 100	4.667	Fair	76%	100%	100%	3.547
								Outbuilding Total	12,800

Accpt Land	26,800	**Accepted Bldg**	78,300	**Total**	105,100

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level Swampy
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date	05/09/2007
Sale Price	47,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	70.0%	Topography	40,040
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	70.0%	Topography	1,001
Total Acres 3.00					Land Total	41,041

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1170 Sqft	Grade C 100	Base	147,754
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,977
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	23,252
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Below Average	Typical	174,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	88%	100%	61,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1950	488	C 100	16.104	Avg-	40%	100%	100%	6,442
							Outbuilding Total		6,442

Accpt Land	41,000	**Accepted Bldg**	68,000	**Total**	109,000

Name: WAITUKAITIS, MATTHEW L
BALDWIN-WEEKS, KAYLA J
Map/Lot: 005-001-B8
Account: 411 Card: 1 of 1 Location: 0 FERNWOOD LANE

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 99
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/24/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.72	Acre-Rear Land 1 <= 50 Acs	650.00	514.80	100%		515
Total Acres 1.72					Land Total	26,255

Accpt Land	26,300	**Accepted Bldg**	0	**Total**	26,300

Name: CAMPESINO, JOSEPH A
CAMPESINO, DEBRA L
Map/Lot: 014-078
Account: 412 Card: 1 of 1 Location: 52 CENTER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/02/2021
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	7 20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 x 227	Front-Road Frontage	325.00	50,207.01	100%		50,207
Total Acres 0.73					Land Total	50,207

Dwelling Description

Conventional	One & 1/2 Story	928 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	179,840
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,968
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Modern	Modern	Very Good	Typical	187,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	149,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1820	161	C 105	5.675	V.G.	80%	100%	100%	4.540
Frame Garage	1950	288	C 100	9.504	V.G.	80%	100%	100%	7.603
One Story Frame	1950	450	C 105	38.722	V.G.	80%	100%	100%	30.978
Open Frame Porch	1950	50	C 105	2.183	V.G.	80%	100%	100%	1.746
Frame Garage	2017	440	B 100	17.714	Avg.	95%	100%	100%	16.828
								Outbuilding Total	61,695

Accpt Land	50,200	**Accepted Bldg**	211,400	**Total**	261,600

Map/Lot: 006-023-T17
Account: 413 Card: 1 of 1 Location: 17 ARMSTRONG LN

Neighborhood 99

Sale Data

Sale Date	10/01/2012
Sale Price	3,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land	0	**Bldg Override**	2,500	**Total**	2,500

Account: 416 Card: 1 of 1 Map/Lot: 015-042 Location: 29 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/24/2015
Sale Price	123,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 182	Front-Road Frontage	325.00	23,151.81	100%		23,152
Total Acres 0.28					Land Total	23,152

Dwelling Description

Conventional	One & 1/2 Story	1432 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	281,427
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,396
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	1990	Modern	Modern	Very Good	Typical	294,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	235,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1998	80	B 100	7.998	V.G.	80%	100%	100%	6.398
Frame Shed	1998	48	C 100	2.665	V.G.	80%	100%	100%	2.132
							Outbuilding Total		8,530

Accpt Land	23,200	**Accepted Bldg**	244,500	**Total**	267,700

Account: 417 Card: 1 of 1 Map/Lot: 08A-032 Location: 20 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description

Ranch	One Story	960 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	141,706
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	145,295

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	116,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	960	C 120	38.016	Avg+	89%	100%	100%	33,834
Wood Deck	2002	42	D 100	693	Avg.	87%	100%	100%	603
							Outbuilding Total		34,437

Accpt Land	15,900	**Accepted Bldg**	150,700	**Total**	166,600

Map/Lot: 013-005
Account: 418 Card: 1 of 1 Location: 249 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 90
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Fr. A-Commercial Site (Fract)	52,000.00	24,932.90	100%		24,933
Total Acres 0.19					Land Total	24,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					700.000
								Outbuilding Total	700,000

Accpt Land	24,900	Accepted Bldg	700,000	Total	724,900

Map/Lot: 015-015
Account: 419 Card: 1 of 1 Location: 30 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	04/28/2022
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 94	Front-Road Frontage	325.00	22,985.01	100%		22,985
Total Acres 0.15					Land Total	22,985

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	528 Sqft	Grade C 100	Base	122,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Old Type	Typical	Average	Typical	123,277

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	94%	100%	57,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	252	C 100	20.651	Avg.	50%	100%	100%	10.326
Unfin Basement	1900	252	C 100	12.233	Avg.	50%	100%	100%	6.116
Wood Deck	1990	96	C 100	1.682	Avg-	74%	100%	100%	1.245
							Outbuilding Total		17,687

Accpt Land	23,000	**Accepted Bldg**	75,600	**Total**	98,600

Name: CALE, TERRY
CALE, DAVID

Map/Lot: 001-031

Account: 421 Card: 1 of 1 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	12/23/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.40	Acre-Rear Land 1 <= 50 Acs	650.00	286.00	100%		286
Total Acres 1.40					Land Total	26,026

Accpt Land	26,000	**Accepted Bldg**	0	**Total**	26,000

Account: 423 Card: 1 of 1 Map/Lot: 008-019 Location: 167 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/21/2023
Sale Price	159,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 x 483	Front-Road Frontage	650.00	148,318.83	100%		148,319
Total Acres 1.55					Land Total	148,319

Dwelling Description

Conventional	One Story	1350 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Composition	Masonry Trim	None	Base	163,980
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Trim	0
				Roof	-460
Foundation	Concrete Slab	Basement	None	Basement	-19,539
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,350	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	Typical	Average	Typical	140,179

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	87,472

Accpt Land	148,300	**Accepted Bldg**	87,500	**Total**	235,800

Account: 424 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12	Industrial Park - Elm Street		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	45	Land Schedule 1	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.68	Fr. A-Commercial Site (Fract)	52,000.00	93,640.44	50.0%	Unimproved	46,820
Total Acres 2.68					Land Total	46,820

Accpt Land	46,800	**Accepted Bldg**	0	**Total**	46,800

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
200 x 220	Front-Shorefrontage	455.00	100,100.00	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	35,035
400 x 220	Front-Shorefrontage	455.00	200,200.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	50,050
100 x 220	Front-Shorefrontage	455.00	50,050.00	12.	Excess Frtg.	6,256
3.45	Acre-Rear Land 1 <= 50 Acs	650.00	2,466.75	100%		2,467
Total Acres 8.00					Land Total	193,908

Accpt Land 193,900 **Accepted Bldg** 0 **Total** 193,900

Account: 426 Card: 1 of 1 Map/Lot: 011-156 Location: 28 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/29/2022
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	POT SHOP		
Tran/Land/Bldg	8 2 27		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 85	Front-Road Frontage	650.00	39,998.77	100%		39,999
Total Acres 0.18					Land Total	39,999

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1943	1372	C 110	150,920	Avg+	68%	100%	100%	102,626
							Outbuilding Total		102,626

Accpt Land	40,000	**Accepted Bldg**	102,600	**Total**	142,600

Account: 427 Card: 1 of 1 Map/Lot: 011-056 Location: 18 PLEASANT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/04/2013
Sale Price	18,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 165	Front-Road Frontage	325.00	22,578.52	100%		22,579
Total Acres 0.25					Land Total	22,579

Dwelling Description

Conventional	One & 1/2 Story	716 Sqft	Grade D 126	**Replacement Cost New**	
Exterior	Other	Masonry Trim	None	Base	157,615
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,166
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,074	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	163,146

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	78,310

Accpt Land	22,600	**Accepted Bldg**	78,300	**Total**	100,900

Name: KRAUS, MURIEL L
KRAUS, MURIEL G
Map/Lot: 015-057
Account: 429 Card: 1 of 1 Location: 5 NORTH ST

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 x 168	Front-Road Frontage	325.00	38,974.69	100%		38,975
0.51	Acre-Intown Excess Land	13,000.00	7,293.00	100%		7,293
Total Acres 0.94				Land Total		46,268

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1184 Sqft	Grade C 100	Base	220,543
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	222,511

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	106,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	224	C 100	7.888	Avg.	50%	100%	100%	3.944
Barn - GBA	1900	728	D 100	19.381	Avg.	50%	100%	100%	9.690
Encl Frame Porch	1900	84	C 100	5.651	Avg.	50%	100%	100%	2.826
Frame Bay Window	1900	16	C 100	2.829	Avg.	50%	100%	100%	1.414
Encl Frame Porch	1900	30	C 100	3.513	Avg.	50%	100%	100%	1.756
								Outbuilding Total	19,630

Accpt Land	46,300	**Accepted Bldg**	126,400	**Total**	172,700

Name: STEMAC, KATHRYN B
STEMAC, GEORGE D
Map/Lot: 014-101
Account: 430 Card: 1 of 1 Location: 25 COOPER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/15/2022
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 136	Front-Road Frontage	325.00	45,996.15	100%		45,996
Total Acres 0.42					Land Total	45,996

Dwelling Description

Conventional	One & 1/2 Story	936 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	198,957
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,249
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,846
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Modern	Modern	Average	Typical	217,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	108,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1840	360	C 110	32.452	Avg.	50%	100%	100%	16.226
Unfin Basement	1840	360	C 110	15.569	Avg.	50%	100%	100%	7.784
Frame Garage	1920	600	C 100	19.800	Avg+	65%	100%	100%	12.870
Barn - GBA	1920	960	C 100	28.697	Avg+	65%	100%	100%	18.653
							Outbuilding Total		55,533

Accpt Land	46,000	**Accepted Bldg**	164,500	**Total**	210,500

Account: 431 Card: 1 of 1 Map/Lot: 011-123 Location: 7 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 07/28/2005
Sale Price 56,000
Sale Type Land & Buildings
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 180	Front-Road Frontage	325.00	22,775.84	100%		22,776
Total Acres 0.27					Land Total	22,776

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 100	Base	165,043
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Modern	Typical	Below Average	Typical	172,589

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	98%	100%	67,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1870	336	C 100	37.447	Avg-	40%	100%	100%	14,979
Unfin Basement	1870	336	C 100	13.727	Avg-	40%	100%	100%	5,491
Frame Shed	1870	428	C 100	13.943	Avg-	40%	100%	100%	5,577
							Outbuilding Total		26,047

Accpt Land 22,800 **Accepted Bldg** 93,700 **Total** 116,500

Account: 432 Card: 1 of 1 Map/Lot: 06A-002
Location: 39 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/13/2018
Sale Price	1,200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 40		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.77	Fr. A-Commercial Site (Fract)	52,000.00	95,199.78	100%		95,200
Total Acres 2.77					Land Total	95,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2003	12632	C 110	1,389,520	V.G.	93%	100%	100%	1,292,254
							Outbuilding Total		1,292,254

Accpt Land	95,200	**Accepted Bldg**	1,292,300	**Total**	1,387,500

Name: HANSCOM, DONALD L
HANSCOM, DEBRA J

Map/Lot: 017-025
Account: 433 Card: 1 of 1 Location: 256 MAIN ST

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	03/20/2017
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	100%		114,400
140 x 220	Front-Road Frontage	520.00	80,080.00	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	28,028
2.08	Acre-Rear Land 1 <= 50 Acs	650.00	1,487.20	100%		1,487
2.00	Impr-Lot Improvements	4,000.00	8,800.00	50.0%	Restriction	4,400
Total Acres 3.80					Land Total	148,315

Accpt Land 148,300 **Accepted Bldg** 0 **Total** 148,300

Account: 434 Card: 1 of 1 Map/Lot: 017-004 Location: 272 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 11/09/2017
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 SOME BLDGS GONE
Tran/Land/Bldg 4 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.10	Acre-Rear Land 1 <= 50 Acs	650.00	3,646.50	100%		3,647
200 x 220	Front-Road Frontage	520.00	114,400.00	100%		114,400
200 x 220	Front-Road Frontage	520.00	114,400.00	70.0%	Excess Frtg.	80,080
123 x 220	Front-Road Frontage	520.00	70,356.00	50.0%	Excess Frtg.	35,178
3.26	Acre-Rear Land 1 <= 50 Acs	650.00	2,330.90	100%		2,331
3.00	Impr-Lot Improvements	4,000.00	13,200.00	100%		13,200
Total Acres 11.00					Land Total	248,836

Dwelling Description **Replacement Cost New**

Conventional	Two Story	896 Sqft	Grade C 100	Base	182,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,091
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,287
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Fair	Inadequate	193,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Overbuilt	None	26%	46%	100%	23,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn - GBA	1910	720	D 100	19.237	Fair	26%	50%	100%	2.501
Coml Greenhouse	2009	2280	E 100	14.860	Ava-	86%	50%	100%	6.390
Coml Greenhouse	2009	1800	E 100	13.086	Ava-	86%	50%	100%	5.627
Coml Greenhouse	2009	1800	E 100	13.086	Ava-	86%	50%	100%	5.627
Frame Shed	2009	56	C 100	2.902	Ava.	91%	100%	100%	2.641
Unfin Basement	2009	840	C 100	22.694	Ava.	91%	100%	100%	20.652
Frame Garage	2002	720	C 100	23.760	Ava.	87%	100%	100%	20.671
One Story Frame	2009	80	E 100	3.278	Ava.	91%	100%	100%	2.983
Coml Greenhouse	2009	900	E 100	9.761	Ava-	86%	50%	100%	4.197
Frame Shed	2009	625	C 100	19.790	Ava.	91%	100%	100%	18.009
								Outbuilding Total	89,298

Accpt Land 248,800 **Accepted Bldg** 112,400 **Total** 361,200

Map/Lot: 009-045
Account: 435 Card: 1 of 1 Location: 3 SALEM ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Sale Data

Sale Date	09/30/2009
Sale Price	24,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 x 36	Front-Road Frontage	325.00	35,200.28	100%		35,200
Total Acres 0.10					Land Total	35,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1971	12 x 50	C 0	35,076	Fair	28%	100%	100%	9,821
							Outbuilding Total		9,821

Accpt Land	35,200	**Accepted Bldg**	9,800	**Total**	45,000

Account: 436 Card: 1 of 1 Map/Lot: 010-024-B
Location: 16 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	03/31/2011
Sale Price	1,003,057
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 29
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Commercial Site (Fract)	52,000.00	80,893.02	100%		80,893
2.93	Acre-Intown Excess Land	13,000.00	41,899.00	100%		41,899
Total Acres 4.93					Land Total	122,792

Dwelling Description

				Replacement Cost New	
Conventional	One Story	29784 Sqft	Grade B 100	Base	3,493,495
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-355,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-18,786
Rooms	32				
Bedrooms	0	Add Fixtures	0		
Baths	18	Half Baths	0	Plumbing	92,824
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Modern	Modern	Above Average	Typical	3,212,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	100%	2,602,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1979	720	C 100	23.760	Avg.	74%	100%	100%	17.582
Canopy	1979	1000	B 100	21.997	Good	86%	100%	100%	18.917
Open Frame Porch	2014	288	A 100	13.815	Good	95%	100%	100%	13.124
							Outbuilding Total		49,623

Accpt Land	122,800	**Accepted Bldg**	2,651,700	**Total**	2,774,500

Account: 437 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12	Industrial Park - Elm Street		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	45	Land Schedule 1	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Fr. A-Commercial Site (Fract)	52,000.00	94,855.46	50.0%	Unimproved	47,428
Total Acres 2.75				Land Total		47,428

Accpt Land	47,400	**Accepted Bldg**	0	**Total**	47,400

Map/Lot: 005-026
Account: 438 Card: 1 of 1 Location: 348 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/28/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
50.00	Acre-Wasteland	65.00	3,575.00	100%		3,575
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 58.00					Land Total	60,280

Dwelling Description

				Replacement Cost New	
Conventional	One Story	560 Sqft	Grade D 121	Base	92,042
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-3,484
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,886
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-446
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Typical	Below Average	Typical	99,521

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	40%	85%	100%	33,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1940	180	D 121	14.636	Avg-	40%	100%	100%	5,854
Frame Shed	1940	42	D 121	2.467	Avg-	40%	85%	100%	839
							Outbuilding Total		6,693

Accpt Land	60,300	**Accepted Bldg**	40,500	**Total**	100,800

Account: 439 Card: 1 of 1 Map/Lot: 015-058 Location: 3 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/01/2016
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 9 18		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 181	Front-Road Frontage	325.00	28,047.34	100%		28,047
Total Acres 0.33					Land Total	28,047

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1575 Sqft	Grade C 100	Base	340,885
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,707
Rooms	10				
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	29,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2019	Modern	Modern	Above Average	Typical	380,079

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	247,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	380	C 100	11.966	Avg+	65%	100%	100%	7.778
Frame Bay Window	1900	72	C 100	12.731	Avg+	65%	100%	100%	8.275
Encl Frame Porch	1900	30	C 100	3.513	Avg+	65%	100%	100%	2.283
							Outbuilding Total		18,336

Accpt Land	28,000	**Accepted Bldg**	265,400	**Total**	293,400

Name: VAN NORDEN, DOUGLAS J C
VAN NORDEN, JULIANNE D
Account: 440 Card: 1 of 1

Map/Lot: 011-100
Location: 158 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	03/03/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
255 x 171	Front-Road Frontage	325.00	88,894.23	100%		88,894
0.82	Acre-Intown Excess Land	13,000.00	11,726.00	100%		11,726
Total Acres 1.82				Land Total		100,620

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1152 Sqft	Grade C 100	Base	194,647
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	5,246
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	3,158
FirePlaces	2			Fireplace	7,700
Insulation	Minimal			Insulation	-1,850
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	210,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	151,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	520	C 100	63.071	Good	75%	100%	100%	47.303
Frame Shed	1900	444	C 100	14.418	Good	75%	100%	100%	10.814
Barn - GBA	1900	1024	C 100	30.094	Avg.	50%	100%	100%	15.047
							Outbuilding Total		73,164

Accpt Land	100,600	Accepted Bldg	225,000	Total	325,600

Map/Lot: 011-044-A
Account: 441 Card: 1 of 1 Location: 19 CANAL ST

Neighborhood 11	Downtown Commercial
Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/06/2022
Sale Price	176,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2	CHECK ACREAGE		
Tran/Land/Bldg	4 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
Total Acres 1.00					Land Total	57,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1970	1406	D 100	94.482	Poor	42%	25%	100%	9,920
Frame Shed	1970	269	D 100	7.564	Poor	42%	25%	100%	794
								Outbuilding Total	10,714

Accpt Land	57,200	**Accepted Bldg**	10,700	**Total**	67,900

Account: 442 Card: 1 of 1 Map/Lot: 007-004 Location: 128 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 4 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Fr. A-Homesite (Fract)	23,400.00	20,911.28	100%		20,911
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
1.00	Impr-Mobile Home Site	0.00	0.00	100%		0
Total Acres 0.66				Land Total		29,491

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Beaumont	M/H	0			- - - - S O U N D V A L U E - - - -					1.000
								Outbuilding Total		1,000

Accpt Land 29,500 **Accepted Bldg** 1,000 **Total** 30,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/01/2015
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 164	Front-Road Frontage	325.00	34,367.93	100%		34,368
Total Acres 0.37					Land Total	34,368

Dwelling Description

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	**Replacement Cost New** Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	145,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	108,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	345	C 100	28.273	Good	75%	100%	100%	21.205
Unfin Basement	1900	345	C 100	13.888	Good	75%	100%	100%	10.416
Frame Garage	1970	720	C 100	23.760	Avg.	69%	100%	100%	16.394
							Outbuilding Total		48,015

Accpt Land	34,400	**Accepted Bldg**	156,900	**Total**	191,300

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	None
Topography	Level
Utilities	Dug Well Septic System
Street	None

Sale Data

Sale Date	10/29/2020
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
202 x 79	Front-Road Frontage	520.00	69,238.81	100%		69,239
Total Acres 0.37					Land Total	69,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1992	1416	B 100	52,786	Avg.	82%	100%	100%	43,285
								Outbuilding Total	43,285

Accpt Land	69,200	**Accepted Bldg**	43,300	**Total**	112,500

Account: 445 Card: 1 of 1 Map/Lot: 011-022 Location: 10 GROVE ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	02/04/2015
Sale Price	39,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58 x 107	Front-Road Frontage	325.00	19,293.02	100%		19,293
Total Acres 0.14				Land Total		19,293

Dwelling Description

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Composition	Masonry Trim	None	Base	151,661
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,259
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-925
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Old Type	Old Type	Below Average	Typical	144,818

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	92%	100%	53,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1870	72	C 100	5.176	Avg-	40%	100%	100%	2.070
							Outbuilding Total		2,070

Accpt Land	19,300	**Accepted Bldg**	55,400	**Total**	74,700

Account: 446 Card: 1 of 1 Map/Lot: 008-004-T1 Location: 1 JD LN

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	11/01/2012
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2020	240	C 100	19,668	Avg.	95%	100%	100%	18,685
							Outbuilding Total		18,685

Land	0	**Accepted Bldg**	18,700	**Total**	18,700

Name: JOY, CHRISTOPHER & SARAH
JOY ENTERPRISES
Map/Lot: 011-071
Account: 448 Card: 1 of 1 Location: 9 WATER ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/16/2017
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 25
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 67	Front-Road Frontage	650.00	30,777.03	100%		30,777
Total Acres 0.12					Land Total	30,777

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	981 Sqft	Grade C 100	Base	203,133
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-16,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-4,791
Rooms	4				
Bedrooms	2	Add Fixtures	14		
Baths	1	Half Baths	1	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Above Average	Typical	206,196

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	96%	100%	134,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1945	144	C 100	11.801	Avg+	68%	100%	100%	8,025
							Outbuilding Total		8,025

Accpt Land	30,800	Accepted Bldg	142,600	Total	173,400

Name: RIER, JAMES E JR
RIER, LINDA G

Map/Lot: 005-022
Account: 449 Card: 1 of 1 Location: 0

Neighborhood 9	Rt 1 Commercial South
Tree Growth	1982
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2018

Sale Data

Sale Date	04/19/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Undeveloped Comml	240.00	52,800.00	100%		52,800
200 x 220	Front-Undeveloped Comml	240.00	52,800.00	70.0%	Excess Frtg.	36,960
400 x 220	Front-Undeveloped Comml	240.00	105,600.00	50.0%	Excess Frtg.	52,800
200 x 220	Front-Undeveloped Comml	240.00	52,800.00	35.00%	Excess Frtg.	18,480
57.00	Acre-Softwood TG	138.00	7,866.00	100%		7,866
0.00	Acre-Mixed Wood TG	166.00	0.00	100%		0
2.95	Acre-Rear Land 1 <= 50 Acs	650.00	2,109.25	100%		2,109
Total Acres 65.00				Land Total		171,015

Accpt Land 171,000 **Accepted Bldg** 0 **Total** 171,000

Account: 450 Card: 1 of 1 Map/Lot: 010-011 Location: 6 MYERS LN

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 01/18/2008
Sale Price 65,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 IN FORECLOSURE - 10/2019
Tran/Land/Bldg 1 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 330	Front-Road Frontage	325.00	30,900.34	100%		30,900
Total Acres 0.63					Land Total	30,900

Dwelling Description

Conventional	One Story	708 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	106,107
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-5,582
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,406
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	102,323

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	49,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	336	C 100	27.535	Avg.	50%	100%	100%	13.768
One Story Frame	1900	280	C 100	22.946	Avg.	50%	100%	100%	11.473
Wood Deck	1990	192	C 100	3.170	Poor	56%	50%	100%	888
							Outbuilding Total		26,129

Accpt Land 30,900 **Accepted Bldg** 75,200 **Total** 106,100

Map/Lot: 006-023-T25
Account: 451 Card: 1 of 1 Location: 10 SPRAGUE WAY

Neighborhood 99

Sale Data

Zoning/Use				Sale Date	12/30/1899
Topography				Sale Price	0
Utilities	None	None		Sale Type	
Street	None			Financing	
				Verified	
				Validity	
Reference 1	B P				
Reference 2					
Tran/Land/Bldg	0 1 11				
1ST MORTGAGE	0	2ND MORTGAGE	0		
Exemption(s)	20	Land Schedule	1		

Land	0	**Bldg Override**	8,300	**Total**	8,300

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	Drilled Well Septic System	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	12	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acre-Commercial Site	48,000.00	316,800.00	100%		316,800
46.00	Acre-Rear Land 1 <= 50 Acs	650.00	32,890.00	100%		32,890
Total Acres 52.00					Land Total	349,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1975	720	D 110	53.221	Avg-	64%	100%	100%	34.061
One Story Frame	2017	748	C 110	67.428	Avg.	95%	100%	100%	64.057
Concrete Slab	2017	748	C 100	11.788	Avg.	95%	100%	100%	11.199
Masonry Shed	2017	64	B 100	4.240	Avg.	95%	100%	100%	4.028
Plumbing Fixture	2017	4	C 100	6.820	Avg.	95%	100%	100%	6.479
								Outbuilding Total	119,824

Accpt Land	349,700	**Accepted Bldg**	119,800	**Total**	469,500

Account: 453 Card: 1 of 1 Map/Lot: 009-028 Location: 21 HARWOOD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/22/2011
Sale Price	5,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 95	Front-Road Frontage	325.00	21,694.52	85.00%	View/Enviro	18,440
Total Acres 0.14					Land Total	18,440

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade D 90	Base	103,240
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,817
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	949
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Typical	101,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	18%	92%	100%	16,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	196	D 90	7.444	Poor	18%	100%	100%	1.340
Barn - GBA	1900	720	D 100	19.237	Poor	18%	10%	100%	346
								Outbuilding Total	1,686

Accpt Land	18,400	**Accepted Bldg**	18,600	**Total**	37,000

Neighborhood 1	Kennebec - Rural
Tree Growth	2014
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Paved
TG PLAN YEAR....	2014
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/07/2011
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acre-Softwood TG	136.00	1,496.00	100%		1,496
5.00	Acre-Mixed Wood TG	165.00	825.00	100%		825
12.00	Acre-Hardwood TG	129.00	1,548.00	100%		1,548
3.00	Acre-Wasteland	65.00	214.50	100%		215
3.00	Acre-Wasteland	65.00	214.50	100%		215
11.00	Acre-Blueberries	2,340.00	28,314.00	100%		28,314
Total Acres 45.00					Land Total	32,613

Accpt Land	32,600	**Accepted Bldg**	0	**Total**	32,600

Neighborhood 2	Elm St - Rural		
Zoning/Use	Shore-LmtdResidential		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	100%		85,800
200 x 220	Front-Shorefrontage	390.00	85,800.00	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	30,030
200 x 220	Front-Shorefrontage	390.00	85,800.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	21,450
3.97	Acre-Rear Land 1 <= 50 Acs	650.00	2,838.55	100%		2,839
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 7.00					Land Total	148,919

Dwelling Description

Contemporary	One Story	1449 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	221,490
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,009
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Modern	Modern	Above Average	Typical	227,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	186,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1980	576	B 100	23.190	Avg+	82%	100%	100%	19,016
Encl Frame Porch	1980	120	B 100	8.634	Avg+	82%	100%	100%	7,080
Wood Deck	1998	204	B 100	4.094	Fair	72%	100%	100%	2,948
Frame Shed	1998	160	D 100	4.911	Avg.	85%	100%	100%	4,174
							Outbuilding Total		33,218

Accpt Land	148,900	**Accepted Bldg**	219,800	**Total**	368,700

Name: MENLO REALTY INCOME PROPERTIES 28, LLC
WALGREEN CO
Map/Lot: 008-001
Account: 456 Card: 1 of 1 Location: 144 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	RITE AID
Reference 2	
Tran/Land/Bldg	0 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	06/05/2013
Sale Price	3,660,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 329	Front-Road Frontage	650.00	174,872.95	100%		174,873
45 x 329	Front-Road Frontage	650.00	39,346.42	70.0%	Excess Frtg.	27,542
Total Acres 1.85					Land Total	202,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2007	17686	C 100	1,768,600	Avg+	92%	100%	100%	1,627,112
								Outbuilding Total	1,627,112

Accpt Land	202,400	**Accepted Bldg**	1,627,100	**Total**	1,829,500

Name: NADEAU, JOHN MICHAEL
NADEAU, CAROLYN P
Map/Lot: 014-035
Account: 457 Card: 1 of 1 Location: 14 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/16/2012
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 133	Front-Road Frontage	325.00	33,995.30	100%		33,995
98 x 133	Front-Road Frontage	325.00	33,315.40	70.0%	Excess Frtg.	23,321
Total Acres 0.61					Land Total	57,316

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1360 Sqft	Grade C 105	Base	173,125
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,854
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Modern	Modern	Above Average	Typical	182,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	142,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	36	C 105	3.939	Avg+	78%	100%	100%	3.072
Frame Garage	1970	700	C 105	24.255	Avg+	78%	100%	100%	18.919
							Outbuilding Total		21,991

Accpt Land	57,300	**Accepted Bldg**	164,300	**Total**	221,600

Map/Lot: 001-026
Account: 458 Card: 1 of 1 Location: 247 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	
Reference 2	CAMPER
Tran/Land/Bldg	4 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	02/04/2015
Sale Price	49,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
41.00	Acre-Rear Land 1 <= 50 Acs	650.00	29,315.00	100%		29,315
Total Acres 42.00					Land Total	42,185

Accpt Land 42,200 **Accepted Bldg** 0 **Total** 42,200

Account: 459 Card: 1 of 1 Location:

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17 x 137	Front-Road Frontage	325.00	5,796.35	100%		5,796
Total Acres 0.05				Land Total		5,796

Accpt Land	5,800	**Accepted Bldg**	0	**Total**	5,800

Account: 461 Card: 1 of 1 Map/Lot: 006-016 Location: 0 MIDDLE RIVER PARCEL

Neighborhood 3	Court St - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	None
Reference 1	OPEN SPACE
Reference 2	
Tran/Land/Bldg	0 5 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	03/22/2013
Sale Price	0
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Fr. A-Baselot (Fract)	11,700.00	0.00	25.00%	Open Space	0
0.00	Acre-Wasteland	65.00	0.00	25.00%	Open Space	0
15.00	Acre-Mixed Wood F&O	165.00	2,475.00	100%	Open Space	2,475
Total Acres 15.00				Land Total		2,475

Accpt Land 2,500 **Accepted Bldg** 0 **Total** 2,500

Account: 462 Card: 1 of 1 Map/Lot: 001-017-A
Location: 36 LIEVENS LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	07/10/2024
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
6.00	Acre-Rear Land 1 <= 50 Acs	650.00	4,290.00	100%		4,290
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 7.00					Land Total	38,610

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1592 Sqft	Grade D 115	Base	175,205
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-20,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,666
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,221
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Old Type	Modern	Above Average	Typical	150,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	96%	100%	123,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1990	225	D 115	25.735	Avg+	85%	100%	100%	21,875
Barn - GBA	1990	900	D 100	22.458	Avg-	74%	100%	100%	16,619
Wood Deck	1990	144	B 100	2.960	Avg.	80%	100%	100%	2,368
							Outbuilding Total		40,862

Accpt Land 38,600 **Accepted Bldg** 164,000 **Total** 202,600

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	Shore-GeneralDevelopment
Topography	Below Street
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/22/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	SHED ART STUDIO PERMIT 11/22		
Tran/Land/Bldg	8 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 250	Front-Shorefrontage	260.00	60,975.41	100%		60,975
80 x 250	Front-Shorefrontage	260.00	24,390.16	70.0%	Excess Frtg.	17,073
Total Acres 1.61					Land Total	78,048

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 100	Base	165,043
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,503
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Modern	Modern	Above Average	Typical	176,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	114,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	160	C 100	8.661	Avg+	65%	100%	100%	5.630
Frame Garage	1920	576	D 100	15.587	Poor	18%	100%	100%	2.806
							Outbuilding Total		8,436

Accpt Land	78,000	**Accepted Bldg**	123,100	**Total**	201,100

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	Drilled Well Septic System	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.30	Acre-Rear Land 1 <= 50 Acs	650.00	214.50	100%		215
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.30					Land Total	51,915

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	396 Sqft	Grade C 100	Base	106,055
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Crawl Space	Basement	-5,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-457
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Modern	Modern	Above Average	Typical	100,026

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	95%	100%	61,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	88	C 100	7.212	Avg+	65%	100%	100%	4,688
Encl Frame Porch	1990	70	C 100	5.097	Avg+	65%	100%	100%	3,313
							Outbuilding Total		8,001

Accpt Land	51,900	**Accepted Bldg**	69,800	**Total**	121,700

Name: DERICKSON, GARY E
DERICKSON, SUSAN E
Map/Lot: 014-023
Account: 465 Card: 1 of 1 Location: 12 DRISKO ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2	"MOTIVATED SELLERS"		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20 4	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 x 300	Front-Road Frontage	325.00	41,301.32	100%		41,301
Total Acres 0.77					Land Total	41,301

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	744 Sqft	Grade C 100	Base	169,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,058
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	184,796

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	147,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	360	C 100	29.502	V.G.	80%	100%	100%	23.602
Unfin Basement	1900	360	C 100	14.154	V.G.	80%	100%	100%	11.323
2S Frame Shed	1997	784	B 100	36.186	V.G.	91%	100%	100%	32.929
Finished Attic	1997	784	B 100	32.603	V.G.	91%	100%	100%	29.669
								Outbuilding Total	97,523

Accpt Land	41,300	**Accepted Bldg**	245,400	**Total**	286,700

Account: 466 Card: 1 of 1 Map/Lot: 015-060 Location: 2 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 x 140	Front-Road Frontage	325.00	40,320.75	100%		40,321
Total Acres 0.38					Land Total	40,321

Dwelling Description

Conventional	One Story	2210 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	294,635
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	None	Basement	-33,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,164
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	16,381
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,210	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	286,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	257,692

Accpt Land	40,300	Accepted Bldg	257,700	Total	298,000

Name: RENZULLO, CHOEY S
BURKE, CALIA A
Account: 467 Card: 1 of 1

Map/Lot: 003-048
Location: 254 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/07/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	PREFAB 10X20 SHED		
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description

				Replacement Cost New	
Conventional	One Story	693 Sqft	Grade D 117	Base	100,501
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	100,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	38,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2000	896	D 117	70.446	Avg-	40%	100%	100%	28,178
Frame Shed	2017	200	C 100	7.176	Avg.	95%	100%	100%	6,817
Frame Shed	0			- - - - S O U N D V A L U E - - - -					500
								Outbuilding Total	35,495

Accpt Land	26,800	**Accepted Bldg**	74,100	**Total**	100,900

Account: 468 Card: 1 of 1 Map/Lot: 012-008 Location: 21 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Above Street
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/02/2024
Sale Price 310,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
109 x 182	Front-Road Frontage	325.00	38,235.56	100%		38,236
Total Acres 0.46					Land Total	38,236

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1326 Sqft	Grade C 110	Base	237,093
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,916
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,564
Attic	Floor & Stairs			Attic	3,800
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Modern	Typical	Good	Typical	260,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	98%	100%	191,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1910	234	C 110	8.351	Good	75%	100%	100%	6,263
Frame Garage	1910	600	C 100	19.800	Fair	26%	100%	100%	5,148
								Outbuilding Total	11,411

Accpt Land 38,200 **Accepted Bldg** 203,100 **Total** 241,300

Name: VALENCIA, ARNOLDO JR
VALENCIA, ANNA LAURA
Account: 469 Card: 1 of 1 Map/Lot: 005-042 Location: 321 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	03/29/2023
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Acre-Wasteland	65.00	143.00	100%		143
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 5.00					Land Total	48,873

Dwelling Description **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Below Average	Typical	128,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	43%	96%	100%	53,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	60	C 100	2.379	Avg-	43%	100%	100%	1.023
Frame Garage	1960	312	C 100	10.296	Avg-	43%	100%	100%	4.427
								Outbuilding Total	5,450

Accpt Land	48,900	**Accepted Bldg**	58,600	**Total**	107,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	32,400	0	32,400	32,400	0	32,400
2	32,400	0	32,400	32,400	0	32,400
TOTAL	64,800	0	64,800	64,800	0	64,800

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	06/02/2021
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 82	Front-Road Frontage	325.00	32,390.31	100%		32,390
Total Acres 0.19				Land Total		32,390

Accpt Land	32,400	**Accepted Bldg**	0	**Total**	32,400

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	06/02/2021
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 82	Front-Road Frontage	325.00	32,390.31	100%		32,390
Total Acres 0.19				Land Total		32,390

Accpt Land	32,400	**Accepted Bldg**	0	**Total**	32,400

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/30/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35 x 99	Front-Road Frontage	325.00	11,552.22	100%		11,552
83 x 118	Front-Road Frontage	325.00	27,880.47	100%		27,880
66 x 142	Front-Road Frontage	325.00	22,584.30	100%		22,584
Total Acres 0.52					Land Total	62,016

Accpt Land	62,000	**Accepted Bldg**	0	**Total**	62,000

Account: 472 Card: 1 of 1 Map/Lot: 015-086 Location: 7 COURT ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 x 122	Front-Road Frontage	650.00	70,815.16	100%		70,815
Total Acres 0.37					Land Total	70,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1946	1865	B 100	227,530	Good	78%	100%	100%	177,473
							Outbuilding Total		177,473

Accpt Land	70,800	**Accepted Bldg**	177,500	**Total**	248,300

Account: 473 Card: 1 of 1 Map/Lot: 011-058 Location: 3 NELSON ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 165	Front-Road Frontage	325.00	69,472.38	70.0%	Topography	48,631
130 x 165	Front-Road Frontage	325.00	45,157.05	70.0%	Excess Frtg.	0
		0.00	0.00	70.0%	Topography	22,127

Total Acres 1.25 Land Total 70,758

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1046 Sqft	Grade C 100	Base	202,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,611
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Old Type	Old Type	Average	Typical	199,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	92%	100%	91,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2004	264	C 100	12.779	Avg+	91%	100%	100%	11.629
2S Frame Shed	1890	352	C 100	14.325	Avg.	50%	100%	100%	7.162
Frame Garage	1890	192	C 100	6.336	Avg.	50%	100%	100%	3.168
Frame Shed	1890	36	C 100	2.308	Avg.	50%	100%	100%	1.154
Open Frame Porch	1890	10	C 100	881	Avg.	50%	100%	100%	440
							Outbuilding Total		23,553

Accpt Land 70,800 **Accepted Bldg** 115,400 **Total** 186,200

Neighborhood 14 Hoyttown-Rural

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Fr. A-Homesite (Fract)	39,000.00	37,644.60	100%		37,645
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.77					Land Total	46,445

Dwelling Description **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,263
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Modern	Modern	Above Average	Typical	132,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	100%	103,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	2003	192	C 100	15.734	Avg+	78%	100%	100%	12.273
Frame Garage	2015	816	C 110	29.621	Avg+	78%	100%	100%	23.104
							Outbuilding Total		35,377

Accpt Land	46,400	**Accepted Bldg**	138,400	**Total**	184,800

Account: 475 Card: 1 of 1 Map/Lot: 005-015 Location: 54 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Public Sewer Drilled Well
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
Total Acres 2.00					Land Total	30,745

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1963	0	Typical	Typical	Good	Typical	145,922

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	82%	96%	100%	114,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1977	832	C 100	27,456	Avg.	73%	100%	100%	20,043
Encl Frame Porch	1963	80	C 107	5,878	Good	82%	100%	100%	4,820
							Outbuilding Total		24,863

Accpt Land	30,700	**Accepted Bldg**	139,700	**Total**	170,400

Account: 476 Card: 1 of 1 Map/Lot: 011-061 Location: 5 SPRING ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	07/01/2016
Sale Price	13,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 190	Front-Road Frontage	325.00	23,251.61	100%		23,252
Total Acres 0.29					Land Total	23,252

Dwelling Description

Conventional	One & 1/2 Story	768 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	162,277
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,190
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Modern	Modern	Average	Typical	165,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	82,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1870	160	C 107	9.267	Avg.	50%	100%	100%	4.634
Frame Garage	1900	384	C 100	12.672	Avg.	50%	100%	100%	6.336
							Outbuilding Total		10,970

Accpt Land 23,300 **Accepted Bldg** 93,900 **Total** 117,200

Name: BRALEY, CLIFFORD
BRALEY, MARILYN
Map/Lot: 009-005
Account: 477 Card: 1 of 1 Location: 2 ROCKY LEDGE LN

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 164	Front-Road Frontage	325.00	32,979.32	100%		32,979
Total Acres 0.36					Land Total	32,979

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	995 Sqft	Grade C 100	Base	179,490
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-4,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,071
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	178,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	111,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	100	C 100	1.744	Avg.	85%	100%	100%	1.482
							Outbuilding Total		1,482

Accpt Land	33,000	**Accepted Bldg**	113,100	**Total**	146,100

Account: 478 Card: 1 of 1 Map/Lot: 003-072-A
Location: 10 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Dug Well Septic System
Street None

Sale Data

Sale Date 06/22/2011
Sale Price 2,510
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Fr. A-Homesite (Fract)	23,400.00	12,870.00	50.0%	Restriction	6,435
2.00	Impr-Lot Improvements	3,900.00	8,580.00	50.0%	Unimproved	4,290
Total Acres 0.25					Land Total	10,725

Dwelling Description **Replacement Cost New**

Other	One Story	352 Sqft	Grade E 100	Base	37,008
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-5,005
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-803
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,238
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	352	Insulation	-136
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Poor	Typical	28,150

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	18%	0%	100%	0

Accpt Land 10,700 **Accepted Bldg** 0 **Total** 10,700

Account: 479 Card: 1 of 1 Map/Lot: 003-031-B
Location: 355 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Fr. A-Homesite (Fract)	23,400.00	12,870.00	100%		12,870
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.25					Land Total	21,450

Dwelling Description **Replacement Cost New**

Conventional	One Story	468 Sqft	Grade E 100	Base	42,236
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-5,559
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-571
Rooms	6				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	468	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	35,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	21,970

Accpt Land	21,500	**Accepted Bldg**	22,000	**Total**	43,500

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/02/2023
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Fr. A-Homesite (Fract)	52,000.00	22,153.46	85.00%	View/Enviro	18,830
Total Acres 0.15					Land Total	18,830

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	644 Sqft	Grade D 100	Base	100,707
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	966	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	100,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	18%	86%	100%	15,519

Accpt Land	18,800	**Accepted Bldg**	15,500	**Total**	34,300

Neighborhood 11	Downtown Commercial		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 112	Front-Road Frontage	650.00	45,914.11	100%		45,914
Total Acres 0.23				Land Total		45,914

Accpt Land	45,900	**Accepted Bldg**	0	**Total**	45,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Low
Utilities	None None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/21/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acre-Rear Land 1 <= 50 Acs	650.00	11,440.00	100%		11,440
Total Acres 16.00					Land Total	11,440

Accpt Land	11,400	**Accepted Bldg**	0	**Total**	11,400

Map/Lot: 011-015
Account: 483 Card: 1 of 1 Location: 21 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/16/2007
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46 x 206	Front-Road Frontage	325.00	16,337.22	100%		16,337
Total Acres 0.22					Land Total	16,337

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	133,026
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Below Average	Typical	132,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	50,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	288	C 100	23.602	Avg-	40%	100%	100%	9.441
Unfin Basement	1890	288	C 100	12.874	Avg-	40%	100%	100%	5.150
One Story Frame	1890	28	C 100	2.295	Avg-	40%	100%	100%	918
							Outbuilding Total		15,509

Accpt Land	16,300	**Accepted Bldg**	66,400	**Total**	82,700

Name: MACHIAS COMMUNITY OF CHRIST
LOVERNE STRASSBURG, CSC

Map/Lot: 014-080
Account: 484 Card: 1 of 1 Location: 54 NORTH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	CELL TOWER LOT
Tran/Land/Bldg	9 2 71
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	41
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 550	Front-Road Frontage	325.00	35,262.46	100%		35,262
Total Acres 1.14				Land Total		35,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1970	2112	A 100	259.617	V.G.	86%	100%	100%	223.271
Unfin Basement	1970	2112	A 100	70.308	V.G.	86%	100%	100%	60.465
						Outbuilding Total			283,736

Accpt Land	35,300	**Accepted Bldg**	283,700	**Total**	319,000

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	OPEN SPACE
Reference 2	
Tran/Land/Bldg	0 5 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	02/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	25.00%	Open Space	4,469
34.00	Acre-Wasteland	65.00	2,431.00	25.00%	Open Space	608
49.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,035.00	25.00%	Open Space	8,759
201.00	Acre-Mixed Wood F&O	165.00	33,165.00	100%	Open Space	33,165
Total Acres 285.00				Land Total		47,001

Accpt Land 47,000 **Accepted Bldg** 0 **Total** 47,000

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.50					Land Total	35,393

Dwelling Description — **Replacement Cost New**

Conventional	One Story	912 Sqft	Grade C 100	Base	124,496
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-7,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-472
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	912	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Average	Typical	116,329

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	96%	100%	82,640

Accpt Land	35,400	**Accepted Bldg**	82,600	**Total**	118,000

Account: 487 Card: 1 of 1 Map/Lot: 001-071 Location: 670 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/25/2024
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Fr. A-Homesite (Fract)	23,400.00	21,841.12	100%		21,841
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.72					Land Total	30,421

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1064 Sqft	Grade D 126	Base	142,786
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Average	Typical	142,786

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	96%	100%	91,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	784	C 100	25.872	Avg.	78%	100%	100%	20,180
							Outbuilding Total		20,180

Accpt Land	30,400	**Accepted Bldg**	112,000	**Total**	142,400

Name: STUART, PHILIP
STUART, LANCE P
Account: 489 Card: 1 of 1 Map/Lot: 014-043 Location: 13 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55 x 85	Front-Road Frontage	325.00	17,878.80	100%		17,879
Total Acres 0.11					Land Total	17,879

Dwelling Description — **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,263
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Good	Typical	132,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	106,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	288	C 100	4.658	Good	86%	100%	100%	4.006
							Outbuilding Total		4,006

Accpt Land	17,900	**Accepted Bldg**	111,000	**Total**	128,900

Account: 490 Card: 1 of 1 Map/Lot: 08A-019 Location: 0

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level Level		
Utilities	All Public All Public		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	42	Land Schedule 1	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Fr. A-Homesite (Fract)	26,000.00	16,676.52	70.0%	Access	11,674
Total Acres 0.34					Land Total	11,674

Accpt Land	11,700	**Accepted Bldg**	0	**Total**	11,700

Name: HUNTLEY, JEFFREY L
HUNTLEY, DEBORAH F
Map/Lot: 009-048
Account: 491 Card: 1 of 1 Location: 22 SALEM ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
45 x 95	Front-Road Frontage	325.00	14,791.72	100%		14,792
Total Acres 0.10					Land Total	14,792

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	456 Sqft	Grade C 100	Base	113,411
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	113,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	70,524

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	360	C 100	40.122	Avg+	65%	100%	100%	26,079
Wood Deck	1990	200	B 100	4.019	Avg.	80%	100%	100%	3,215
							Outbuilding Total		29,294

Accpt Land	14,800	**Accepted Bldg**	99,800	**Total**	114,600

Account: 492 Card: 1 of 1 Map/Lot: 015-044 Location: 25 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	10/06/2022
Sale Price	132,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
72 x 182	Front-Road Frontage	325.00	25,256.52	100%		25,257
Total Acres 0.30					Land Total	25,257

Dwelling Description

Conventional	Two Story	1108 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	210,404
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	3,083
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,779
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1	0	Typical	Typical	Above Average	Typical	213,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	133,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	384	C 100	42.797	Avg+	65%	100%	100%	27.818
Open Frame Porch	1900	72	C 100	2.738	Avg+	65%	100%	100%	1.780
Frame Bay Window	1900	27	C 100	4.774	Avg+	65%	100%	100%	3.103
Encl Frame Porch	1900	36	C 100	3.751	Avg+	65%	100%	100%	2.438
Frame Garage	1900	440	D 100	11.906	Poor	18%	100%	100%	2.143
							Outbuilding Total		37,282

Accpt Land	25,300	Accepted Bldg	170,700	Total	196,000

Account: 493 Card: 1 of 1 Map/Lot: 005-052-C
Location: 27 PRESCOTT DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	HUNTLEY AUTO BODY
Reference 2	
Tran/Land/Bldg	0 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/31/2013
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acre-Commercial Site	48,000.00	95,040.00	100%		95,040
Total Acres 1.80				Land Total		95,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1998	4052	C 90	364,680	Avg-	79%	100%	100%	288,097
						Outbuilding Total			288,097

Accpt Land	95,000	**Accepted Bldg**	288,100	**Total**	383,100

Map/Lot: 009-047
Account: 494 Card: 1 of 1 Location: 20 SALEM ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/21/2017
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	CONDITION		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55 x 95	Front-Road Frontage	325.00	18,078.76	100%		18,079
Total Acres 0.12					Land Total	18,079

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1040 Sqft	Grade C 100	Base	136,035
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,002
Heating	100% Not Heated	Cooling	0% None	Heat	-4,748
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	0	Typical	Typical	Average	Typical	137,289

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	72%	96%	100%	94,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	128	C 100	2.178	Avg.	72%	100%	100%	1.568
							Outbuilding Total		1,568

Accpt Land	18,100	**Accepted Bldg**	96,500	**Total**	114,600

Account: 495 Card: 1 of 1 Map/Lot: 009-033 Location: 22 HARWOOD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/05/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	FIRE DAMAGE		
Tran/Land/Bldg	8 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 132	Front-Road Frontage	325.00	27,175.73	85.00%	View/Enviro	23,099
Total Acres 0.24					Land Total	23,099

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	588 Sqft	Grade D 100	Base	106,267
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-4,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Inadequate	101,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	18%	26%	100%	4,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	120	D 100	8.064	Poor	18%	30%	100%	436
Frame Garage	1900	320	D 100	8.659	Poor	18%	50%	100%	780
								Outbuilding Total	1,216

Accpt Land	23,100	**Accepted Bldg**	6,000	**Total**	29,100

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/08/2015
Sale Price	117,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 297	Front-Road Frontage	325.00	33,155.22	100%		33,155
Total Acres 0.61					Land Total	33,155

Dwelling Description

Conventional	One & 1/2 Story	992 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	179,123
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,634
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1764	0	Typical	Typical	Average	Typical	169,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	81,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1850	100	C 100	6.285	Avg.	50%	100%	100%	3.142
Frame Shed	1850	273	E 100	4.672	Poor	18%	100%	100%	841
							Outbuilding Total		3,983

Accpt Land	33,200	**Accepted Bldg**	85,500	**Total**	118,700

Neighborhood 1	Kennebec - Rural		
Zoning/Use	Shore-LmtdResidential		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
210 x 165	Front-Shorefrontage	455.00	91,023.60	100%		91,024
0.40	Acre-Rear Land 1 <= 50 Acs	650.00	286.00	100%		286
Total Acres 1.20					Land Total	91,310

Accpt Land	91,300	**Accepted Bldg**	0	**Total**	91,300

Map/Lot: 010-010
Account: 498 Card: 1 of 1 Location: 101 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 230	Front-Road Frontage	325.00	23,700.12	100%		23,700
Total Acres 0.35					Land Total	23,700

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	396 Sqft	Grade C 100	Base	106,055
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Typical	Typical	Above Average	Typical	105,715

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	65,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1870	162	C 100	8.740	Avg+	65%	100%	100%	5.681
Frame Shed	1992	192	D 100	5.690	V.G.	91%	100%	100%	5.178
Open Frame Porch	1992	96	D 100	2.835	V.G.	91%	100%	100%	2.580
							Outbuilding Total		13,439

Accpt Land 23,700 **Accepted Bldg** 79,400 **Total** 103,100

Account: 499 Card: 1 of 1 Map/Lot: 003-071-C Location: 9 LYNX TRAIL

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.46	Acre-Rear Land 1 <= 50 Acs	650.00	328.90	100%		329
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%	Fract. Share	2,145
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
Total Acres 1.46					Land Total	32,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1990	14 x 60	C 0	47,049	Avg.	40%	100%	100%	18,820
							Outbuilding Total		18,820

Accpt Land	32,500	**Accepted Bldg**	18,800	**Total**	51,300

Account: 500 Card: 1 of 1 Map/Lot: 014-052 Location: 9 ALLEN AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/12/2024
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 165	Front-Road Frontage	325.00	20,841.71	100%		20,842
50 x 133	Front-Road Frontage	325.00	16,997.65	100%		16,998
Total Acres 0.38					Land Total	37,840

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	744 Sqft	Grade C 100	Base	148,719
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	148,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	71,385

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	340	C 100	27.863	Avg.	50%	100%	100%	13.932
Unfin Basement	1900	340	C 100	13.799	Avg.	50%	100%	100%	6.900
Barn - GBA	1900	600	D 100	17.090	Fair	26%	100%	100%	4.443
							Outbuilding Total		25,275

Accpt Land	37,800	**Accepted Bldg**	96,700	**Total**	134,500

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data

Sale Date	11/03/2023
Sale Price	850,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1S ADD, GARAGE 2023
Tran/Land/Bldg 4 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
400 x 220	Front-Shorefrontage	200.00	130,525.10	50.0%	Excess Frtg.	65,263
250 x 218	Front-Shorefrontage	200.00	81,206.53	35.00%	Excess Frtg.	28,422
2.00	Impr-Lot Improvements	3,000.00	6,600.00	100%		6,600
Total Acres 5.29				Land Total		211,232

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	988 Sqft	Grade B 100	Base	168,256
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,243
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,280
Attic	1/2 Finished			Attic	19,601
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Excellent	Typical	199,380

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	187,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	696	B 100	13.398	Exc.	94%	100%	100%	12.594
One Story Frame	0			----SOUND VALUE----					50.000
Frame Shed	0			----SOUND VALUE----					18.000
								Outbuilding Total	80,594

Accpt Land	211,200	Accepted Bldg	268,000	Total	479,200

Name: CLEMONS, PATTI L
CLEMONS, KEVIN D
Map/Lot: 013-007
Account: 502 Card: 1 of 1 Location: 231 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/07/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Fr. A-Homesite (Fract)	52,000.00	32,357.20	100%		32,357
Total Acres 0.32					Land Total	32,357

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	512 Sqft	Grade D 100	Base	107,329
Exterior	Wood Siding	Masonry Trim	1Sqft	Trim	1
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-9,461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,024	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	96,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	52%	96%	100%	48,054

Accpt Land	32,400	**Accepted Bldg**	48,100	**Total**	80,500

Account: 505 Card: 1 of 1 Map/Lot: 08A-041 Location: 15 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	08/14/2013
Sale Price	72,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Fr. A-Homesite (Fract)	26,000.00	16,676.52	100%		16,677
Total Acres 0.34					Land Total	16,677

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1008 Sqft	Grade C 105	Base	139,808
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Average	Typical	143,406

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	103,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	160	C 100	2.674	Avg-	84%	100%	100%	2.246
Frame Shed	2000	24	C 100	1.952	Avg-	80%	100%	100%	1.562
							Outbuilding Total		3,808

Accpt Land	16,700	**Accepted Bldg**	107,100	**Total**	123,800

Map/Lot: 015-017
Account: 506 Card: 1 of 1 Location: 38 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	10/24/2024
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 9 2
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
68 x 87	Front-Road Frontage	325.00	22,156.17	100%		22,156
Total Acres 0.14					Land Total	22,156

Dwelling Description **Replacement Cost New**

Conventional	Two Story	884 Sqft	Grade C 100	Base	189,545
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-6,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	188,496

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	90,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	300	C 100	24.585	Avg.	50%	100%	100%	12,292
Wood Deck	1990	117	C 100	2.007	Avg.	80%	100%	100%	1,606
							Outbuilding Total		13,898

Accpt Land 22,200 **Accepted Bldg** 104,400 **Total** 126,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Fr. A-Commercial Site (Fract)	52,000.00	21,402.28	100%		21,402
6125	SQFT-Paving/Parking Areas	1.00	6,737.50	100%		6,738
Total Acres 0.14					Land Total	28,140

Accpt Land	28,100	**Accepted Bldg**	0	**Total**	28,100

Account: 508 Card: 1 of 1 Map/Lot: 015-018 Location: 42 COURT ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 77
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	39
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 198	Front-Road Frontage	325.00	40,681.61	100%		40,682
Total Acres 0.52				Land Total		40,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1955	1132	B 100	138.104	Avg+	72%	100%	100%	99.435
						Outbuilding Total			99,435

Accpt Land	40,700	**Accepted Bldg**	99,400	**Total**	140,100

Account: 509 Card: 1 of 1 Map/Lot: 003-033 Location: 340 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
10.00	Acre-Wasteland	65.00	715.00	100%		715
15.00	Acre-Rear Land 1 <= 50 Acs	650.00	10,725.00	100%		10,725
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 26.00					Land Total	45,760

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	840 Sqft	Grade C 100	Base	160,488
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,312
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,077
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	155,362

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	59,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	480	C 100	15,840	Avg.	89%	100%	100%	14,098
							Outbuilding Total		14,098

Accpt Land	45,800	**Accepted Bldg**	73,800	**Total**	119,600

Name: ARCHIBALD, JOHN E
ARCHIBALD, CAROLYN A
Account: 510 Card: 1 of 1

Map/Lot: 017-007-A
Location: 7 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 09/28/2018
Sale Price 8,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Fr. A-Homesite (Fract)	39,000.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.36					Land Total	34,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1994	1088	C 110	39.494	Avg-	76%	100%	100%	30.015
14Mobile Home	2019	14 x 76	B 0	64.639	Avg.	95%	100%	100%	61.407
Wood Deck	2019	144	B 100	2.960	Avg.	95%	100%	100%	2.812
Encl Frame Porch	2022	48	C 100	4.226	Avg.	95%	0%	100%	0
								Outbuilding Total	94,234

Accpt Land 34,500 **Accepted Bldg** 94,200 **Total** 128,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Wasteland	65.00	214.50	100%		215
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.00					Land Total	34,535

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1346 Sqft	Grade C 117	Base	191,434
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,501
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,353
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	0	Typical	Typical	Good	Typical	203,604

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	85%	96%	100%	166,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	384	C 117	7.191	Good	85%	100%	100%	6.112
Frame Shed	1975	216	D 100	6.274	Avg-	64%	100%	100%	4.015
Frame Garage	2014	1064	C 105	36.868	Avg.	94%	100%	100%	34.656
								Outbuilding Total	44,783

Accpt Land	34,500	**Accepted Bldg**	210,900	**Total**	245,400

Name: DENNISON, JOEY R
DENNISON, SHANNON C
Map/Lot: 015-002
Account: 512 Card: 1 of 1 Location: 89 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date	12/11/2017
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 16
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 260	Front-Road Frontage	650.00	104,933.74	100%		104,934
Total Acres 0.81					Land Total	104,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1970	2896	C 100	289,600	Avg.	69%	100%	100%	199,824
							Outbuilding Total		199,824

Accpt Land	104,900	**Accepted Bldg**	199,800	**Total**	304,700

Account: 513 Card: 1 of 1 Map/Lot: 013-008 Location: 229 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/15/2015
Sale Price 90,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Fr. A-Homesite (Fract)	52,000.00	27,432.15	100%		27,432
Total Acres 0.23					Land Total	27,432

Dwelling Description

Conventional	One & 1/2 Story	504 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	119,295
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,846
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	117,449

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	96%	100%	78,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1967	1232	C 100	40.656	Avg.	67%	100%	100%	27,240
Wood Deck	2012	182	C 100	3.015	Avg+	70%	100%	100%	2,110
Wood Deck	2012	64	C 100	1.186	Avg+	70%	100%	100%	830
							Outbuilding Total		30,180

Accpt Land 27,400 **Accepted Bldg** 109,100 **Total** 136,500

Account: 514 Card: 1 of 1 Map/Lot: 001-073-T1
Location: 12 DOMI LN

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Sale Data

Sale Date	06/07/2023
Sale Price	15,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Related Parties

Reference 1 MBHM
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1994	14 x 76	C 0	56,867	Avg-	35%	100%	100%	19,903
								Outbuilding Total		19,903

Accpt Land 0 **Accepted Bldg** 19,900 **Total** 19,900

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Semi-Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	07/07/2010
Sale Price	28,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 x 167	Front-Road Frontage	325.00	45,211.49	50.0%	Unimproved	22,606
1.00	Impr-Mobile Home Site	8,000.00	8,800.00	100%		8,800
Total Acres 0.50				Land Total		31,406

Accpt Land	31,400	**Accepted Bldg**	0	**Total**	31,400

Account: 517 Card: 1 of 1 Map/Lot: 017-005
Location: 290 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	07/09/2008
Sale Price	49,990
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 154	Front-Road Frontage	520.00	47,856.95	100%		47,857
Total Acres 0.35				Land Total		47,857

Accpt Land 47,900 **Accepted Bldg** 0 **Total** 47,900

Account: 518 Card: 1 of 1 Map/Lot: 001-057 Location: 594 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.80	Acre-Rear Land 1 <= 50 Acs	650.00	572.00	100%		572
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.80					Land Total	34,892

Dwelling Description

Conventional	One Story	1152 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	146,131
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-17,649
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,152	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Above Average	Typical	125,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	96%	100%	96,183

Accpt Land	34,900	**Accepted Bldg**	96,200	**Total**	131,100

Map/Lot: 008-010
Account: 519 Card: 1 of 1 Location: 211 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 01/01/2023
Sale Price 500,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 TOM'S MINI-MART
Reference 2 12 X 25 ADD BACK OF GARAGE
Tran/Land/Bldg 4 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	650.00	143,000.00	100%		143,000
30 x 220	Front-Road Frontage	650.00	21,450.00	70.0%	Excess Frtg.	15,015
1.33	Acre-Rear Land 1 <= 50 Acs	650.00	950.95	100%		951
Total Acres 2.49					Land Total	158,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1980	3230	C 100	323.000	Good	86%	100%	100%	277.780
							Outbuilding Total		277,780

Accpt Land 159,000 **Bldg Override** 336,000 **Total** 495,000

Map/Lot: 005-024
Account: 520 Card: 1 of 1 Location: 300 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Tree Growth	1983
Zoning/Use	None
Topography	Rolling
Utilities	Public Water Septic System
Street	Paved
TG PLAN YEAR....	2020

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Homesite	26,000.00	28,600.00	100%		28,600
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
18.00	Acre-Softwood TG	138.00	2,484.00	100%		2,484
29.00	Acre-Mixed Wood TG	166.00	4,814.00	100%		4,814
3.00	Acre-Hardwood TG	150.00	450.00	100%		450
1.00	Acre-Wasteland	75.00	82.50	100%		83
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 53.00					Land Total	41,546

Dwelling Description

				Replacement Cost New	
Conventional	One Story	837 Sqft	Grade C 100	Base	117,735
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,625
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Above Average	Typical	132,360

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	96%	100%	86,405

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1945	238	C 100	19,504	Avg+	68%	100%	100%	13,263
Frame Garage	1945	245	C 100	8,085	Avg+	68%	100%	100%	5,498
Frame Garage	1945	240	D 100	6,494	Poor	24%	100%	100%	1,559
							Outbuilding Total		20,320

Accpt Land	41,500	**Accepted Bldg**	106,700	**Total**	148,200

Name: HUNTLEY, JEFFREY L
HUNTLEY, DEBORAH F
Map/Lot: 009-006
Account: 521 Card: 1 of 1 Location: 8 ROCKY LEDGE LN

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Gravel

Sale Data

Sale Date	08/25/2014
Sale Price	32,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	RENOVATIONS - CHECK FOR TENANT
Tran/Land/Bldg	8 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Fr. A-Homesite (Fract)	52,000.00	28,022.16	100%		28,022
Total Acres 0.24					Land Total	28,022

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	924 Sqft	Grade C 100	Base	170,786
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,327
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,386	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Typical	Fair	Typical	162,098

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	89%	100%	37,509

Accpt Land	28,000	**Accepted Bldg**	37,500	**Total**	65,500

Neighborhood 3	Court St - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	03/22/2013
Sale Price	0
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	OPEN SPACE		
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acre-Mixed Wood F&O	165.00	660.00	100%		660
Total Acres 4.00					Land Total	660

Accpt Land	700	**Accepted Bldg**	0	**Total**	700

Map/Lot: 005-002
Account: 523 Card: 1 of 1 Location: 185 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Septic System Drilled Well
Street	None

Sale Data

Sale Date	09/10/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Fr. A-Homesite (Fract)	23,400.00	9,969.06	100%		9,969
2.17	Acre-Wasteland	65.00	155.16	100%		155
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.32					Land Total	18,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1985	14 x 56	C 0	44.594	Good	50%	100%	100%	22.297
Wood Deck	2005	144	C 100	2.426	Avg.	89%	100%	100%	2.159
Frame Garage	1960	696	D 100	18.834	Avg-	55%	100%	100%	10.359
							Outbuilding Total		34,815

Accpt Land	18,700	**Accepted Bldg**	34,800	**Total**	53,500

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50					Land Total	34,678

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	550 Sqft	Grade D 100	Base	106,966
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,926
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1910	0	Old Type	Old Type	Below Average	Typical	104,653

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	92%	100%	38,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	176	D 100	7.622	Ava-	40%	92%	100%	2.805
Wood Deck	2005	176	B 100	3.565	Ava.	89%	100%	100%	3.173
Frame Shed	1980	280	D 100	7.831	Ava-	68%	100%	100%	5.325
							Outbuilding Total		11,303

Accpt Land	34,700	**Accepted Bldg**	49,800	**Total**	84,500

Account: 525 Card: 1 of 1 Map/Lot: 009-011-A
Location: BERRY AVE

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	Sale Date	12/30/1899
Topography	Level	Sale Price	0
Utilities	None None	Sale Type	
Street	None	Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Sale Data

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acre-Intown Excess Land	13,000.00	3,003.00	100%		3,003
Total Acres 0.21				Land Total		3,003

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: 011-016
Account: 526 Card: 1 of 1 Location: 0 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/16/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 162	Front-Road Frontage	325.00	29,471.63	70.0%	Excess Frtg.	20,630
Total Acres 0.32					Land Total	20,630

Accpt Land	20,600	**Accepted Bldg**	0	**Total**	20,600

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	08/12/2005
Utilities	All Public None	Sale Price	100,000
Street	Paved	Sale Type	Land & Buildings
		Financing	
		Verified	
		Validity	Related Parties
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58 x 115	Front-Road Frontage	325.00	19,432.63	100%		19,433
Total Acres 0.15					Land Total	19,433

Dwelling Description				**Replacement Cost New**	
Conventional	One Story	1096 Sqft	Grade C 110	Base	162,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,944
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Modern	Modern	Good	Typical	160,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	134,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	244	C 110	21.996	Good	86%	100%	100%	18,917
Open Frame Porch	1980	110	E 100	1.938	Avg.	75%	100%	100%	1,454
Plumbing Fixture	1980	2	C 100	3,410	Avg.	75%	100%	100%	2,558
							Outbuilding Total		22,929

Accpt Land	19,400	**Accepted Bldg**	157,300	**Total**	176,700

Name: GREENFIELD, ANNE D
JACOBELLIS, JAMES B SE
Account: 528 Card: 1 of 1

Map/Lot: 001-01A-002
Location: 376 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Sloping
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/08/2021
Sale Price	325,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
130 x 220	Front-Shorefrontage	455.00	65,065.00	70.0%	Excess Frtg.	45,546
1.83	Acre-Rear Land 1 <= 50 Acs	650.00	1,308.45	100%		1,308
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.50					Land Total	155,534

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1012 Sqft	Grade C 100	Base	133,511
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1828	0	Old Type	Typical	Good	Typical	132,698

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	94%	100%	93,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1930	150	C 100	5.692	V.G.	80%	100%	100%	4.554
							Outbuilding Total		4,554

Accpt Land	155,500	**Accepted Bldg**	98,100	**Total**	253,600

Account: 529 Card: 1 of 1 Map/Lot: 001-015 Location: 318 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 02/04/2021
Sale Price 66,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 BUILDINGS? NEW HOUSE /21
Tran/Land/Bldg 8 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
174 x 220	Front-Shorefrontage	455.00	87,087.00	70.0%	Excess Frtg.	60,961
1.26	Acre-Rear Land 1 <= 50 Acs	650.00	900.90	100%		901
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.15					Land Total	170,542

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					4,000
Camper Trailer	0			- - - - S O U N D V A L U E - - - -					10,000
								Outbuilding Total	14,000

Accpt Land 170,500 **Accepted Bldg** 14,000 **Total** 184,500

Name: BOONE, JOHN L
BOONE, VICTORIA M
Account: 530 Card: 1 of 1

Map/Lot: 011-103
Location: 10 WEST ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Low
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/05/2016
Sale Price	79,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
180 x 178	Front-Road Frontage	325.00	63,001.13	95.00%	Topography	59,851
Total Acres 0.74					Land Total	59,851

Dwelling Description

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	128,122
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	131,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	82,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	280	C 100	13.413	Avg+	65%	100%	100%	8,718
							Outbuilding Total		8,718

Accpt Land	59,900	**Accepted Bldg**	91,000	**Total**	150,900

Account: 531 Card: 1 of 1 Map/Lot: 014-061 Location: 41 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/19/2014
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 40
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 148	Front-Road Frontage	325.00	22,334.35	100%		22,334
Total Acres 0.22				Land Total		22,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1957	1736	B 100	173,563	Avg-	53%	100%	100%	91,988
						Outbuilding Total			91,988

Accpt Land 22,300 **Accepted Bldg** 92,000 **Total** 114,300

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	11/23/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.50				Land Total		35,393

Accpt Land 35,400 **Accepted Bldg** 0 **Total** 35,400

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Fr. A-Homesite (Fract)	39,000.00	31,231.67	100%		31,232
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.53					Land Total	40,032

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1196 Sqft	Grade C 107	Base	160,604
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,612
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,350
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,896	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Good	Typical	178,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	96%	100%	143,825

Accpt Land	40,000	**Accepted Bldg**	143,800	**Total**	183,800

Map/Lot: 014-103
Account: 535 Card: 1 of 1 Location: 13 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	11/30/2022
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 18
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 x 129	Front-Road Frontage	325.00	44,059.15	100%		44,059
Total Acres 0.38					Land Total	44,059

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1142 Sqft	Grade C 105	Base	248,255
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,151
Rooms	9				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,399
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	264,776

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	165,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	240	C 105	8.161	Avg+	65%	100%	100%	5.305
One Story Frame	1900	20	C 105	1.721	Avg+	65%	100%	100%	1.119
Barn - GBA	1900	988	C 100	29.308	Avg+	65%	100%	100%	19.050
Frame Shed	1900	400	C 100	13.112	Avg+	65%	100%	100%	8.523
Frame Bay Window	1900	24	C 105	4.456	Avg+	65%	100%	100%	2.896
							Outbuilding Total		36,893

Accpt Land	44,100	Accepted Bldg	202,100	Total	246,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	47,900	285,900	333,800	47,900	285,900	333,800
2	35,500	470,000	505,500	35,500	470,000	505,500
TOTAL	83,400	755,900	839,300	83,400	755,900	839,300

Account: 536 Card: 1 of 2 Map/Lot: 009-039 Location: 95 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2014
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 7		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 x 143	Front-Road Frontage	325.00	47,939.72	100%		47,940
Total Acres 0.46					Land Total	47,940

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1056 Sqft	Grade C 100	Base	244,159
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,179
Rooms	18				
Bedrooms	8	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	275,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	96%	100%	216,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1998	594	C 100	66.201	Avg.	82%	100%	100%	54,285
Unfin Basement	1998	594	C 100	18.317	Avg.	82%	100%	100%	15,020
							Outbuilding Total		69,305

Accpt Land	47,900	**Accepted Bldg**	285,900	**Total**	333,800

Account: 536 Card: 2 of 2 Map/Lot: 009-039 Location: 95 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2014
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 x 95	Front-Road Frontage	325.00	35,500.12	100%		35,500
Total Acres 0.24					Land Total	35,500

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1854 Sqft	Grade C 100	Base	402,910
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,603
Rooms	14				
Bedrooms	7	Add Fixtures	0		
Baths	7	Half Baths	0	Plumbing	35,805
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	451,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	96%	100%	355,278

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1992	894	C 100	99.636	Avg.	82%	100%	100%	81.702
One Story Frame	1992	364	C 100	29.830	Avg.	82%	100%	100%	24.461
Encl Frame Porch	1992	204	C 100	10.403	Avg.	82%	100%	100%	8.530
							Outbuilding Total		114,693

Accpt Land	35,500	**Accepted Bldg**	470,000	**Total**	505,500

Map/Lot: 011-082
Account: 537 Card: 1 of 1 Location: 6 HIGH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 129	Front-Road Frontage	325.00	20,335.00	100%		20,335
Total Acres 0.18					Land Total	20,335

Dwelling Description

Conventional	Two Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	158,639
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	162,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	40,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 100	19.668	Fair	26%	100%	100%	5.114
One Story Frame	1900	52	C 100	4.261	Fair	26%	100%	100%	1.108
Two Story Frame	1900	28	C 100	3.396	Fair	26%	100%	100%	883
							Outbuilding Total		7,105

Accpt Land	20,300	**Accepted Bldg**	47,700	**Total**	68,000

Account: 538 Card: 1 of 1 Map/Lot: 013-015-B Location: 34 SUNRISE VILLAGE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	11/25/2015
Sale Price	2,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Intown Excess Land	13,000.00	14,300.00	100%		14,300
4.92	Acre-Rear Land 1 <= 50 Acs	650.00	3,517.80	100%		3,518
Total Acres 5.92					Land Total	17,818

Accpt Land	17,800	**Accepted Bldg**	0	**Total**	17,800

Account: 539 Card: 1 of 1 Map/Lot: 009-007 Location: 98 DUBLIN ST

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 25		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 165	Front-Road Frontage	325.00	22,925.88	100%		22,926
Total Acres 0.25					Land Total	22,926

Dwelling Description

Conventional	One & 1/2 Story	968 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	176,180
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,935
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,853
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Fair	Typical	182,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	86%	100%	40,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	280	C 100	22.946	Fair	26%	100%	100%	5.966
Encl Frame Porch	1900	96	C 100	6.127	Fair	26%	100%	100%	1.593
							Outbuilding Total		7,559

Accpt Land	22,900	**Accepted Bldg**	48,300	**Total**	71,200

Account: 541 Card: 1 of 1 Map/Lot: 014-055-A
Location: 45 RIDGE VIEW CIR

Neighborhood	5 NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 7		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.74	Fr. A-Homesite (Fract)	52,000.00	271,128.00	100%		271,128
Total Acres 4.74					Land Total	271,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1989	9323	B 100	1,137,406	Good	88%	100%	100%	1,000,917
								Outbuilding Total	1,000,917

Accpt Land	271,100	**Accepted Bldg**	1,000,900	**Total**	1,272,000

Name: WHITE, CINDY S
WHITE, ROICE A

Map/Lot: 003-046-B
Account: 542 Card: 1 of 1 Location: 267 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	11/26/2021
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Fr. A-Homesite (Fract)	23,400.00	17,646.45	100%		17,646
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.47					Land Total	26,226

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Marlette	M/H	1996	14 x 66	C 0	50,731	Avg.	40%	100%	100%	20,292
								Outbuilding Total		20,292

Accpt Land	26,200	**Accepted Bldg**	20,300	**Total**	46,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20 2
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128 x 145	Front-Road Frontage	325.00	43,891.52	100%		43,892
Total Acres 0.43					Land Total	43,892

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	629 Sqft	Grade C 100	Base	146,498
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,276
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	154,710

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	96,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	256	C 100	28.531	Avg+	65%	100%	100%	18.545
Open Frame Porch	1900	283	C 100	9.060	Avg+	65%	100%	100%	5.889
Frame Shed	1990	324	D 100	8.902	Avg.	80%	100%	100%	7.122
Wood Deck	1990	128	D 100	1.786	Avg.	80%	100%	100%	1.429
							Outbuilding Total		32,985

Accpt Land	43,900	**Accepted Bldg**	129,500	**Total**	173,400

Map/Lot: 005-052-B
Account: 544 Card: 1 of 1 Location: 12 PRESCOTT DR EXT

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Gravel

Sale Data

Sale Date	08/19/2015
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Commercial Site	48,000.00	52,800.00	100%		52,800
5.60	Acre-Wasteland	75.00	462.00	100%		462
6.54	Acre-Intown Excess Land	13,000.00	93,522.00	100%		93,522
6.66	Acre-Rear Land 1 <= 50 Acs	650.00	4,761.90	100%		4,762
Total Acres 19.80				Land Total		151,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2004	1019	C 110	112,090	Good	92%	100%	100%	103,123
						Outbuilding Total			103,123

Accpt Land	151,500	**Accepted Bldg**	103,100	**Total**	254,600

Name: ANDERSON, MICHAEL A
ANDERSON, SANDRA L
Map/Lot: 08A-001
Account: 546 Card: 1 of 1 Location: 20 HUDSON BLVD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	03/16/1995
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Fr. A-Homesite (Fract)	26,000.00	16,676.52	100%		16,677
Total Acres 0.34					Land Total	16,677

Dwelling Description

Raised Ranch	One Story	954 Sqft	Grade C 113	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	152,207
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,633
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	149,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	119,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1993	720	C 100	23.760	Avg-	76%	100%	100%	18,058
Wood Deck	1993	104	C 100	1,806	Avg.	82%	100%	100%	1,481
							Outbuilding Total		19,539

Accpt Land	16,700	**Accepted Bldg**	139,200	**Total**	155,900

Map/Lot: 005-018
Account: 547 Card: 1 of 1 Location: 48 KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Public Sewer Drilled Well
Street Paved

Sale Data

Sale Date 03/31/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Fr. A-Homesite (Fract)	52,000.00	49,536.65	75.00%	View/Enviro	37,152
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.75					Land Total	41,552

Dwelling Description **Replacement Cost New**

Conventional	One Story	1032 Sqft	Grade C 100	Base	135,314
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Typical	Typical	Average	Typical	134,429

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	91%	100%	69,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	16	C 100	1.061	Avg.	57%	100%	100%	605
							Outbuilding Total		605

Accpt Land	41,600	Accepted Bldg	70,300	Total	111,900

Name: SYLVIA, CONSTANCE J
SYLVIA, DWAINE
Map/Lot: 011-060
Account: 550 Card: 1 of 1 Location: 6 SPRING ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	6 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 x 82	Front-Road Frontage	325.00	43,079.11	100%		43,079
Total Acres 0.25				Land Total		43,079

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Modern	Modern	Above Average	Typical	151,002

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	98,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1870	112	C 100	6.760	Avg+	65%	100%	100%	4.394
Frame Garage	1950	720	C 100	23.760	Avg.	58%	100%	100%	13.781
							Outbuilding Total		18,175

Accpt Land	43,100	**Accepted Bldg**	116,300	**Total**	159,400

Map/Lot: 007-028
Account: 551 Card: 1 of 1 Location: 349 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/2020
Sale Price	243,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.00					Land Total	52,415

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1292 Sqft	Grade B 100	Base	263,400
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	5,384
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,017
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Average	Typical	279,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	253,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	160	B 100	3.262	Ava+	92%	100%	100%	3.001
Wood Deck	2008	56	B 100	1.296	Ava+	92%	100%	100%	1.192
Frame Garage	2007	736	B 100	29.631	Ava+	92%	100%	100%	27.261
							Outbuilding Total		31,454

Accpt Land	52,400	**Accepted Bldg**	285,400	**Total**	337,800

Map/Lot: 015-073
Account: 552 Card: 1 of 1 Location: 10 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/28/2022
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 5TH UNIT DONE
Tran/Land/Bldg 0 9 4
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
89 x 229	Front-Road Frontage	325.00	31,945.33	100%		31,945
Total Acres 0.47				Land Total		31,945

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	831 Sqft	Grade C 100	Base	191,261
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	6	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	214,418

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	102,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1995	1125	C 100	136,451	Avg.	83%	100%	100%	113,254
						Outbuilding Total			113,254

Accpt Land	31,900	**Accepted Bldg**	216,200	**Total**	248,100

Name: DAHL, JAMES M
DAHL, MARJORIE P
Map/Lot: 003-071-B
Account: 553 Card: 1 of 1 Location: 10 LYNX TRL

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%	Fract. Share	2,145
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
0.46	Acre-Rear Land 1 <= 50 Acs	650.00	328.90	100%		329
Total Acres 1.46					Land Total	32,504

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1120 Sqft	Grade C 107	Base	217,649
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,128
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Good	Typical	226,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	204,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	576	C 100	19,008	Avg.	89%	100%	100%	16,917
							Outbuilding Total		16,917

Accpt Land	32,500	**Accepted Bldg**	221,100	**Total**	253,600

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
0.25	Acre-Rear Land 2 >50 <=	455.00	125.13	100%		125
Total Acres 1.25					Land Total	18,000

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Account: 555 Card: 1 of 1 Map/Lot: 011-002 Location: 57 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/24/2014
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 129	Front-Road Frontage	325.00	27,791.16	100%		27,791
Total Acres 0.24					Land Total	27,791

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	700 Sqft	Grade C 100	Base	143,324
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-5,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,569
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	140,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	87,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	140	C 100	11.473	Avg+	65%	96%	100%	7.159
Encl Frame Porch	1920	110	C 100	6.681	Avg+	65%	96%	100%	4.169
Frame Garage	1948	440	D 100	11.906	Fair	35%	100%	100%	4.167
								Outbuilding Total	15,495

Accpt Land	27,800	**Accepted Bldg**	103,300	**Total**	131,100

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography			
Utilities	None None		
Street	None		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	10X20 WOOD SHED.		
Tran/Land/Bldg	9 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	6 20	Land Schedule	4

Dwelling Description

Conventional	One Story	1260 Sqft	Grade C 120	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	187,040
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,139
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Average	Typical	192,179

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	153,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	120	C 120	2.465	Avg.	80%	100%	100%	1.972
							Outbuilding Total		1,972

Accpt Land	0	**Accepted Bldg**	155,700	**Total**	155,700

Name: BURR, GREGORY A
JONES-BURR, SUSAN D
Account: 557 Card: 1 of 1 Map/Lot: 005-044
Location: DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Public Water None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
1.40	Acre-Rear Land 1 <= 50 Acs	650.00	1,001.00	50.0%	Restriction	501
Total Acres 2.40					Land Total	18,376

Accpt Land	18,400	**Accepted Bldg**	0	**Total**	18,400

Account: 558 Card: 1 of 1 Map/Lot: 009-008 Location: 100 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 27
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 154	Front-Road Frontage	325.00	24,148.15	100%		24,148
Total Acres 0.25				Land Total		24,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2000	418	B 100	50,996	V.G.	92%	100%	100%	46,916
2S Frame Garage	2011	1200	D 100	50,007	Avg.	92%	100%	100%	46,006
						Outbuilding Total			92,922

Accpt Land	24,100	**Accepted Bldg**	92,900	**Total**	117,000

Map/Lot: 001-063-A
Account: 559 Card: 1 of 1 Location: 645 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Fr. A-Homesite (Fract)	23,400.00	19,433.27	100%		19,433
Total Acres 0.57					Land Total	19,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1975	391	B 100	15,671	Avg.	72%	100%	100%	11,283
						Outbuilding Total			11,283

Accpt Land	19,400	**Accepted Bldg**	11,300	**Total**	30,700

Map/Lot: 011-182
Account: 560 Card: 1 of 1 Location: ELECTRICITY DISTRIBUTION

Neighborhood 99

Sale Data

Sale Date	04/01/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Zoning/Use	
Topography	
Utilities	None None
Street	None

Reference 1	ELECTRICITY DISTIBUTION
Reference 2	
Tran/Land/Bldg	0 7 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land	3,017,500	**Bldg Override**	0	**Total**	3,017,500

Map/Lot: 014-003
Account: 561 Card: 1 of 1 Location: 131 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/02/2020
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 150	Front-Road Frontage	325.00	30,966.02	100%		30,966
Total Acres 0.31					Land Total	30,966

Dwelling Description

Conventional	One & 1/2 Story	1160 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	219,691
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,501
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	237,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	113,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	128	C 100	7.394	Avg.	50%	100%	100%	3,697
							Outbuilding Total		3,697

Accpt Land	31,000	**Accepted Bldg**	117,500	**Total**	148,500

Map/Lot: 015-063
Account: 563 Card: 1 of 1 Location: 0

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55 x 97	Front-Road Frontage	325.00	18,116.47	100%		18,116
Total Acres 0.12				Land Total		18,116

Dwelling Description

Conventional	One Story	1456 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	211,713
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	None	Basement	-25,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,921
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Good	Typical	197,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	96%	100%	168,796

Accpt Land 18,100 **Accepted Bldg** 168,800 **Total** 186,900

Name: MAINE, STATE OF
SALEM-FREEMONT - TENNIS COURTS
Map/Lot: 009-051
Account: 565 Card: 1 of 1 Location:

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
330 x 150	Front-Road Frontage	325.00	113,542.08	100%		113,542
Total Acres 1.14				Land Total		113,542

Accpt Land	113,500	**Accepted Bldg**	0	**Total**	113,500

Name: SADDLER, KARL A
SADDLER, TERESA L
Map/Lot: 005-028-A
Account: 566 Card: 1 of 1 Location: 384 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Homesite	26,000.00	28,600.00	100%		28,600
2.10	Acre-Rear Land 1 <= 50 Acs	650.00	1,501.50	100%		1,502
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 3.10				Land Total		34,502

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1512 Sqft	Grade C 100	Base	178,583
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-21,086
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Modern	Modern	Above Average	Typical	157,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	130,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1979	952	D 100	25.761	Avg.	74%	100%	100%	19.063
Wood Deck	1984	150	C 100	2.519	Fair	61%	100%	100%	1.537
Frame Garage	2014	1024	C 100	33.792	Avg.	94%	100%	100%	31.764
Canopy	1979	442	D 100	7.244	Fair	58%	100%	100%	4.202
							Outbuilding Total		56,566

Accpt Land	34,500	**Accepted Bldg**	187,500	**Total**	222,000

Map/Lot: 011-017
Account: 568 Card: 1 of 1 Location: 21 HILL ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/20/2012
Sale Price	45,528
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55 x 110	Front-Road Frontage	325.00	18,345.76	100%		18,346
Total Acres 0.14					Land Total	18,346

Dwelling Description

Conventional	One Story	396 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	63,945
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-793
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	62,873

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	30,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	278	D 100	18.681	Avg.	50%	100%	100%	9.340
One Story Frame	1890	108	D 100	7.258	Avg.	50%	100%	100%	3.629
Unfin Basement	1890	108	D 100	7.930	Avg.	50%	100%	100%	3.965
							Outbuilding Total		16,934

Accpt Land	18,300	**Accepted Bldg**	47,100	**Total**	65,400

Neighborhood 2	Elm St - Rural
Tree Growth	1998
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
TG PLAN YEAR....	2008

Sale Data

Sale Date	03/01/2007
Sale Price	95,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	TREE GROWTH		
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
5.00	Acre-Rear Land 1 <= 50 Acs	650.00	3,575.00	100%		3,575
6.00	Acre-Blueberries	1,900.00	12,540.00	100%		12,540
16.00	Acre-Mixed Wood TG	165.00	2,640.00	100%		2,640
3.50	Acre-Hardwood TG	129.00	451.50	100%		452
0.00	Acre-Rear Land 1 <= 50 Acs	650.00	0.00	100%		0
Total Acres 31.50					Land Total	37,082

Accpt Land	37,100	**Accepted Bldg**	0	**Total**	37,100

Name: PACE, RAYMOND A
PACE, NOREEN C
Map/Lot: 014-012
Account: 570 Card: 1 of 1 Location: 16 CHARLES ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/29/2005
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 155	Front-Road Frontage	325.00	20,711.81	80.0%	Restriction	16,569
Total Acres 0.21					Land Total	16,569

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	696 Sqft	Grade C 100	Base	155,437
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,170
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	Modern	Modern	Good	Typical	165,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	123,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	324	C 100	26.552	Good	75%	100%	100%	19.914
Unfin Basement	1900	194	C 100	11.201	Good	75%	100%	100%	8.401
Barn - GBA	1900	1040	C 100	30.443	Fair	26%	100%	100%	7.915
								Outbuilding Total	36,230

Accpt Land	16,600	**Accepted Bldg**	160,200	**Total**	176,800

Account: 571 Card: 1 of 1 Map/Lot: 014-054 Location: 44 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/09/2015
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 218	Front-Road Frontage	325.00	48,218.45	100%		48,218
65 x 190	Front-Road Frontage	325.00	22,899.32	70.0%	Excess Frtg.	16,030
Total Acres 0.96					Land Total	64,248

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1264 Sqft	Grade C 100	Base	231,216
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,593
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,030
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Modern	Modern	Average	Typical	248,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	124,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	690	C 100	56.546	Avg.	50%	100%	100%	28,273
Open Frame Porch	1900	84	C 100	3,098	Avg.	50%	100%	100%	1,549
Frame Garage	1900	576	C 100	19,008	Avg.	50%	100%	100%	9,504
							Outbuilding Total		39,326

Accpt Land	64,200	**Accepted Bldg**	163,600	**Total**	227,800

Map/Lot: 001-025-A
Account: 572 Card: 1 of 1 Location: 99 SKUNK DEN LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved

Sale Data

Sale Date	10/01/2024
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	CAMP U/C JUST PLATFORM
Tran/Land/Bldg	4 3 0
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
46.60	Acre-Rear Land 1 <= 50 Acs	650.00	33,319.00	100%		33,319
0.00	Acre-Blueberries	2,340.00	0.00	100%		0
3.00	Acre-Class II Roads	3,250.00	10,725.00	100%		10,725
Total Acres 50.60					Land Total	56,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	1280	C 100	20,034	Avg.	95%	100%	100%	19,032
							Outbuilding Total		19,032

Accpt Land	56,900	**Accepted Bldg**	19,000	**Total**	75,900

Map/Lot: 017-006
Account: 573 Card: 1 of 1 Location: 292 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/02/2007
Sale Price	625,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	ADDITION - COMBINE LOTS?		
Tran/Land/Bldg	3 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 x 275	Front-Road Frontage	520.00	84,416.04	100%		84,416
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.83					Land Total	93,216

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1950	3008	B 100	366.976	V.G.	83%	100%	100%	304.590
CmmlBldg-SeeFile	1988	497	B 100	60.634	V.G.	90%	100%	100%	54.571
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					250.000
								Outbuilding Total	609,161

Accpt Land	93,200	**Accepted Bldg**	609,200	**Total**	702,400

Name: MACHIAS, TOWN OF
PUBLIC WORKS - RECYCLING
Account: 574 Card: 1 of 1

Map/Lot: 007-005
Location: 115 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 25
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	45
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Commercial Site (Fract)	32,500.00	50,558.13	100%		50,558
21.00	Acre-Rear Land 1 <= 50 Acs	650.00	15,015.00	100%		15,015
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 23.00				Land Total		74,153

Accpt Land	74,200	**Bldg Override**	118,400	**Total**	192,600

Name: LITTLE, CHRISTOPHER M
LITTLE, STEPHANIE A
Map/Lot: 003-053-B
Account: 575 Card: 1 of 1 Location: 237 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/15/2021
Sale Price	148,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Fr. A-Homesite (Fract)	23,400.00	17,646.45	100%		17,646
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.47					Land Total	26,226

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Modern	Modern	Good	Typical	137,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	118,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	256	C 100	4.162	Avg.	75%	100%	100%	3,122
								Outbuilding Total	3,122

Accpt Land	26,200	**Accepted Bldg**	121,700	**Total**	147,900

Account: 576 Card: 1 of 1 Map/Lot: 015-084 Location: 15 COURT ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/23/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 25
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 x 113	Front-Road Frontage	650.00	64,053.66	100%		64,054
Total Acres 0.32				Land Total		64,054

Accpt Land	64,100	**Accepted Bldg**	0	**Total**	64,100

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/24/2023
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	PRICE		
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
98 x 106	Front-Road Frontage	325.00	32,567.95	100%		32,568
Total Acres 0.24					Land Total	32,568

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	1046 Sqft	Grade D 100	Base	152,309
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Forced Warm	Cooling	0% None	Heat	-1,175
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	4,893
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,569	Insulation	-1,033
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Typical	Typical	Average	Typical	154,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	74,044

Accpt Land	32,600	**Accepted Bldg**	74,000	**Total**	106,600

Name: KIRKLAND, BARRY K
KIRKLAND, NOLA J
Map/Lot: 003-010-A
Account: 578 Card: 1 of 1 Location: 503 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/19/2006
Sale Price	52,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1974	0	Modern	Modern	Average	Typical	141,332

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	71%	100%	100%	100,346

Accpt Land	26,800	**Accepted Bldg**	100,300	**Total**	127,100

Map/Lot: 010-021
Account: 579 Card: 1 of 1 Location: 5 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	03/30/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 177	Front-Road Frontage	325.00	34,980.91	100%		34,981
Total Acres 0.41					Land Total	34,981

Dwelling Description

Conventional	One Story	1198 Sqft	Grade C 117	**Replacement Cost New**	
Exterior	Composition	Masonry Trim	None	Base	175,825
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,764
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,019
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Modern	Modern	Good	Typical	189,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	153,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1959	100	C 117	4.185	Good	81%	100%	100%	3.390
Open Frame Porch	1959	30	C 117	1.732	Good	81%	100%	100%	1.403
Frame Garage	1959	264	C 117	10.193	Good	81%	100%	100%	8.256
							Outbuilding Total		13,049

Accpt Land	35,000	**Accepted Bldg**	166,200	**Total**	201,200

Map/Lot: 007-033
Account: 580 Card: 1 of 1 Location: MACHIAS RIVER PARCEL

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Above Street
Utilities	None None
Street	Gravel

Sale Data

Sale Date	02/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Reference 1	OPEN SPACE		
Reference 2			
Tran/Land/Bldg	0 5 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Fr. A-Baselot (Fract)	16,250.00	0.00	25.00%	Open Space	0
0.00	Acre-Wasteland	65.00	0.00	25.00%	Open Space	0
0.00	Acre-Rear Land 1 <= 50 Acs	650.00	0.00	25.00%	Open Space	0
16.00	Acre-Mixed Wood F&O	165.00	2,640.00	100%		2,640
Total Acres 16.00					Land Total	2,640

Accpt Land	2,600	**Accepted Bldg**	0	**Total**	2,600

Map/Lot: 08A-010
Account: 581 Card: 1 of 1 Location: 0

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level Level		
Utilities	All Public All Public		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	42	Land Schedule 1	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Fr. A-Homesite (Fract)	26,000.00	22,337.32	70.0%	Access	15,636
Total Acres 0.61					Land Total	15,636

Accpt Land	15,600	**Accepted Bldg**	0	**Total**	15,600

Name: DAIGNEAULT, WILFRED R
DAIGNEAULT, PRISCILLA
Map/Lot: 001-018
Account: 582 Card: 1 of 1 Location: 302 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	23,400.00	17,457.72	100%		17,458
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.46					Land Total	26,038

Dwelling Description **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Above Average	Typical	128,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	96%	100%	96,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1971	528	C 100	17.424	Avg.	70%	100%	100%	12.197
Frame Shed	1989	480	C 100	15.486	Avg.	80%	100%	100%	12.389
Frame Shed	0			----SOUND VALUE----					4.500
								Outbuilding Total	29,086

Accpt Land	26,000	Accepted Bldg	125,500	Total	151,500

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	Septic System Drilled Well
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
125 x 240	Front-Shorefrontage	455.00	65,344.40	100%		65,344
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.69				Land Total		73,924

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	116,353
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,447
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	118,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	100%	89,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	1900	626	C 100	51.301	Good	75%	100%	100%	38.476
One Story Frame	1900	84	C 100	6.884	Good	75%	100%	100%	5.163
Encl Frame Porch	1900	98	C 100	6.206	Good	75%	100%	100%	4.654
Wood Deck	2007	222	B 100	4.435	Avg.	90%	100%	100%	3.992
Frame Garage	2007	320	B 100	12.883	Avg.	90%	100%	100%	11.595
							Outbuilding Total		63,880

Accpt Land	73,900	**Accepted Bldg**	153,000	**Total**	226,900

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/05/2009
Sale Price	62,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Fr. A-Homesite (Fract)	52,000.00	28,600.00	100%		28,600
Total Acres 0.25					Land Total	28,600

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	572 Sqft	Grade C 100	Base	138,893
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1940	0	Typical	Typical	Average	Typical	138,402

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	52%	96%	100%	69,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2009	750	B 100	30.195	Good	93%	100%	100%	28,081
							Outbuilding Total		28,081

Accpt Land	28,600	**Accepted Bldg**	97,200	**Total**	125,800

Account: 586 Card: 1 of 1 Map/Lot: 011-158-A
Location: 11 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	12/03/2010
Sale Price	38,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 20
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22 x 48	Front-Road Frontage	650.00	7,347.47	100%		7,347
Total Acres 0.02					Land Total	7,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MixedRetail	1	3255	C 100	227.850		70%	100%	100%	227.850
						Outbuilding Total			227,850

Accpt Land	7,300	**Accepted Bldg**	227,900	**Total**	235,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	None

Sale Data

Sale Date	09/07/2010
Sale Price	32,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	70.0%	View/Enviro	18,018
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50					Land Total	26,956

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2017	14 x 66	C 0	50.731	Avg.	95%	100%	100%	48.194
Concrete Slab		1977	1008	D 100	12.971	Avg-	66%	100%	100%	8.561
									Outbuilding Total	56,755

Accpt Land	27,000	**Accepted Bldg**	56,800	**Total**	83,800

Account: 588 Card: 1 of 1 Map/Lot: 003-070-B Location: 4 BOBCAT PATH

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	10/25/2024
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
7.30	Acre-Rear Land 1 <= 50 Acs	650.00	5,219.50	100%		5,220
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 8.30					Land Total	39,540

Dwelling Description — **Replacement Cost New**

Conventional	One Story	702 Sqft	Grade D 100	Base	86,564
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-10,949
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,406
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-462
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2008	Obsolete	Obsolete	Fair	Typical	71,537

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	86%	100%	15,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	120	D 100	1.684	Avg.	91%	100%	100%	1.532
							Outbuilding Total		1,532

Accpt Land	39,500	**Accepted Bldg**	17,500	**Total**	57,000

Account: 589 Card: 1 of 1 Map/Lot: 015-079 Location: 9 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street None

Sale Data

Sale Date	01/11/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 CONDITION?
Tran/Land/Bldg 4 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 200	Front-Road Frontage	325.00	31,869.79	100%		31,870
Total Acres 0.41					Land Total	31,870

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	396 Sqft	Grade C 100	Base	106,055
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,712
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-653
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	None	Poor	Typical	98,214

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	18%	49%	100%	8,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	0			- - - - S O U N D V A L U E - - - -					100
								Outbuilding Total	100

Accpt Land		Accepted Bldg		Total
31,900		8,800		40,700

Name: BEAL, CHRIS
BEAL, BRIGITTE
Map/Lot: 006-023-T21
Account: 590 Card: 1 of 1 Location: 4 SPRAGUE WAY

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Sale Data

Sale Date	09/01/2016
Sale Price	2,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1
Reference 2 TIMOTHY ROGERS, 4 SPRAGUE WAY FM
Tran/Land/Bldg 3 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	0			- - - - S O U N D V A L U E - - - -					2.000
								Outbuilding Total	2,000

Accpt Land	0	**Accepted Bldg**	2,000	**Total**	2,000

Map/Lot: 017-008
Account: 591 Card: 1 of 1 Location: 18 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	08/31/2023
Sale Price	186,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Fr. A-Homesite (Fract)	39,000.00	39,318.50	100%		39,319
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.84					Land Total	48,119

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1080 Sqft	Grade C 107	Base	149,415
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,928
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1965	0	Modern	Typical	Very Good	Typical	157,933

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	85%	98%	100%	131,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	40	C 100	3.909	V.G.	85%	100%	100%	3.323
Frame Shed	1965	120	D 100	3.938	Avg+	76%	100%	100%	2.993
							Outbuilding Total		6,316

Accpt Land	48,100	**Accepted Bldg**	137,900	**Total**	186,000

Map/Lot: 003-072
Account: 593 Card: 1 of 1 Location: 6 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/01/2010
Sale Price	22,848
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	CONDITION-SAFETY		
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50					Land Total	34,678

Dwelling Description — **Replacement Cost New**

Conventional	One Story	504 Sqft	Grade D 100	Base	71,928
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,009
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,385
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Typical	79,949

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	46%	100%	6,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	192	D 100	12.902	Poor	18%	50%	100%	1,161
							Outbuilding Total		1,161

Accpt Land	34,700	**Accepted Bldg**	7,800	**Total**	42,500

Account: 594 Card: 1 of 1 Map/Lot: 006-019-C
Location: 271 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/03/2006
Sale Price	41,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 19
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 400	Front-Road Frontage	520.00	154,256.93	100%		154,257
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.84					Land Total	163,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					850.000
								Outbuilding Total	850,000

Accpt Land	163,100	**Accepted Bldg**	850,000	**Total**	1,013,100

Account: 595 Card: 1 of 1 Map/Lot: 007-036-003 Location: 428 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/13/2021
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	141,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	118,719

Accpt Land	39,700	**Accepted Bldg**	118,700	**Total**	158,400

Name: DANIELS, MARK
DANIELS, ISABELLE

Map/Lot: 006-023-T22

Account: 598 Card: 1 of 1 Location: 6 SPRAGUE WAY

Neighborhood 99

Zoning/Use	
Topography	
Utilities	None None
Street	None

Sale Data

Sale Date	12/01/2024
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land	0	**Bldg Override**	3,400	**Total**	3,400

Account: 599 Card: 1 of 1 Map/Lot: 010-024-C
Location: 36 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 7 2 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	32,500.00	35,750.00	100%		35,750
0.52	Acre-Intown Excess Land	13,000.00	7,436.00	100%		7,436
Total Acres 1.52				Land Total		43,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1990	213	C 100	7.562	Avg.	80%	100%	100%	6.050
Frame Shed	1990	64	D 100	2.575	Avg.	80%	100%	100%	2.060
Masonry Shed	2015	96	C 100	4.520	Avg.	94%	100%	100%	4.249
Canopy	2015	144	C 100	3.923	Avg.	94%	100%	100%	3.688
Canopy	2015	144	C 100	3.923	Avg.	94%	100%	100%	3.688
								Outbuilding Total	19,735

Accpt Land 43,200 **Accepted Bldg** 19,700 **Total** 62,900

Map/Lot: 06A-005
Account: 600 Card: 1 of 1 Location: 69 STACKPOLE RD

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Rolling
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/11/2022
Sale Price	348,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Fr. A-Commercial Site (Fract)	52,000.00	58,612.55	100%		58,613
Total Acres 1.05					Land Total	58,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1985	168	D 100	5.105	Fair	62%	100%	100%	3.165
CmmlBldg-SeeFile	2009	535	C 100	53.500	Exc.	94%	100%	100%	50.290
								Outbuilding Total	53,455

Accpt Land	58,600	**Accepted Bldg**	53,500	**Total**	112,100

Name: MCCLURE, JONATHAN A
MCCLURE, JANELLE B
Map/Lot: 005-033-A
Account: 601 Card: 1 of 1 Location: 467 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 08/20/2012
Sale Price 150,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Fr. A-Commercial Site (Fract)	52,000.00	57,485.29	100%		57,485
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.01					Land Total	66,285

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1998	2354	B 100	287.188	Good	91%	100%	100%	261.341
							Outbuilding Total		261,341

Accpt Land 66,300 **Accepted Bldg** 261,300 **Total** 327,600

Name: MENDELSON, EDWARD
MENDELSON, CHERYL
Map/Lot: 012-010
Account: 602 Card: 1 of 1 Location: 16 BARTLETT ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Above Street
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/01/2007
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
102 x 251	Front-Road Frontage	325.00	36,948.88	100%		36,949
Total Acres 0.59					Land Total	36,949

Dwelling Description

Conventional	Two Story	672 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	162,891
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,888
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Modern	Modern	Good	Typical	170,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	127,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1890	324	C 107	42.049	Good	75%	100%	100%	31.537
One Story Frame	1994	324	B 100	32.393	Good	90%	100%	100%	29.154
Frame Garage	1994	529	B 100	21.298	Good	90%	100%	100%	19.168
Barn - GBA	1920	400	D 100	13.512	Fair	26%	100%	100%	3.513
One Story Frame	1890	60	C 107	5.261	Good	75%	100%	100%	3.946
								Outbuilding Total	87,318

Accpt Land	36,900	**Accepted Bldg**	215,100	**Total**	252,000

Map/Lot: 001-01A-003
Account: 603 Card: 1 of 1 Location: 18 MARSTON PT RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	03/21/2025
Sale Price	545,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 198	Front-Shorefrontage	455.00	94,963.20	100%		94,963
65 x 198	Front-Shorefrontage	455.00	30,863.04	70.0%	Excess Frtg.	21,604
135 x 197	Front-Shorefrontage	455.00	63,938.08	70.0%	Excess Frtg.	0
		0.00	0.00	25.00%	Restriction	11,189
85 x 197	Front-Shorefrontage	455.00	40,257.32	50.0%	Excess Frtg.	0
		0.00	0.00	25.00%	Restriction	5,032
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.20					Land Total	141,368

Dwelling Description

Contemporary	One Story	1830 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	252,212
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,209
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,374
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Average	Typical	274,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	219,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1997	240	B 95	33.738	Avg.	80%	100%	100%	26,990
Unfin Basement	1997	240	B 95	15.727	Avg.	80%	100%	100%	12,582
One Story Frame	1997	66	B 95	6.269	Avg.	80%	100%	100%	5,015
Unfin Basement	1997	66	B 95	12.139	Avg.	80%	100%	100%	9,711
Wood Deck	1994	360	B 95	6.692	Avg.	80%	100%	100%	5,354
Frame Garage	1994	676	B 95	25.855	Avg.	80%	100%	100%	20,684
							Outbuilding Total		80,336

Accpt Land	141,400	**Accepted Bldg**	300,200	**Total**	441,600

Name: INMAN, JERMAR W
DANGERFIELD, NEIL R

Map/Lot: 011-063
Account: 604 Card: 1 of 1 Location: WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	11/16/2007
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
155 x 149	Front-Road Frontage	325.00	53,294.71	100%		53,295
Total Acres 0.53				Land Total		53,295

Accpt Land	53,300	**Accepted Bldg**	0	**Total**	53,300

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1040 Sqft	Grade C 103	Base	140,116
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	150 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,251
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,641
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Good	Typical	146,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	96%	100%	117,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	832	C 100	27.456	Good	91%	100%	100%	24.985
Wood Deck	1999	288	C 100	4.658	Good	91%	100%	100%	4.239
Frame Shed	1999	272	D 100	7.637	Avg.	85%	100%	100%	6.491
Frame Shed	1999	224	E 100	3.944	Avg.	85%	100%	100%	3.352
One Story Frame	2021	540	C 103	45.581	Avg.	95%	100%	100%	43.302
							Outbuilding Total		82,369

Accpt Land	39,700	**Accepted Bldg**	200,100	**Total**	239,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/23/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
5.00	Acre-Wasteland	65.00	357.50	100%		358
14.00	Acre-Rear Land 1 <= 50 Acs	650.00	10,010.00	100%		10,010
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 20.00					Land Total	44,688

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	952 Sqft	Grade B 100	Base	231,301
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,234
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Good	Typical	241,995

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	227,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2010	672	B 100	27.055	Good	94%	100%	100%	25,432
Open Frame Porch	2010	306	B 100	11.894	Good	94%	100%	100%	11,180
Wood Deck	2011	120	B 100	2.506	Good	94%	100%	100%	2,356
							Outbuilding Total		38,968

Accpt Land	44,700	**Accepted Bldg**	266,400	**Total**	311,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	105,100	554,500	659,600	105,100	554,500	659,600
2	0	550,000	550,000	0	550,000	550,000
TOTAL	105,100	1,104,500	1,209,600	105,100	1,104,500	1,209,600

Map/Lot: 011-048-A
Account: 608 Card: 1 of 2 Location: 19-20 RIVERSIDE APTS

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	09/28/2012
Sale Price	422,464
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
158 x 223	Front-Road Frontage	325.00	56,561.56	100%		56,562
0.72	Fr. A-Commercial Site (Fract)	52,000.00	48,535.81	100%		48,536
Total Acres 1.53					Land Total	105,098

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	2908 Sqft	Grade C 100	Base	608,242
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,007
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	41,773
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Modern	Modern	Good	Typical	647,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	549,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1977	168	C 100	6.226	Avg.	73%	100%	100%	4.545
							Outbuilding Total		4,545

Accpt Land	105,100	**Accepted Bldg**	554,500	**Total**	659,600

Map/Lot: 011-048-A
Account: 608 Card: 2 of 2 Location: 19-20 RIVERSIDE APTS

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/28/2012
Sale Price	422,464
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Dwelling Description

Conventional	Two Story	2908 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	608,242
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,007
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	41,773
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	5,816	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Modern	Modern	Good	Typical	647,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	549,957

Accpt Land	0	**Accepted Bldg**	550,000	**Total**	550,000

Account: 609 Card: 1 of 1 Map/Lot: 008-004-T6
Location: 6 JD LN

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Reference 1
Reference 2 MHBM 11/18
Tran/Land/Bldg 8 0 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	11/03/2008
Sale Price	11,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Name: GRAHAM, WESLEY
GRAHAM, HEATHER
Map/Lot: 011-031
Account: 610 Card: 1 of 1 Location: 9 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-LmtdResidential
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	09/01/2023
Sale Price	18,266
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 20
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 127	Front-Road Frontage	520.00	43,459.68	100%		43,460
Total Acres 0.29					Land Total	43,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1972	400	C 100	32.780	Poor	44%	20%	100%	2.885
Frame Shed	1972	724	D 100	18.637	Poor	44%	20%	100%	1.640
								Outbuilding Total	4,525

Accpt Land 43,500 **Accepted Bldg** 4,500 **Total** 48,000

Account: 611 Card: 1 of 1 Map/Lot: 015-069 Location: 41 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 2
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 2 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 103	Front-Road Frontage	325.00	21,539.27	100%		21,539
Total Acres 0.15					Land Total	21,539

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1292 Sqft	Grade C 100	Base	246,700
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	251,559

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	120,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	64	C 100	4.859	Avg.	50%	100%	100%	2.430
							Outbuilding Total		2,430

Accpt Land 21,500 **Accepted Bldg** 123,200 **Total** 144,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	SIZE??
Tran/Land/Bldg	1 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/22/2020
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
4.00	Acre-Gravel Pit	13,000.00	57,200.00	10.0%	View/Enviro	5,720
2.00	Acre-Blueberries	2,340.00	5,148.00	100%		5,148
46.50	Acre-Rear Land 1 <= 50 Acs	650.00	33,247.50	100%		33,248
3.50	Acre-Blueberries	2,340.00	9,009.00	100%		9,009
1.00	Acre-Gravel Pit	13,000.00	14,300.00	10.0%	View/Enviro	1,430
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
Total Acres 60.00				Land Total		68,855

Accpt Land 68,900 **Accepted Bldg** 0 **Total** 68,900

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None	Sale Price	0
Street	None	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Fr. A-Commercial Site (Fract)	52,000.00	42,420.65	100%		42,421
Total Acres 0.55				Land Total		42,421

Accpt Land	42,400	**Accepted Bldg**	0	**Total**	42,400

Account: 614 Card: 1 of 1 Location:

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/28/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	50.0%	Access	6,435
13.50	Acre-Rear Land 1 <= 50 Acs	650.00	9,652.50	100%		9,653
Total Acres 14.50					Land Total	16,088

Accpt Land	16,100	**Accepted Bldg**	0	**Total**	16,100

Map/Lot: 015-045
Account: 615 Card: 1 of 1 Location: 57 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
87 x 193	Front-Road Frontage	325.00	30,697.91	100%		30,698
0.27	Acre-Intown Excess Land	13,000.00	3,861.00	100%		3,861
Total Acres 0.66				Land Total		34,559

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 100	Base	152,235
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-695
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1859	0	Typical	Typical	Below Average	Typical	153,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	40%	96%	100%	59,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 Story Fr	1859	320	C 100	35.664	Avg-	40%	100%	100%	14.266
Encl Frame Porch	1859	88	C 100	5.810	Avg-	40%	100%	100%	2.324
Wood Deck	1998	144	C 100	2.426	Avg-	79%	100%	100%	1.917
Frame Garage	1984	576	C 100	19.008	Avg-	70%	100%	100%	13.306
						Outbuilding Total			31,813

Accpt Land	34,600	**Accepted Bldg**	90,900	**Total**	125,500

Account: 616 Card: 1 of 1 Map/Lot: 002-001 Location: 385 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	02/19/2025
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
100 x 220	Front-Shorefrontage	455.00	50,050.00	70.0%	Excess Frtg.	35,035
0.48	Acre-Rear Land 1 <= 50 Acs	650.00	343.20	100%		343
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.00					Land Total	144,058

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	912 Sqft	Grade B 100	Base	224,790
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,564
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Modern	Modern	Very Good	Typical	237,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	211,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1986	240	B 100	23.995	V.G.	89%	100%	100%	21.356
Unfin Basement	1986	240	B 100	14.664	V.G.	89%	100%	100%	13.051
Frame Garage	1986	768	B 100	30.920	V.G.	89%	100%	100%	27.519
Wood Deck	2004	880	B 100	16.877	V.G.	93%	100%	100%	15.696
							Outbuilding Total		77,622

Accpt Land	144,100	**Accepted Bldg**	289,300	**Total**	433,400

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Gravel

Sale Data

Sale Date 05/12/2016
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 0 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 220	Front-Shorefrontage	200.00	16,315.64	70.0%	Excess Frtg.	11,421
350 x 220	Front-Shorefrontage	200.00	114,209.46	50.0%	Excess Frtg.	57,105
3.32	Acre-Rear Land 1 <= 50 Acs	500.00	1,826.00	100%		1,826
Total Acres 5.34				Land Total		70,352

Accpt Land 70,400 **Accepted Bldg** 0 **Total** 70,400

Account: 618 Card: 1 of 1 Map/Lot: 005-004 Location: 180 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/07/2006
Sale Price	9,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	SHED		
Tran/Land/Bldg	3 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Fr. A-Homesite (Fract)	23,400.00	21,069.10	100%		21,069
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.67					Land Total	29,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1993	14 x 70	C 0	53,186	Avg.	40%	100%	100%	21,274
Frame Shed	0			- - - - S O U N D V A L U E - - - -					500
Frame Shed	0			- - - - S O U N D V A L U E - - - -					3,000
Frame Shed	0			- - - - S O U N D V A L U E - - - -					3,500
Encl Frame Porch	2010	144	D 100	6,582	Avg-	86%	100%	100%	5,661
Wood Deck	2010	160	D 100	2,193	Avg-	86%	100%	100%	1,886
								Outbuilding Total	35,821

Accpt Land	29,600	**Accepted Bldg**	35,800	**Total**	65,400

Name: JOHNSON, CAROLE ANNE (L/E)
JOHNSON, KENNETH WILLIAM
Map/Lot: 014-009
Account: 619 Card: 1 of 1 Location: 26 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 70	Front-Road Frontage	325.00	20,723.21	100%		20,723
Total Acres 0.10					Land Total	20,723

Dwelling Description

Conventional	One Story	840 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	123,906
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Modern	Modern	Good	Typical	123,906

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	101,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1963	252	C 100	8.316	Good	82%	100%	100%	6,819
							Outbuilding Total		6,819

Accpt Land	20,700	**Accepted Bldg**	108,400	**Total**	129,100

Account: 620 Card: 1 of 1 Map/Lot: 008-013 Location: 201 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 2 27
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	02/24/2023
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
159 x 250	Front-Road Frontage	650.00	121,188.62	100%		121,189
Total Acres 0.91				Land Total		121,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1991	3603	C 100	360,300	Good	89%	100%	100%	320,667
						Outbuilding Total			320,667

Accpt Land	121,200	**Accepted Bldg**	320,700	**Total**	441,900

Account: 621 Card: 1 of 1 Map/Lot: 011-114 Location: 108 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	ASKING $375K
Tran/Land/Bldg	4 2 2
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	02/08/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
121 x 144	Front-Road Frontage	325.00	41,462.49	100%		41,462
Total Acres 0.40				Land Total		41,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2020	3027	C 100	302,700	Avg.	95%	100%	100%	287,565
						Outbuilding Total			287,565

Accpt Land	41,500	**Accepted Bldg**	287,600	**Total**	329,100

Map/Lot: 006-023-T4
Account: 622 Card: 1 of 1 Location: 4 ARMSTRONG LN

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Sale Data

Sale Date	08/20/2014
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1
Reference 2 VACANT LOT
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Princess	M/H	0			- - - - S O U N D V A L U E - - - -					0
								Outbuilding Total		0

Land 0 **Accepted Bldg** 0 **Total** 0

Name: CARVER, MATTHEW
CARVER, MONIQUE
Map/Lot: 015-030
Account: 623 Card: 1 of 1 Location: 63 COURT ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2024
Sale Price	44,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 9 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 165	Front-Road Frontage	325.00	24,315.34	100%		24,315
Total Acres 0.27					Land Total	24,315

Dwelling Description

Conventional	Two Story	936 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	196,829
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,363
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,872	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2024	Typical	Typical	Average	Typical	208,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	50%	58%	100%	60,424

Accpt Land	24,300	**Accepted Bldg**	60,400	**Total**	84,700

Account: 624 Card: 1 of 1 Map/Lot: 007-007 Location: 8 MULHOLLAND LN

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/17/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	OFFICE & MOBILE HOME		
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.61	Acre-Rear Land 1 <= 50 Acs	650.00	1,151.15	100%		1,151
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.61					Land Total	35,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1977	14 x 70	C 0	53.186	Avg.	40%	100%	100%	21.274
1 & 1/2 Story Fr	2016	704	D 90	57.904	Avg.	95%	100%	100%	55.009
								Outbuilding Total	76,283

Accpt Land	35,500	**Accepted Bldg**	76,300	**Total**	111,800

Account: 625 Card: 1 of 1 Map/Lot: 011-025 Location: 22 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 07/08/2022
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 4 1 4
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 112	Front-Road Frontage	325.00	30,074.47	100%		30,074
Total Acres 0.23					Land Total	30,074

Dwelling Description **Replacement Cost New**

Conventional	Two Story	768 Sqft	Grade C 100	Base	206,303
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	29,838
Attic	Full Finished			Attic	22,662
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1987	Typical	Typical	Fair	Typical	263,365

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	26%	67%	100%	45,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	440	C 100	53.368	Fair	26%	70%	100%	9,713
							Outbuilding Total		9,713

Accpt Land 30,100 **Accepted Bldg** 55,600 **Total** 85,700

Map/Lot: 003-081
Account: 626 Card: 1 of 1 Location: 35 CROSSROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	08/30/2019
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	Multiple Listing
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	75.00%	View/Enviro	75,075
66 x 220	Front-Shorefrontage	455.00	33,033.00	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	11,562
4.66	Acre-Rear Land 1 <= 50 Acs	650.00	3,331.90	100%		3,332
Total Acres 6.00					Land Total	89,969

Accpt Land	90,000	**Accepted Bldg**	0	**Total**	90,000

Name: BRAGG, KATHLEEN L
BRAGG, JUDD L
Map/Lot: 006-001-C
Account: 627 Card: 1 of 1 Location: 404 ELM ST

Neighborhood 2	Elm St - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
2.30	Acre-Rear Land 1 <= 50 Acs	650.00	1,644.50	100%		1,645
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.30					Land Total	39,045

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1264 Sqft	Grade B 110	Base	285,134
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,649
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,006
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Modern	Modern	Good	Typical	299,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	275,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2003	728	B 110	49.650	Good	92%	100%	100%	45,678
							Outbuilding Total		45,678

Accpt Land	39,000	**Accepted Bldg**	321,500	**Total**	360,500

Name: HOLMES, LYMAN L
HOLMES, CARLENE M
Map/Lot: 015-046
Account: 628 Card: 1 of 1 Location: 53 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 192	Front-Road Frontage	325.00	38,793.29	100%		38,793
Total Acres 0.48					Land Total	38,793

Dwelling Description **Replacement Cost New**

Conventional	Two Story	768 Sqft	Grade C 100	Base	165,043
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	169,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	127,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	416	C 100	46.363	Good	75%	100%	100%	34.772
Unfin Basement	1900	416	C 100	15.151	Good	75%	100%	100%	11.363
Wood Deck	1990	288	C 100	4.658	Avg.	80%	100%	100%	3.726
Encl Frame Porch	1900	120	C 100	7.077	Good	75%	100%	100%	5.308
Frame Garage	1964	576	C 100	19.008	Avg-	58%	100%	100%	11.025
								Outbuilding Total	66,194

Accpt Land	38,800	**Accepted Bldg**	193,400	**Total**	232,200

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	None

Sale Data

Sale Date	12/28/2017
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	TAX ACQUIRED		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
116 x 98	Front-Road Frontage	325.00	38,248.50	100%		38,249
Total Acres 0.26					Land Total	38,249

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1008 Sqft	Grade C 100	Base	197,062
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	4,590
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	2,912
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Average	Typical	206,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	91%	100%	94,041

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1870	164	C 100	19.892	Avg.	50%	100%	100%	9.946
Unfin Basement	1870	164	C 100	10.668	Avg.	50%	100%	100%	5.334
Open Frame Porch	1870	72	C 100	2.738	Avg.	50%	100%	100%	1.369
Barn - GBA	1870	910	D 100	22.637	Avg-	40%	100%	100%	9.055
							Outbuilding Total		25,704

Accpt Land	38,200	**Accepted Bldg**	119,700	**Total**	157,900

Name: MCCLURE, JONATHAN A
MCCLURE, JANELLE B
Map/Lot: 013-010
Account: 630 Card: 1 of 1 Location: 2 HEAVENS WAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/18/2009
Sale Price	32,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Fr. A-Homesite (Fract)	52,000.00	25,580.62	100%		25,581
Total Acres 0.20					Land Total	25,581

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	504 Sqft	Grade D 100	Base	106,453
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-9,399
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1940	0	Typical	Typical	Poor	Typical	95,468

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Delapidation	None	18%	48%	100%	8,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	144	D 100	9.677	Poor	18%	40%	100%	697
One Story Frame	1950	160	D 100	10.752	Poor	18%	40%	100%	774
								Outbuilding Total	1,471

Accpt Land	25,600	**Accepted Bldg**	9,700	**Total**	35,300

Account: 631 Card: 1 of 1 Map/Lot: 011-155 Location: 1 CENTER ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	3 2 31		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
88 x 100	Front-Road Frontage	650.00	42,420.65	100%		42,421
63 x 88	Front-Road Frontage	650.00	28,488.96	100%		28,489
Total Acres 0.33					Land Total	70,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1916	5361	C 100	536,100	V.G.	80%	100%	100%	428,880
								Outbuilding Total	428,880

Accpt Land	70,900	**Accepted Bldg**	428,900	**Total**	499,800

Map/Lot: 007-008
Account: 632 Card: 1 of 1 Location: 87 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/25/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	70.0%	View/Enviro	18,018
2.00	Acre-Wasteland	65.00	143.00	100%		143
1.70	Acre-Rear Land 1 <= 50 Acs	650.00	1,215.50	100%		1,216
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.70					Land Total	27,957

Dwelling Description

				Replacement Cost New	
Conventional	One Story	875 Sqft	Grade C 100	Base	121,161
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	24,322
FirePlaces	0			Fireplace	0
Insulation	Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Old Type	Fair	Typical	144,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	88%	100%	33,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1940	81	C 100	6.638	Fair	26%	88%	100%	1.519
Frame Garage	1940	768	C 100	25.344	Fair	26%	88%	100%	5.798
							Outbuilding Total		7,317

Accpt Land	28,000	**Accepted Bldg**	40,400	**Total**	68,400

Name: FOSS, GROVER L
FOSS, SHARON S
Account: 633 Card: 1 of 1

Map/Lot: 009-011
Location: 18 BERRY AVE

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
0.29	Acre-Rear Land 1 <= 50 Acs	650.00	207.35	100%		207
Total Acres 1.29					Land Total	57,407

Dwelling Description

				Replacement Cost New	
Conventional	One Story	780 Sqft	Grade C 100	Base	112,597
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,651
Rooms	8				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	114,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	58%	96%	100%	63,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	288	C 100	23.602	Avg.	58%	100%	100%	13.689
Encl Frame Porch	1950	40	C 100	3.909	Avg.	58%	100%	100%	2.267
Wood Deck	1990	50	C 100	969	Avg.	58%	100%	100%	562
Barn - GBA	1996	1080	C 100	31.316	Avg+	88%	100%	100%	27.558
Frame Garage	2001	256	C 100	8.448	Avg.	87%	100%	100%	7.350
							Outbuilding Total		51,426

Accpt Land	57,400	**Accepted Bldg**	115,200	**Total**	172,600

Account: 634 Card: 1 of 1 Map/Lot: 015-087-A
Location: 32 QUODDY LN

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/23/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Fr. A-Homesite (Fract)	26,000.00	22,153.46	100%		22,153
Total Acres 0.60				Land Total		22,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1950	1615	B 100	197,030	Avg+	70%	100%	100%	137,921
						Outbuilding Total			137,921

Accpt Land	22,200	**Accepted Bldg**	137,900	**Total**	160,100

Map/Lot: 007-039
Account: 635 Card: 1 of 1 Location: MACHIAS RIVER PARCEL

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 01/23/2013
Sale Price 0
Sale Type Land Only
Financing Private Finance
Verified Public Record
Validity Other Non Valid

Reference 1 OPEN SPACE
Reference 2
Tran/Land/Bldg 0 5 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	25.00%	Open Space	4,469
49.00	Acre-Mixed Wood F&O	165.00	8,085.00	100%	Open Space	8,085
10.00	Acre-Mixed Wood F&O	165.00	1,650.00	100%	Open Space	1,650
Total Acres 60.00				Land Total		14,204

Accpt Land 14,200 **Accepted Bldg** 0 **Total** 14,200

Map/Lot: 009-032-A
Account: 637 Card: 1 of 1 Location: 1 SALEM ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/23/2024
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 60	Front-Road Frontage	325.00	20,406.21	85.00%	View/Enviro	17,345
Total Acres 0.09					Land Total	17,345

Dwelling Description

Conventional	One Story	1056 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	144,351
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-16,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-546
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Modern	Modern	Good	Typical	130,067

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	110,557

Accpt Land	17,300	**Accepted Bldg**	110,600	**Total**	127,900

Map/Lot: 011-079
Account: 638 Card: 1 of 1 Location: 22 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 178	Front-Road Frontage	325.00	35,000.63	100%		35,001
Total Acres 0.41					Land Total	35,001

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	2104 Sqft	Grade C 100	Base	343,285
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-7,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	14,303
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Modern	Modern	Above Average	Typical	352,332

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	229,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	448	C 100	36.714	Avg+	65%	100%	100%	23.864
One Story Frame	1900	48	C 100	3.934	Avg+	65%	100%	100%	2.557
One Story Frame	1900	48	C 100	3.934	Avg+	65%	100%	100%	2.557
Frame Shed	1900	252	C 100	8.719	Avg+	65%	100%	100%	5.667
								Outbuilding Total	34,645

Accpt Land 35,000 **Accepted Bldg** 263,700 **Total** 298,700

Account: 639 Card: 1 of 1 Map/Lot: 003-032-A
Location: 358 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Fr. A-Homesite (Fract)	23,400.00	23,022.56	100%		23,023
Total Acres 0.80					Land Total	23,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	270	E 100	11,063	Avg.	80%	100%	100%	8,850
								Outbuilding Total	8,850

Accpt Land	23,000	**Accepted Bldg**	8,900	**Total**	31,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/21/2024
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Wasteland	65.00	214.50	100%		215
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 8.00					Land Total	37,395

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	104,718
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,758
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	102,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	92%	100%	24,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	96	C 100	4.089	Fair	26%	100%	100%	1.063
Frame Shed	1900	66	C 100	3.199	Fair	26%	100%	100%	832
							Outbuilding Total		1,895

Accpt Land	37,400	**Accepted Bldg**	26,500	**Total**	63,900

Account: 641 Card: 1 of 1 Map/Lot: 014-014 Location: 9 DRISKO ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	04/21/2022
Sale Price	151,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128 x 179	Front-Road Frontage	325.00	44,825.90	100%		44,826
Total Acres 0.53					Land Total	44,826

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1100 Sqft	Grade C 100	Base	200,850
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,543
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1893	0	Typical	Typical	Below Average	Typical	209,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	91%	100%	76,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	54	C 100	4.463	Ava-	40%	100%	100%	1.785
Two Story Frame	1900	60	C 100	7.277	Ava-	40%	100%	100%	2.911
Unfin Basement	1900	60	C 100	8.817	Ava-	40%	100%	100%	3.527
Barn - GBA	1900	672	C 100	22.413	Ava-	40%	100%	100%	8.965
Wood Deck	1900	140	C 100	2.364	Ava-	40%	100%	100%	946
Wood Deck	2009	156	C 100	2.612	Ava.	91%	100%	100%	2.377
							Outbuilding Total		20,511

Accpt Land 44,800 **Accepted Bldg** 96,700 **Total** 141,500

Name: MAINE, STATE OF
US RT 1 SOUTH
Map/Lot: 005-030
Account: 642 Card: 1 of 1 Location:

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 75	Front-Road Frontage	650.00	41,747.00	100%		41,747
Total Acres 0.17				Land Total		41,747

Accpt Land	41,700	**Accepted Bldg**	0	**Total**	41,700

Name: VALLEY VIEW ASSOCIATES
DBA VALLEY VIEW ASSOCIATES
Map/Lot: 014-055-E
Account: 643 Card: 1 of 1 Location: 24-65 VALLEY VIEW DR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Fr. A-Homesite (Fract)	52,000.00	200,200.00	100%		200,200
Total Acres 3.50					Land Total	200,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1987	6926	B 100	844,972	Good	88%	100%	100%	743,575
							Outbuilding Total		743,575

Accpt Land	200,200	**Accepted Bldg**	743,600	**Total**	943,800

Map/Lot: 006-023-T2
Account: 644 Card: 1 of 1 Location: 2 ARMSTRONG LN

Neighborhood 99

Zoning/Use	
Topography	
Utilities	None None
Street	None

Sale Data

Sale Date	05/23/2006
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	MBHM		
Reference 2	MOVED FROM 1-52-T1		
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land	0	**Bldg Override**	8,000	**Total**	8,000

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/24/2022
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
51 x 138	Front-Road Frontage	325.00	17,401.70	100%		17,402
Total Acres 0.16					Land Total	17,402

Dwelling Description **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	4,301
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	1/2 Finished			Attic	13,508
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Modern	Modern	Very Good	Typical	186,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	149,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	240	C 100	26.748	V.G.	80%	100%	100%	21.398
Unfin Basement	1900	210	C 100	11.486	V.G.	80%	100%	100%	9.189
							Outbuilding Total		30,587

Accpt Land	17,400	**Accepted Bldg**	179,900	**Total**	197,300

Map/Lot: 015-008-A
Account: 646 Card: 1 of 1 Location: 50 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/07/2018
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 99	Front-Road Frontage	650.00	23,981.83	100%		23,982
Total Acres 0.11					Land Total	23,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1940	253	B 100	30,866	Avg+	67%	100%	100%	20,680
							Outbuilding Total		20,680

Accpt Land	24,000	**Accepted Bldg**	20,700	**Total**	44,700

Account: 647 Card: 1 of 1 Map/Lot: 011-047-A
Location: 64 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 03/07/2018
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 223	Front-Road Frontage	325.00	32,218.60	100%		32,219
Total Acres 0.46				Land Total		32,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1983	14 x 66	C 0	50,731	Avg.	40%	100%	100%	20,292
						Outbuilding Total			20,292

Accpt Land 32,200 **Accepted Bldg** 20,300 **Total** 52,500

Account: 648 Card: 1 of 1 Map/Lot: 010-019 Location: 8 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/06/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
106 x 116	Front-Road Frontage	325.00	35,545.57	100%		35,546
Total Acres 0.28					Land Total	35,546

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1000 Sqft	Grade C 100	Base	132,429
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1964	0	Modern	Modern	Good	Typical	132,429

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	82%	100%	100%	108,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	95	C 100	1.666	Good	82%	100%	100%	1.366
Frame Garage	1995	384	C 100	12.672	Good	82%	100%	100%	10.391
							Outbuilding Total		11,757

Accpt Land	35,500	**Accepted Bldg**	120,300	**Total**	155,800

Map/Lot: 08A-036
Account: 649 Card: 1 of 1 Location: 42 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Fr. A-Homesite (Fract)	26,000.00	15,664.87	100%		15,665
Total Acres 0.30					Land Total	15,665

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 103	Base	137,145
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,529
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	140,674

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	112,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	96	D 100	1.379	Avg+	80%	100%	100%	1.103
							Outbuilding Total		1,103

Accpt Land	15,700	**Accepted Bldg**	113,600	**Total**	129,300

Account: 650 Card: 1 of 1 Map/Lot: Location:

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 84		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	40	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 x 137	Front-Road Frontage	325.00	50,462.36	100%		50,462
Total Acres 0.47				Land Total		50,462

Accpt Land	50,500	**Accepted Bldg**	0	**Total**	50,500

Name: SMITH, HARVEY E JR
SMITH, LORRAINE L
Map/Lot: 002-02A-001
Account: 651 Card: 1 of 1 Location: 11 HOLWAY POINT RD

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
2.29	Acre-Rear Land 1 <= 50 Acs	500.00	1,259.50	100%		1,260
2.00	Impr-Lot Improvements	3,000.00	6,600.00	100%		6,600
Total Acres 3.30					Land Total	73,123

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 117	Base	149,903
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,745
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1990	0	Modern	Modern	Very Good	Typical	151,648

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	90%	100%	100%	136,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	120	C 117	2.403	V.G.	90%	100%	100%	2.163
							Outbuilding Total		2,163

Accpt Land	73,100	**Accepted Bldg**	138,600	**Total**	211,700

Account: 652 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12	Industrial Park - Elm Street
Zoning/Use	None
Topography	Rolling
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	11/21/2007
Sale Price	11,550
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Fr. A-Commercial Site (Fract)	52,000.00	54,264.68	100%		54,265
Total Acres 0.90					Land Total	54,265

Accpt Land	54,300	**Accepted Bldg**	0	**Total**	54,300

Name: CARRIAGE COTTAGE INDUSTRIES LLC
DOLAN, PAUL

Map/Lot: 001-063
Account: 653 Card: 1 of 1 Location: 619 KENNEBEC RD

Neighborhood 2	Elm St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	Septic System Drilled Well	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 3	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.00				Land Total		53,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1970	12 x 58	C 0	39.285	Fair	28%	100%	100%	11.000
Wood Deck	2008	126	C 100	2.147	Avg.	91%	100%	100%	1.954
						Outbuilding Total			12,954

Accpt Land	53,100	**Accepted Bldg**	13,000	**Total**	66,100

Neighborhood 11	Downtown Commercial
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	07/17/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.33	Fr. A-Baselot (Fract)	19,500.00	32,742.01	100%		32,742
Total Acres 2.33					Land Total	32,742

Accpt Land	32,700	**Accepted Bldg**	0	**Total**	32,700

Map/Lot: 015-028
Account: 655 Card: 1 of 1 Location: 67 COURT ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 2
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	11/14/2022
Sale Price	87,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 165	Front-Road Frontage	325.00	17,368.10	100%		17,368
Total Acres 0.19					Land Total	17,368

Dwelling Description

Conventional	One & 1/2 Story	444 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	111,939
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-3,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,264
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Typical	Typical	Above Average	Typical	111,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	96%	100%	74,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1948	510	C 100	41.794	Avg+	70%	100%	100%	29.256
Unfin Basement	1948	510	C 100	16.823	Avg+	70%	100%	100%	11.776
Open Frame Porch	1948	33	C 100	1.570	Avg+	70%	100%	100%	1.099
Frame Garage	1975	480	C 100	15.840	Avg.	72%	100%	100%	11.405
							Outbuilding Total		53,536

Accpt Land	17,400	**Accepted Bldg**	128,100	**Total**	145,500

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	Shore-StreamProtect	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	Dug Well Septic System	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
1.00	Impr-Lot Improvements	4,000.00	4,400.00	50.0%		2,200
Total Acres 5.00					Land Total	38,060

Dwelling Description **Replacement Cost New**

Conventional	One Story	1474 Sqft	Grade C 113	Base	197,928
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,661
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,057
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Average	Typical	208,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	177,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	160	C 100	2.674	Avg.	85%	100%	100%	2.273
Frame Garage	1979	1288	D 100	34.853	Fair	58%	50%	100%	10.108
Encl Frame Porch	2000	160	E 100	866		20%	100%	100%	866
							Outbuilding Total		13,247

Accpt Land	38,100	**Accepted Bldg**	190,600	**Total**	228,700

Account: 657 Card: 1 of 1 Map/Lot: 003-046 Location: 261 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
3.75	Acre-Wasteland	65.00	268.13	100%		268
Total Acres 4.75					Land Total	34,588

Accpt Land 34,600 **Accepted Bldg** 0 **Total** 34,600

Name: MAINE, STATE OF
GROVE ST - S SIDE OF RIVER
Map/Lot: 011-030
Account: 658 Card: 1 of 1 Location:

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	Shore-LmtdResidential
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acre-Intown Excess Land	13,000.00	71,500.00	100%		71,500
Total Acres 5.00				Land Total		71,500

Accpt Land	71,500	**Accepted Bldg**	0	**Total**	71,500

Name: ACKLEY, ALICE
ACKLEY, JAMES E JR
Account: 659 Card: 1 of 1 Map/Lot: 011-044 Location: 50 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
123 x 107	Front-Road Frontage	325.00	40,914.50	100%		40,915
Total Acres 0.30					Land Total	40,915

Dwelling Description

Conventional	Two Story	1120 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	233,735
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,002
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,399
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Modern	Modern	Good	Typical	252,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	209,273

Accpt Land	40,900	**Accepted Bldg**	209,300	**Total**	250,200

Name: HOLMES, LYMAN LARSON
HOLMES, CHRISTIANNAH EVELYN
Account: 661 Card: 1 of 1 Map/Lot: 015-027
Location: 71 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 165	Front-Road Frontage	325.00	20,841.71	100%		20,842
Total Acres 0.23					Land Total	20,842

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	174,503
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Good	Typical	176,869

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	96%	100%	127,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1900	360	C 100	43.664	Good	75%	100%	100%	32.748
Open Frame Porch	1900	32	C 100	1.540	Good	75%	100%	100%	1.155
Frame Garage	1900	440	C 100	14.520	Good	75%	100%	100%	10.890
							Outbuilding Total		44,793

Accpt Land 20,800 **Accepted Bldg** 172,100 **Total** 192,900

Name: BEAL, CHRISTOPHER
BEAL, BRIGETTE
Map/Lot: 006-023-T
Account: 662 Card: 1 of 1 Location: 4 ARMSTRONG LN

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/09/2015
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	
Reference 2	SER NO. ULI115908 14X70
Tran/Land/Bldg	7 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline	M/H	1980	14 x 70	C 0	53,186	Avg-	35%	100%	100%	18,615
								Outbuilding Total		18,615

Accpt Land	0	**Accepted Bldg**	18,600	**Total**	18,600

Account: 663 Card: 1 of 1 Map/Lot: 015-005 Location: 69 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	Shore-GeneralDevelopment None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/23/2019
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 16		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
400 x 75	Front-Road Frontage	650.00	166,988.02	100%		166,988
Total Acres 0.69				Land Total		166,988

Accpt Land	167,000	**Accepted Bldg**	0	**Total**	167,000

Account: 664 Card: 1 of 1 Map/Lot: 011-026 Location: 24 GROVE ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/13/2022
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 5		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 113	Front-Road Frontage	325.00	22,074.23	100%		22,074
Total Acres 0.17					Land Total	22,074

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	756 Sqft	Grade C 100	Base	165,209
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Typical	Typical	Fair	Typical	176,495

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Incomplete	None	26%	67%	100%	30,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1870	576	C 100	64.195	Fair	26%	70%	100%	11,684
							Outbuilding Total		11,684

Accpt Land	22,100	**Accepted Bldg**	42,400	**Total**	64,500

Account: 665 Card: 1 of 1 Map/Lot: 011-126 Location: 106 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/20/2006
Sale Price	39,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 2
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 140	Front-Road Frontage	325.00	17,085.07	100%		17,085
Total Acres 0.16					Land Total	17,085

Dwelling Description

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	139,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1846	0	Typical	Typical	Average	Typical	139,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	66,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1846	320	C 100	26.224	Avg.	50%	100%	100%	13.112
Wood Deck	1985	98	C 100	1.713	Avg.	78%	100%	100%	1.336
							Outbuilding Total		14,448

Accpt Land 17,100 **Accepted Bldg** 81,300 **Total** 98,400

Account: 667 Card: 1 of 1 Map/Lot: 003-053-E
Location: 11 MAKER LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	04/04/2019
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.20	Acre-Rear Land 1 <= 50 Acs	650.00	1,573.00	100%		1,573
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.20					Land Total	35,893

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1176 Sqft	Grade C 105	Base	221,107
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,345
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,699
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Average	Typical	233,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	198,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	440	C 100	7.014	Avg-	79%	100%	100%	5,541
							Outbuilding Total		5,541

Accpt Land	35,900	**Accepted Bldg**	203,700	**Total**	239,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/13/2021
Sale Price	44,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 180	Front-Road Frontage	325.00	35,039.75	100%		35,040
Total Acres 0.41					Land Total	35,040

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	742 Sqft	Grade D 110	Base	133,923
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	136,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	92%	100%	32,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	312	D 110	23.063	Fair	26%	100%	100%	5,996
Open Frame Porch	1900	124	D 110	3.875	Fair	26%	100%	100%	1,008
Frame Shed	1900	234	D 110	7.383	Fair	26%	100%	100%	1,920
								Outbuilding Total	8,924

Accpt Land	35,000	**Accepted Bldg**	41,500	**Total**	76,500

Account: 670 Card: 1 of 1 Map/Lot: 011-069 Location: 17 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/07/2024
Sale Price	149,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
44 x 73	Front-Road Frontage	325.00	14,087.01	100%		14,087
Total Acres 0.07					Land Total	14,087

Dwelling Description

Conventional	One & 1/2 Story	432 Sqft	Grade D 126	**Replacement Cost New**	
Exterior	Other	Masonry Trim	None	Base	114,136
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	None	Basement	-11,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Old Type	Old Type	Fair	Typical	101,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	92%	100%	24,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	54	D 126	4.612	Fair	26%	100%	100%	1.199
Encl Frame Porch	1860	16	D 126	3.057	Fair	26%	100%	100%	795
							Outbuilding Total		1,994

Accpt Land	14,100	**Accepted Bldg**	26,200	**Total**	40,300

Map/Lot: 001-048-A
Account: 672 Card: 1 of 1 Location: 5 DAVIS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/25/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	MACHIAS CHRISTIAN FELLOWSHIP		
Tran/Land/Bldg	0 1 71		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description **Replacement Cost New**

Conventional	One Story	1200 Sqft	Grade C 100	Base	150,458
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Below Average	Typical	151,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	58,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1960	1025	D 110	112.138	Avg-	55%	100%	100%	61.676
Unfin Basement	1960	1025	D 100	21.308	Avg-	55%	100%	100%	11.719
Two Story Frame	1985	600	C 100	72.774	Avg-	71%	100%	100%	51.670
Unfin Basement	1985	600	C 100	18.424	Avg-	71%	100%	100%	13.081
								Outbuilding Total	138,146

Accpt Land	26,800	**Accepted Bldg**	196,500	**Total**	223,300

Name: MAINE, STATE OF
WATER ST - N SIDE OF RIVER
Map/Lot: 011-051-A
Account: 673 Card: 1 of 1 Location:

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	Shore-LmtdResidential		
Topography	Level		
Utilities	All Public None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 150	Front-Shorefrontage	260.00	47,231.35	100%		47,231
200 x 150	Front-Shorefrontage	260.00	47,231.35	70.0%	Excess Frtg.	33,062
240 x 150	Front-Shorefrontage	260.00	56,677.61	50.0%	Excess Frtg.	28,339
Total Acres 2.21				Land Total		108,632

Accpt Land	108,600	**Accepted Bldg**	0	**Total**	108,600

Account: 674 Card: 1 of 1 Map/Lot: 015-085 Location: 13 COURT ST

Neighborhood 11	Downtown Commercial
Zoning/Use	None
Topography	Low
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 25
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/12/2023
Sale Price	125,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 120	Front-Road Frontage	650.00	26,403.12	90.0%	Topography	23,763
Total Acres 0.14					Land Total	23,763

Accpt Land	23,800	**Accepted Bldg**	0	**Total**	23,800

Account: 675 Card: 1 of 1 Map/Lot: 015-070 Location: 39 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/12/2022
Sale Price 36,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 93	Front-Road Frontage	325.00	16,400.31	100%		16,400
Total Acres 0.11					Land Total	16,400

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	1008 Sqft	Grade C 100	Base	181,084
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Old Type	Obsolete	Fair	Typical	180,219

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	26%	89%	100%	41,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	256	C 100	20.979	Fair	26%	100%	100%	5.455
Frame Bay Window	1900	21	C 100	3.713	Fair	26%	100%	100%	965
Frame Shed	1900	224	C 100	7.888	Fair	26%	100%	100%	2.051
								Outbuilding Total	8,471

Accpt Land 16,400 **Accepted Bldg** 50,200 **Total** 66,600

Account: 676 Card: 1 of 1 Map/Lot: 012-013 Location: 12 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20 2
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
92 x 181	Front-Road Frontage	325.00	32,254.44	100%		32,254
Total Acres 0.38					Land Total	32,254

Dwelling Description

Conventional	Two Story	1540 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	281,441
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,469
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Below Average	Typical	303,830

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	116,671

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	176	C 100	5.854	Avg+	65%	100%	100%	3.805
1 & 1/2 Story Fr	1850	198	C 100	22.067	Avg-	40%	100%	100%	8.827
Unfin Basement	1850	198	C 100	11.272	Avg-	40%	100%	100%	4.509
Open Frame Porch	1850	70	C 100	2.678	Avg-	40%	100%	100%	1.071
Open Frame Porch	1850	21	C 100	1.210	Avg-	40%	100%	100%	484
One Story Frame	1850	40	C 100	3.278	Avg-	40%	100%	100%	1.311
Open Frame Porch	1850	40	C 100	1.780	Avg-	40%	100%	100%	712
Frame Garage	2018	864	C 110	31.363	Avg+	95%	100%	100%	29.795
							Outbuilding Total		50,514

Accpt Land	32,300	**Accepted Bldg**	167,200	**Total**	199,500

Name: SHAW, RICHARD L
SHAW, JANE L

Map/Lot: 015-047
Account: 677 Card: 1 of 1 Location: 51 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
188 x 190	Front-Road Frontage	325.00	66,231.87	100%		66,232
Total Acres 0.82					Land Total	66,232

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1456 Sqft	Grade C 100	Base	256,832
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water C	Cooling	0% None	Heat	1,650
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	1/2 Finished			Attic	20,535
FirePlaces	1			Fireplace	4,290
Insulation	Capped Only			Insulation	-2,242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1863	0	Typical	Typical	Average	Typical	287,275

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	137,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn - GBA	1863	1260	C 100	35.243	Avg.	50%	100%	100%	17.622
Encl Frame Porch	1863	50	C 100	4.305	Avg.	50%	100%	100%	2.152
Open Frame Porch	1863	96	C 100	3.457	Avg.	50%	100%	100%	1.728
Frame Bay Window	1863	18	C 100	3.183	Avg.	50%	100%	100%	1.592
Encl Frame Porch	1863	224	C 100	11.195	Avg.	50%	100%	100%	5.598
Open Frame Porch	1863	60	C 100	2.379	Avg.	50%	100%	100%	1.190
								Outbuilding Total	29,882

Accpt Land	66,200	**Accepted Bldg**	167,800	**Total**	234,000

Map/Lot: 015-090
Account: 678 Card: 1 of 1 Location: 7 KILTON LN

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/14/2009
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 16
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.17	Fr. A-Commercial Site (Fract)	52,000.00	61,871.26	100%		61,871
Total Acres 1.17					Land Total	61,871

Dwelling Description

Ranch	One Story	1120 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	143,246
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-17,343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,735
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Modern	Modern	Average	Typical	120,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	93,611

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	400	C 100	13,200	Avg.	78%	100%	100%	10,296
							Outbuilding Total		10,296

Accpt Land	61,900	**Accepted Bldg**	103,900	**Total**	165,800

Map/Lot: 016-006
Account: 679 Card: 1 of 1 Location: 10 HADLEY LAKE RD

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Fr. A-Homesite (Fract)	39,000.00	34,587.09	100%		34,587
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.65					Land Total	43,387

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1056 Sqft	Grade C 100	Base	196,317
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	205,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	128,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	480	C 100	39.336	Avg+	70%	100%	100%	27.535
							Outbuilding Total		27,535

Accpt Land	43,400	**Accepted Bldg**	156,000	**Total**	199,400

Account: 680 Card: 1 of 1 Map/Lot: 008-004-T4?? Location: JD LN

Neighborhood 99

Zoning/Use
Topography
Utilities None None
Street None

Reference 1
Reference 2 1992 MBHM 12/18
Tran/Land/Bldg 8 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	05/13/2008
Sale Price	0
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land	0	**Bldg Override**	0	**Total**	0

Account: 681 Card: 1 of 1 Map/Lot: 017-011 Location: 304 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 25		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 120	Front-Road Frontage	520.00	57,030.75	100%		57,031
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.37					Land Total	65,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1981	1011	B 100	123.342	Avg+	82%	100%	100%	101,140
								Outbuilding Total	101,140

Accpt Land	65,800	**Accepted Bldg**	101,100	**Total**	166,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	11/01/2016
Sale Price	116,350
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.43	Acre-Rear Land 1 <= 50 Acs	650.00	307.45	100%		307
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.43					Land Total	34,627

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade B 100	Base	177,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-8,270
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,479
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Above Average	Typical	179,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	154,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	240	C 100	3.914	Avg.	82%	100%	100%	3.209
Frame Shed	2006	96	C 100	4.089	Avg-	84%	100%	100%	3.435
Frame Shed	2006	308	C 100	10.381	Avg-	84%	100%	100%	8.720
								Outbuilding Total	15,364

Accpt Land	34,600	**Accepted Bldg**	169,700	**Total**	204,300

Account: 683 Card: 1 of 1 Map/Lot: 002-02A-002
Location: 58 HOLWAY POINT RD

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Gravel

Sale Data

Sale Date	11/08/2022
Sale Price	99,999
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
200 x 220	Front-Shorefrontage	200.00	65,262.55	50.0%	Excess Frtg.	32,631
6.74	Acre-Rear Land 1 <= 50 Acs	500.00	3,707.00	100%		3,707
Total Acres 9.77				Land Total		147,285

Accpt Land 147,300 **Accepted Bldg** 0 **Total** 147,300

Map/Lot: 011-122
Account: 684 Card: 1 of 1 Location: 9 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/03/2018
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 ASKING 69900
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 185	Front-Road Frontage	325.00	21,081.53	100%		21,082
Total Acres 0.25					Land Total	21,082

Dwelling Description

				Replacement Cost New	
Conventional	One Story	936 Sqft	Grade C 100	Base	126,660
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	25,269
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1780	0	Old Type	Old Type	Below Average	Typical	158,400

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	92%	100%	58,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1780	884	C 100	72.444	Avg-	40%	100%	100%	28,978
							Outbuilding Total		28,978

Accpt Land 21,100 **Accepted Bldg** 87,300 **Total** 108,400

Account: 685 Card: 1 of 1 Map/Lot: 06A-007
Location: 81 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/28/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 25		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Fr. A-Commercial Site (Fract)	52,000.00	64,966.72	100%		64,967
Total Acres 1.29					Land Total	64,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1997	994	C 100	99,400	Good	90%	100%	100%	89,460
							Outbuilding Total		89,460

Accpt Land	65,000	**Accepted Bldg**	89,500	**Total**	154,500

Account: 687 Card: 1 of 1 Map/Lot: 06A-008
Location: 96 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/08/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	INCLUDES LOT 10
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.18	Fr. A-Commercial Site (Fract)	52,000.00	116,945.68	100%		116,946
Total Acres 4.18					Land Total	116,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					2,400,000
								Outbuilding Total	2,400,000

Accpt Land	116,900	**Accepted Bldg**	2,400,000	**Total**	2,516,900

Account: 688 Card: 1 of 1 Map/Lot: 003-053 Location: 3 PHILLIPS LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
4.20	Acre-Rear Land 1 <= 50 Acs	650.00	3,003.00	100%		3,003
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 5.20					Land Total	37,323

Dwelling Description **Replacement Cost New**

Conventional	One Story	384 Sqft	Grade D 100	Base	56,752
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-3,558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,695
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Poor	Typical	66,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	48%	100%	5,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1960	308	D 100	20.698	Poor	18%	50%	100%	1.863
One Story Frame	1960	168	D 100	11.290	Poor	18%	50%	100%	1.016
								Outbuilding Total	2,879

Accpt Land 37,300 **Accepted Bldg** 8,600 **Total** 45,900

Account: 689 Card: 1 of 1 Map/Lot: 010-001 Location: 92 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 03/16/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
71 x 132	Front-Road Frontage	325.00	24,118.46	100%		24,118
Total Acres 0.22					Land Total	24,118

Dwelling Description

Conventional	One & 1/2 Story	528 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Asbestos Siding	Masonry Trim	None	Base	90,211
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
Foundation	Wood	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Old Type	Average	Typical	89,840

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	94%	100%	42,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	D 100	21.504	Avg.	50%	100%	100%	10.752
Unfin Basement	1900	320	D 100	11.023	Avg.	50%	100%	100%	5.512
Encl Frame Porch	1900	200	D 100	8.401	Avg.	50%	100%	100%	4.200
							Outbuilding Total		20,464

Accpt Land 24,100 **Accepted Bldg** 62,700 **Total** 86,800

Account: 690 Card: 1 of 1 Map/Lot: 08A-037 Location: 23 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level Level
Utilities All Public All Public
Street Paved

Sale Data

Sale Date 01/14/2019
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	960 Sqft	Grade C 112	Base	151,496
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,655
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Good	Typical	155,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	131,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	240	C 100	3.914	Avg+	91%	100%	100%	3.562
Concrete Slab	2005	720	C 100	11.354	Avg.	89%	100%	100%	10.105
							Outbuilding Total		13,667

Accpt Land	16,900	**Accepted Bldg**	145,500	**Total**	162,400

Account: 692 Card: 1 of 1 Map/Lot: 012-032 Location: 62 ELM ST

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	Shore-GeneralDevelopment		
Topography	Below Street		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 4	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 114	Front-Road Frontage	325.00	30,127.76	100%		30,128
135 x 466	Front-Shorefrontage	260.00	56,192.90	100%		56,193
Total Acres 1.68					Land Total	86,321

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1184 Sqft	Grade C 100	Base	231,570
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	Floor & Stairs			Attic	3,212
FirePlaces	1			Fireplace	4,290
Insulation	Minimal			Insulation	-1,902
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	245,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	117,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1860	520	C 100	42.614	Avg.	50%	100%	100%	21.307
One Story Frame	1860	54	C 100	4.425	Avg.	50%	100%	100%	2.212
Wood Deck	1990	448	B 100	8.708	Avg-	74%	100%	100%	6.444
Barn - GBA	1890	1200	B 100	41.399	Avg.	50%	100%	100%	20.700
Finished Attic	1980	1200	D 100	30.506	Avg-	68%	100%	100%	20.744
								Outbuilding Total	71,407

Accpt Land	86,300	**Accepted Bldg**	189,100	**Total**	275,400

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	None

Sale Data

Sale Date	01/23/2019
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	PRICE		
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 x 343	Front-Road Frontage	325.00	38,494.65	100%		38,495
Total Acres 0.81					Land Total	38,495

Dwelling Description

Conventional	One & 1/2 Story	960 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	175,200
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	5,069
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Typical	Typical	Above Average	Typical	179,445

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	111,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1820	308	C 100	14.522	Avg+	65%	100%	100%	9.439
Frame Garage	1964	384	C 100	12.672	Avg+	76%	100%	100%	9.631
							Outbuilding Total		19,070

Accpt Land	38,500	**Accepted Bldg**	131,000	**Total**	169,500

Account: 694 Card: 1 of 1 Map/Lot: 003-010 Location: 501 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Rear Land 1 <= 50 Acs	650.00	357.50	100%		358
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.50				Land Total		34,678

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fairmount	M/H	1988	14 x 66	C 0	50.731	Avg.	40%	100%	100%	20.292
							Outbuilding Total			20,292

Accpt Land	34,700	**Accepted Bldg**	20,300	**Total**	55,000

Account: 695 Card: 1 of 1 Map/Lot: 003-064 Location: EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2	FARMLAND		
Tran/Land/Bldg	0 4 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Fr. A-Baselot (Fract)	11,700.00	0.00	100%		0
3.00	Acre-Wasteland	65.00	214.50	100%		215
22.00	Acre-Rear Land 1 <= 50 Acs	650.00	15,730.00	100%		15,730
Total Acres 25.00					Land Total	15,945

Accpt Land 15,900 **Accepted Bldg** 0 **Total** 15,900

Neighborhood 4	Broadway-Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	None	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
Total Acres 1.00					Land Total	715

Accpt Land	700	**Accepted Bldg**	0	**Total**	700

Account: 697 Card: 1 of 1 Map/Lot: 009-053 Location: 77 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
93 x 229	Front-Road Frontage	325.00	33,381.07	100%		33,381
Total Acres 0.49				Land Total		33,381

Dwelling Description

				Replacement Cost New	
Conventional	One Story	838 Sqft	Grade C 100	Base	117,826
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,306
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,634
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	127,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	61,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	25	C 100	3.315	Avg.	50%	100%	100%	1.658
Frame Shed	1900	117	D 100	3.865	Fair	26%	100%	100%	1.005
							Outbuilding Total		2,663

Accpt Land	33,400	**Accepted Bldg**	63,800	**Total**	97,200

Account: 698 Card: 1 of 1 Map/Lot: 005-051-A Location: 166 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/30/2023
Sale Price	125,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	IS MBHM STILL THERE? MBHM BELONGS TO
Tran/Land/Bldg	3 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
126 x 226	Front-Road Frontage	650.00	91,310.24	100%		91,310
Total Acres 0.65				Land Total		91,310

Accpt Land	91,300	**Accepted Bldg**	0	**Total**	91,300

Map/Lot: 015-033
Account: 699 Card: 1 of 1 Location: 2 BRUCE ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/24/2018
Sale Price	68,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 162	Front-Road Frontage	325.00	34,672.51	100%		34,673
Total Acres 0.37					Land Total	34,673

Dwelling Description

Conventional	One Story	896 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	123,054
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,046
Rooms	11				
Bedrooms	7	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	24,648
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Old Type	Typical	Below Average	Typical	154,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	94%	100%	58,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1825	384	C 100	46.575	Ava-	40%	100%	100%	18.630
Frame Shed	1825	288	C 100	9.788	Ava-	40%	100%	100%	3.915
Encl Frame Porch	1825	60	C 100	4.701	Ava-	40%	100%	100%	1.880
							Outbuilding Total		24,425

Accpt Land	34,700	**Accepted Bldg**	82,400	**Total**	117,100

Name: CANNY, PAUL F
KAPLAN, JOANN S
Account: 700 Card: 1 of 1 Map/Lot: 001-025 Location: 240 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/09/2022
Sale Price	395,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	55.00%	Topography	55,055
215 x 200	Front-Shorefrontage	455.00	102,599.73	70.0%	Excess Frtg.	0
		0.00	0.00	55.00%	Topography	39,501
6.70	Acre-Rear Land 1 <= 50 Acs	650.00	4,790.50	100%		4,791
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 8.70					Land Total	107,927

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	900 Sqft	Grade C 105	Base	184,011
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,621
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,832
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Below Average	Typical	205,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	168,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	2006	624	C 105	19.794	Avg-	82%	100%	100%	16.231
One Story Frame	2006	624	C 105	53.694	Avg-	82%	100%	100%	44.029
Unfinished Attic	2006	624	C 105	7.127	Avg-	82%	100%	100%	5.844
Wood Deck	2006	300	C 100	4.844	Avg-	82%	100%	100%	3.972
								Outbuilding Total	70,076

Accpt Land	107,900	**Accepted Bldg**	238,600	**Total**	346,500

Account: 701 Card: 1 of 1 Map/Lot: 005-028 Location: HUNTLEY RD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	05/19/2023
Sale Price	750,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Fr. A-Commercial Site (Fract)	52,000.00	221,534.64	100%		221,535
10.00	Acre-Wasteland	65.00	715.00	100%		715
39.00	Acre-Rear Land 1 <= 50 Acs	650.00	27,885.00	100%		27,885
0.00	Acre-Rear Land 2 >50 <=	455.00	0.00	100%		0
3.00	Acre-Gravel Pit	13,000.00	42,900.00	100%		42,900
3.00	Impr-Lot Improvements	4,000.00	13,200.00	100%		13,200
2.00	Impr-Mobile Home Site	13,000.00	28,600.00	100%		28,600
Total Acres 67.00					Land Total	334,835

Dwelling Description

				Replacement Cost New	
Other	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	Crawl Space	Basement	-7,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,379
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Typical	Modern	Above Average	Typical	127,542

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	98%	100%	114,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	2000	14 x 66	D 0	43,248	Avg.	51%	100%	100%	22,056
Frame Garage	2009	432	B 100	17,392	Good	93%	100%	100%	16,175
							Outbuilding Total		38,231

Accpt Land 334,800 **Accepted Bldg** 153,200 **Total** 488,000

Account: 702 Card: 1 of 1 Map/Lot: 015-048 Location: 19 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/29/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 x 129	Front-Road Frontage	325.00	44,059.15	100%		44,059
Total Acres 0.38					Land Total	44,059

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1200 Sqft	Grade C 110	Base	165,504
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,487
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1977	0	Modern	Modern	Good	Typical	173,273

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	85%	100%	100%	147,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	325	C 110	11.798	Good	85%	100%	100%	10.028
Encl Frame Porch	2002	100	C 110	6.914	Good	85%	100%	100%	5.877
							Outbuilding Total		15,905

Accpt Land	44,100	**Accepted Bldg**	163,200	**Total**	207,300

Map/Lot: 004-012-D
Account: 703 Card: 1 of 1 Location: 25 EVERETTS KNOLL

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Above Street
Utilities	Drilled Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	01/08/2016
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.50					Land Total	52,773

Dwelling Description **Replacement Cost New**

Conventional	Two Story	900 Sqft	Grade C 115	Base	210,051
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,036
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Modern	Modern	Above Average	Typical	222,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	177,787

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1977	196	C 115	18.471	Avg+	80%	100%	100%	14.777
Wood Deck	1977	140	C 100	2.364	Avg.	73%	100%	100%	1.726
Frame Garage	1977	624	B 100	25.122	Avg.	73%	100%	100%	18.339
							Outbuilding Total		34,842

Accpt Land	52,800	**Accepted Bldg**	212,600	**Total**	265,400

Account: 704 Card: 1 of 1 Map/Lot: 011-146 Location: 10 CENTER ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 77		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	38	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
53 x 90	Front-Road Frontage	650.00	24,237.72	100%		24,238
Total Acres 0.11					Land Total	24,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1900	3500	C 120	420,000	Avg+	65%	100%	100%	273,000
							Outbuilding Total		273,000

Accpt Land	24,200	**Accepted Bldg**	273,000	**Total**	297,200

Account: 705 Card: 1 of 1 Map/Lot: 001-045 Location: 41 RUSTY TRAIL

Neighborhood 1 Kennebec - Rural

Zoning/Use None None
Topography Level
Utilities Drilled Well Septic System
Street None

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
17.70	Acre-Rear Land 2 >50 <=	455.00	8,858.85	100%		8,859
43.00	Acre-Wasteland	65.00	3,074.50	100%		3,075
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 111.70					Land Total	82,004

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1568 Sqft	Grade C 100	Base	183,631
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-21,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Modern	Modern	Average	Typical	160,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	149,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2015	456	C 100	7.262	Avg.	93%	100%	100%	6.754
Frame Garage	2017	392	C 100	12.936	Avg.	93%	100%	100%	12.030
Canopy	2017	280	D 100	5.054	Avg.	93%	100%	100%	4.700
							Outbuilding Total		23,484

Accpt Land 82,000 **Accepted Bldg** 172,800 **Total** 254,800

Account: 707 Card: 1 of 1 Map/Lot: 013-001-A&E
Location: 202 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Rolling
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
Total Acres 5.00					Land Total	60,060

Dwelling Description

				Replacement Cost New	
Conventional	One Story	825 Sqft	Grade C 100	Base	116,654
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1948	0	Modern	Modern	Above Average	Typical	116,654

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	70%	100%	100%	81,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1948	352	D 100	9.525	Poor	27%	100%	100%	2.572
								Outbuilding Total	2,572

Accpt Land	60,100	**Accepted Bldg**	84,200	**Total**	144,300

Account: 708 Card: 1 of 1 Map/Lot: 015-006 Location: 32 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Above Street
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/17/2018
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	PARKING LOT
Reference 2	CHECK SITE IMPROVEMENTS
Tran/Land/Bldg	1 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
172 x 144	Front-Road Frontage	650.00	99,495.72	100%		99,496
55 x 110	Front-Road Frontage	650.00	27,806.98	100%		27,807
30000	SQFT-Paving/Parking Areas	1.00	33,000.00	100%		33,000
Total Acres 0.71				Land Total		160,303

Accpt Land 160,300 **Accepted Bldg** 0 **Total** 160,300

Name: GOTT, MARIAN (LIFE ESTATE)
HENNESSEY, ROSE ANN & DANIEL BOWKER
Map/Lot: 005-005
Account: 709 Card: 1 of 1 Location: 174 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Fr. A-Homesite (Fract)	23,400.00	16,878.85	100%		16,879
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
Total Acres 0.43					Land Total	21,169

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park	M/H	1980	14 x 66	C 0	50,731	Avg+	45%	100%	100%	22,829
									Outbuilding Total	22,829

Accpt Land	21,200	**Accepted Bldg**	22,800	**Total**	44,000

Name: SPRAGUE, JOHN A
SPRAGUE, CAROLE M
Map/Lot: 016-002
Account: 710 Card: 1 of 1 Location: US ROUTE 1 NORTH

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	None None
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
294 x 50	Front-Road Frontage	520.00	80,170.95	60.0%	Size/Shape	48,103
Total Acres 0.34					Land Total	48,103

Accpt Land	48,100	**Accepted Bldg**	0	**Total**	48,100

Name: RASCO, DAVID
LOVE, DANIELLE MARIE

Map/Lot: 001-069
Account: 711 Card: 1 of 1 Location: 659 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/2013
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Acre-Wasteland	65.00	143.00	100%		143
9.89	Acre-Rear Land 1 <= 50 Acs	650.00	7,071.35	100%		7,071
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 12.89					Land Total	41,534

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1144 Sqft	Grade C 100	Base	145,410
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Below Average	Typical	149,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	96%	100%	78,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn - GBA	1987	1308	D 100	29.759	Avg-	72%	80%	100%	17,141
							Outbuilding Total		17,141

Accpt Land	41,500	**Accepted Bldg**	96,000	**Total**	137,500

Account: 712 Card: 1 of 1 Map/Lot: 014-026 Location: 38 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 137	Front-Road Frontage	325.00	33,755.23	100%		33,755
Total Acres 0.31					Land Total	33,755

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1066 Sqft	Grade C 105	Base	145,297
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,805
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1978	0	Modern	Modern	Very Good	Typical	149,102

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	88%	100%	100%	131,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	96	C 100	1.682	Good	86%	100%	100%	1.447
							Outbuilding Total		1,447

Accpt Land	33,800	**Accepted Bldg**	132,700	**Total**	166,500

Map/Lot: 006-023-T23
Account: 713 Card: 1 of 1 Location: 23 ARMSTRONG LN

Neighborhood 99

Sale Data

Zoning/Use		Sale Date	12/30/1899
Topography		Sale Price	0
Utilities	None None	Sale Type	
Street	None	Financing	
		Verified	
		Validity	

Reference 1	B P		
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/02/2022
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 130	Front-Road Frontage	325.00	27,134.27	100%		27,134
Total Acres 0.24					Land Total	27,134

Dwelling Description **Replacement Cost New**

Conventional	Two Story	804 Sqft	Grade C 100	Base	178,338
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	1/2 Finished			Attic	14,310
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Fair	Typical	202,216

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	50,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1840	360	C 100	29.502	Fair	26%	100%	100%	7.671
One Story Frame	1840	288	C 100	23.602	Fair	26%	100%	100%	6.137
Unfin Basement	1840	648	C 100	19.278	Fair	26%	100%	100%	5.012
Open Frame Porch	1840	120	C 100	4.176	Fair	26%	100%	100%	1.086
Two Story Frame	1840	32	C 100	3.881	Fair	26%	100%	100%	1.009
One Story Frame	1840	10	C 100	820	Fair	26%	100%	100%	213
Frame Bay Window	1840	40	C 100	7.073	Fair	26%	30%	100%	552
Frame Bay Window	1840	48	C 100	8.487	Fair	26%	30%	100%	662
Barn - GBA	0			----SOUND VALUE----					8.000
								Outbuilding Total	30,342

Accpt Land	27,100	Accepted Bldg	80,800	Total	107,900

Name: HUNTLEY, ALLAN W
HUNTLEY, GARY

Map/Lot: 004-006-A
Account: 715 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	10/04/2022
Sale Price	500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
Total Acres 8.00					Land Total	17,875

Accpt Land	17,900	**Accepted Bldg**	0	**Total**	17,900

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Above Street
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/09/2022
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
225 x 114	Front-Road Frontage	325.00	75,319.39	80.0%	Topography	60,256
Total Acres 0.59					Land Total	60,256

Dwelling Description

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	145,776
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,969
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,508
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	0	Typical	Typical	Above Average	Typical	154,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	96,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1885	288	C 100	23.602	Avg+	65%	100%	100%	15,341
One Story Frame	1885	130	C 100	10.654	Avg+	65%	100%	100%	6,925
One Story Frame	1885	24	C 100	1.967	Avg+	65%	100%	100%	1,279
1 & 1/2 Story Fr	1885	90	C 100	10.030	Avg+	65%	100%	100%	6,520
Encl Frame Porch	1885	108	C 100	6.602	Avg+	65%	100%	100%	4,291
Frame Garage	1885	480	D 100	12.989	Fair	26%	100%	100%	3,377
							Outbuilding Total		37,733

Accpt Land	60,300	**Accepted Bldg**	134,300	**Total**	194,600

Map/Lot: 006-006
Account: 717 Card: 1 of 1 Location: 203 ELM ST

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/05/2018
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
9.60	Acre-Rear Land 1 <= 50 Acs	650.00	6,864.00	100%		6,864
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 10.60					Land Total	58,564

Dwelling Description **Replacement Cost New**

Conventional	One Story	1472 Sqft	Grade C 105	Base	183,726
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,253
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Below Average	Typical	193,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	43%	96%	100%	79,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	630	C 105	10,457	Avg-	43%	96%	100%	4,317
							Outbuilding Total		4,317

Accpt Land	58,600	**Accepted Bldg**	84,200	**Total**	142,800

Name: PORCHER, FRANK B
PORCHER, CAROLE G
Account: 718 Card: 1 of 1
Map/Lot: 002-02A-010
Location: 48 MANCHESTER WAY

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Septic System Drilled Well
Street Gravel

Sale Data

Sale Date	05/12/2016
Sale Price	140,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2 PHOTO
Tran/Land/Bldg 1 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
150 x 220	Front-Shorefrontage	200.00	48,946.91	70.0%	Excess Frtg.	34,263
3.56	Acre-Rear Land 1 <= 50 Acs	500.00	1,958.00	100%		1,958
2.00	Impr-Lot Improvements	3,000.00	6,600.00	100%		6,600
Total Acres 5.33					Land Total	108,084

Dwelling Description **Replacement Cost New**

Ranch	One & 3/4 Story	1600 Sqft	Grade C 110	Base	291,338
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	7,512
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	10,842
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Modern	Modern	Average	Typical	322,616

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	306,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	864	C 100	28,512	Avg.	95%	100%	100%	27,086
							Outbuilding Total		27,086

Accpt Land	108,100	Accepted Bldg	333,600	Total	441,700

Account: 719 Card: 1 of 1 Map/Lot: 014-091 Location: 12 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 09/25/2020
Sale Price 72,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
75 x 180	Front-Road Frontage	325.00	26,279.81	100%		26,280
Total Acres 0.31					Land Total	26,280

Dwelling Description

Conventional	One & 1/2 Story	1104 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	192,854
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,629
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	Modern	Modern	Below Average	Typical	200,520

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	100%	100%	80,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1845	195	C 100	10.047	Avg-	40%	100%	100%	4.019
Frame Garage	1920	576	C 100	19.008	Avg-	40%	100%	100%	7.603
							Outbuilding Total		11,622

Accpt Land 26,300 **Accepted Bldg** 91,800 **Total** 118,100

Map/Lot: 011-028
Account: 720 Card: 1 of 1 Location: 51 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/01/2020
Sale Price 59,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
91 x 144	Front-Road Frontage	325.00	31,182.54	100%		31,183
Total Acres 0.30				Land Total		31,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1988	14 x 70	C 0	53,186	Avg+	45%	100%	100%	23,934
Wood Deck	1988	192	C 100	3,170	Avg.	79%	100%	100%	2,504
Encl Frame Porch	1988	32	C 100	3,592	Avg.	79%	100%	100%	2,838
Frame Garage	1984	576	C 100	19,008	Avg.	77%	100%	100%	14,636
						Outbuilding Total			43,912

Accpt Land 31,200 **Accepted Bldg** 43,900 **Total** 75,100

Map/Lot: 011-158
Account: 721 Card: 1 of 1 Location: 13 MAIN ST

Neighborhood 11 Downtown Commercial

Sale Data

Sale Date	12/08/2015
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
43 x 100	Front-Road Frontage	650.00	20,728.28	100%		20,728
Total Acres 0.10					Land Total	20,728

Dwelling Description **Replacement Cost New**

Other	Two Story	2170 Sqft	Grade C 100	Base	369,695
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	375,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	26%	67%	100%	65,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MixedRetail	0			- - - - S O U N D V A L U E - - - -					0
							Outbuilding Total		0

Accpt Land	20,700	Accepted Bldg	65,400	Total	86,100

Account: 722 Card: 1 of 1 Map/Lot: 011-157 Location: 15 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
49 x 135	Front-Road Frontage	650.00	27,444.65	100%		27,445
Total Acres 0.15					Land Total	27,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1900	1969	C 120	236,280	Avg-	40%	100%	100%	94,512
							Outbuilding Total		94,512

Accpt Land	27,400	**Accepted Bldg**	94,500	**Total**	121,900

Account: 723 Card: 1 of 1 Map/Lot: 006-023-T16-A
Location: 16A ARMSTRONG LN

Neighborhood 99

Zoning/Use	
Topography	
Utilities	None None
Street	None

Sale Data

Sale Date	04/01/2010
Sale Price	3,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land	0	**Bldg Override**	4,000	**Total**	4,000

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	02/22/2024
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
40 x 220	Front-Shorefrontage	455.00	20,020.00	70.0%	Excess Frtg.	14,014
3.79	Acre-Rear Land 1 <= 50 Acs	650.00	2,709.85	100%		2,710
Total Acres 5.00				Land Total		116,824

Accpt Land 116,800 **Accepted Bldg** 0 **Total** 116,800

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
79 x 154	Front-Road Frontage	325.00	27,252.92	100%		27,253
Total Acres 0.28					Land Total	27,253

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	696 Sqft	Grade C 100	Base	142,834
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,549
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Above Average	Typical	149,160

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	93,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	200	C 100	16.390	Avg+	65%	100%	100%	10.654
Encl Frame Porch	1900	84	C 100	5.651	Avg+	65%	100%	100%	3.673
One Story Frame	1900	264	C 100	21.635	Avg+	65%	100%	100%	14.063
Encl Frame Porch	1900	48	C 100	4.226	Avg+	65%	100%	100%	2.747
Barn - GBA	1900	1056	C 100	30.792	Fair	26%	100%	100%	8.006
							Outbuilding Total		39,143

Accpt Land 27,300 **Accepted Bldg** 132,200 **Total** 159,500

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Public Sewer
Street	Paved

Sale Data

Sale Date	07/05/2012
Sale Price	52,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	26,000.00	20,223.26	100%		20,223
Total Acres 0.50					Land Total	20,223

Dwelling Description

Conventional	One & 1/2 Story	676 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	150,209
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,688
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,014	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Below Average	Typical	153,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	53%	96%	100%	78,303

Accpt Land	20,200	**Accepted Bldg**	78,300	**Total**	98,500

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00				Land Total		34,320

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1060 Sqft	Grade D 110	Base	124,330
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-15,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Below Average	Typical	109,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	79,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1996	200	E 110	1.812	Fair	70%	100%	100%	1.268
Encl Frame Porch	2000	48	E 100	2.113	Poor	64%	100%	100%	1.352
Wood Deck	1996	25	E 100	290	Poor	61%	100%	100%	177
							Outbuilding Total		2,797

Accpt Land	34,300	**Accepted Bldg**	82,500	**Total**	116,800

Map/Lot: 011-045
Account: 728 Card: 1 of 1 Location: 54 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 06/16/2023
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 x 165	Front-Road Frontage	325.00	48,630.67	100%		48,631
Total Acres 0.53					Land Total	48,631

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1188 Sqft	Grade C 100	Base	232,131
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,076
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	243,664

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	116,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	108	C 100	3.817	Avg.	50%	100%	100%	1.908
Encl Frame Porch	1900	45	C 100	4.107	Avg.	50%	100%	100%	2.054
							Outbuilding Total		3,962

Accpt Land 48,600 **Accepted Bldg** 120,900 **Total** 169,500

Name: DOWLING, ANGELA
DOWLING, ERIC
Map/Lot: 014-046
Account: 729 Card: 1 of 1 Location: 38 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/24/2021
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 148	Front-Road Frontage	325.00	39,514.62	100%		39,515
Total Acres 0.39					Land Total	39,515

Dwelling Description

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	139,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,548
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	143,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	89,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	336	C 100	27.535	Avg+	65%	100%	100%	17,898
							Outbuilding Total		17,898

Accpt Land	39,500	**Accepted Bldg**	107,400	**Total**	146,900

Name: BERRY,, DANA A
BERRY, MARCELLA M
Map/Lot: 011-090
Account: 730 Card: 1 of 1 Location: 27 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/11/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
91 x 175	Front-Road Frontage	325.00	31,796.48	100%		31,796
Total Acres 0.37					Land Total	31,796

Dwelling Description

Conventional	One & 1/2 Story	780 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	153,132
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	155,447

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	74,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	142	C 100	4.836	Avg.	50%	100%	100%	2.418
Barn - GBA	1900	888	D 100	22.243	Fair	26%	100%	100%	5.783
							Outbuilding Total		8,201

Accpt Land	31,800	**Accepted Bldg**	82,800	**Total**	114,600

Account: 731 Card: 1 of 1 Map/Lot: 011-072-A
Location: WATER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/09/2013
Sale Price 15,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 45	Front-Road Frontage	650.00	16,168.55	100%		16,169
Total Acres 0.05				Land Total		16,169

Accpt Land 16,200 **Accepted Bldg** 0 **Total** 16,200

Account: 732 Card: 1 of 1 Map/Lot: 011-115 Location: 9 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/30/2018
Sale Price	39,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
44 x 115	Front-Road Frontage	325.00	14,741.99	100%		14,742
Total Acres 0.12					Land Total	14,742

Dwelling Description

Conventional	One & 1/2 Story	824 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	158,526
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,201
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,236	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Below Average	Typical	165,004

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	63,362

Accpt Land	14,700	**Accepted Bldg**	63,400	**Total**	78,100

Account: 733 Card: 1 of 1 Map/Lot: 005-050-A
Location: 241 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Septic System Public Water
Street Paved

Sale Data

Sale Date 12/13/2019
Sale Price 749,290
Sale Type Land & Buildings
Financing Seller Financed
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
175 x 220	Front-Road Frontage	650.00	125,125.00	100%		125,125
1.91	Acre-Rear Land 1 <= 50 Acs	650.00	1,365.65	100%		1,366
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 2.79					Land Total	130,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					0
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					550.000
								Outbuilding Total	550,000

Accpt Land 130,900 **Accepted Bldg** 550,000 **Total** 680,900

Map/Lot: 08A-034
Account: 734 Card: 1 of 1 Location: 26 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	06/01/2011
Sale Price	69,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	954 Sqft	Grade C 105	Base	183,187
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-6,853
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,107
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	180,581

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	162,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	24	C 100	566	Good	90%	100%	100%	509
Wood Deck	2000	480	C 100	7.634	Good	90%	100%	100%	6.871
							Outbuilding Total		7,380

Accpt Land	15,900	**Accepted Bldg**	169,900	**Total**	185,800

Map/Lot: 014-071
Account: 735 Card: 1 of 1 Location: 55 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 07/01/2024
Sale Price 190,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
67 x 144	Front-Road Frontage	325.00	22,958.57	100%		22,959
Total Acres 0.22					Land Total	22,959

Dwelling Description

Ranch	One Story	1040 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	145,557
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Modern	Modern	Very Good	Typical	149,339

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	126,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1961	312	C 107	11.017	V.G.	85%	100%	100%	9,364
							Outbuilding Total		9,364

Accpt Land	23,000	Accepted Bldg	136,300	Total	159,300

Account: 736 Card: 1 of 1 Map/Lot: 015-039 Location: 41 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 189	Front-Road Frontage	325.00	35,211.13	100%		35,211
Total Acres 0.43				Land Total		35,211

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1176 Sqft	Grade C 100	Base	201,681
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,996
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	210,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	131,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	252	C 100	8.131	Avg+	65%	100%	100%	5,285
Frame Garage	1930	360	D 100	9.742	Avg.	50%	100%	100%	4,871
							Outbuilding Total		10,156

Accpt Land	35,200	**Accepted Bldg**	141,600	**Total**	176,800

Map/Lot: 005-033
Account: 737 Card: 1 of 1 Location: 0 ROUTE 1

Neighborhood 9	Rt 1 Commercial South
Tree Growth	1999
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2020

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	(MACRAE LOT EAST)
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.20	Acre-Softwood TG	138.00	1,131.60	100%		1,132
46.80	Acre-Mixed Wood TG	166.00	7,768.80	100%		7,769
7.70	Acre-Blueberries	1,800.00	15,246.00	100%		15,246
1.30	Acre-Wasteland	75.00	107.25	100%		107
Total Acres 64.00				Land Total		24,254

Accpt Land	24,300	**Accepted Bldg**	0	**Total**	24,300

Name: DAVIS, CLIVE M & SANDRA L
DAVIS LIVING TRUST

Map/Lot: 001-046
Account: 738 Card: 1 of 1 Location: 41 DAVIS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	80.0%	View/Enviro	20,592
2.00	Acre-Wasteland	65.00	143.00	100%		143
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 5.00					Land Total	30,745

Dwelling Description

				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade D 100	Base	70,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-9,211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,338
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	75,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	36,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1910	150	D 100	10.079	Avg.	50%	100%	100%	5.040
Encl Frame Porch	1910	160	D 100	7.102	Avg.	50%	100%	100%	3.551
Wood Deck	1990	63	D 100	959	Avg.	50%	100%	100%	480
Frame Garage	2007	384	D 100	10.391	Avg.	90%	100%	100%	9.352
							Outbuilding Total		18,423

Accpt Land	30,700	**Accepted Bldg**	54,800	**Total**	85,500

Account: 739 Card: 1 of 1 Map/Lot: 014-022 Location: 8 DRISKO ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/22/2024
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	SUNE NOREEN ADDRESS 8 DRISKO ST
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 199	Front-Road Frontage	325.00	29,022.38	100%		29,022
0.38	Acre-Intown Excess Land	13,000.00	5,434.00	50.0%	View/Enviro	2,717
Total Acres 0.75					Land Total	31,739

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	761 Sqft	Grade C 100	Base	164,109
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,173
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	3/4 Finished			Attic	18,128
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	191,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	152,987

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	168	C 100	5.615	V.G.	80%	100%	100%	4.492
One Story Frame	1900	42	C 100	3.442	V.G.	80%	100%	100%	2.754
Two Story Frame	1900	42	C 100	5.094	V.G.	80%	100%	100%	4.075
Barn - GBA	1900	432	C 100	17.176	Avg.	50%	100%	100%	8.588
								Outbuilding Total	19,909

Accpt Land	31,700	**Accepted Bldg**	172,900	**Total**	204,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	57,800	257,600	315,400	57,800	257,600	315,400
2	0	0	0	0	0	0
TOTAL	57,800	257,600	315,400	57,800	257,600	315,400

Account: 740 Card: 1 of 2 Map/Lot: 06A-004 Location: 51A STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/01/2019
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	NEW BUILDING ON CARD 2
Tran/Land/Bldg	4 2 19
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Fr. A-Commercial Site (Fract)	52,000.00	57,769.17	100%		57,769
Total Acres 1.02					Land Total	57,769

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1493 Sqft	Grade B 100	Base	215,782
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-25,504
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,191
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
2024	0	Modern	Modern	Very Good	Typical	198,620

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	95%	100%	100%	188,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2000	727	C 103	74.881	V.G.	92%	100%	100%	68,891
							Outbuilding Total		68,891

Accpt Land	57,800	**Accepted Bldg**	257,600	**Total**	315,400

Map/Lot: 06A-004
Account: 740 Card: 2 of 2 Location: 51A STACKPOLE DR

Neighborhood 12	Industrial Park - Elm Street
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	NEW BUILDING ON CARD 2
Tran/Land/Bldg	4 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/01/2019
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Name: BARKER, LAWRENCE L
BARKER, THERESA A
Map/Lot: 006-024+025
Account: 741 Card: 1 of 1 Location:

Neighborhood 10	Rt 1 Commercial North		
Zoning/Use	Shore-ResourceProtect	**Sale Data**	
Topography	Swampy	Sale Date	12/30/1899
Utilities	None	Sale Price	0
Street	None	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acre-Wasteland	75.00	825.00	100%		825
Total Acres 10.00				Land Total		825

Accpt Land	800	**Accepted Bldg**	0	**Total**	800

Map/Lot: 010-023
Account: 742 Card: 1 of 1 Location: 9 WEST ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	7 20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 326	Front-Road Frontage	325.00	37,183.95	100%		37,184
80 x 326	Front-Road Frontage	325.00	29,747.16	70.0%	Excess Frtg.	20,823
Total Acres 1.35				Land Total		58,007

Dwelling Description				**Replacement Cost New**	
Conventional	One & 1/2 Story	1160 Sqft	Grade C 117	Base	233,671
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,920
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Modern	Modern	Good	Typical	244,082

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	100%	195,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1955	130	C 117	8.743	Good	80%	100%	100%	6.994
Frame Garage	1955	936	C 117	36.139	Good	80%	100%	100%	28.911
Frame Shed	2011	720	C 117	26.454	Avg.	92%	100%	100%	24.338
							Outbuilding Total		60,243

Accpt Land	58,000	**Accepted Bldg**	255,500	**Total**	313,500

Map/Lot: 009-059
Account: 743 Card: 1 of 1 Location: 9 BEDFORD ST

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	04/01/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 132	Front-Road Frontage	325.00	25,137.55	100%		25,138
Total Acres 0.22					Land Total	25,138

Dwelling Description

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	128,122
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-694
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	129,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	32,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	280	C 100	22.946	Fair	26%	100%	100%	5,966
Frame Garage	2010	528	D 110	15.716	Avg.	92%	100%	100%	14,459
							Outbuilding Total		20,425

Accpt Land	25,100	**Accepted Bldg**	52,800	**Total**	77,900

Name: MACHIAS, TOWN OF
MAIN ST RIVERFRONT PARKING Map/Lot: 012-023-A
Account: 744 Card: 1 of 1 Location:

Neighborhood 11	Downtown Commercial		
Zoning/Use	Shore-GeneralDevelopment		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Fr. A-Homesite (Fract)	26,000.00	24,435.85	100%		24,436
Total Acres 0.73				Land Total		24,436

Accpt Land	24,400	**Accepted Bldg**	0	**Total**	24,400

Map/Lot: 012-019
Account: 745 Card: 1 of 1 Location: 42 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/29/2021
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
122 x 140	Front-Road Frontage	325.00	41,687.56	100%		41,688
Total Acres 0.39					Land Total	41,688

Dwelling Description

Conventional	One Story	736 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	108,631
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,502
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	22,165
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Average	Typical	139,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	67,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1840	468	C 100	38.353	Avg.	50%	100%	100%	19.176
Unfin Basement	1840	468	C 100	16.076	Avg.	50%	100%	100%	8.038
One Story Frame	1840	60	C 100	4.917	Avg.	50%	100%	100%	2.458
Encl Frame Porch	1840	324	C 100	15.155	Avg.	50%	100%	100%	7.578
Encl Frame Porch	1840	160	C 100	8.661	Avg.	50%	100%	100%	4.330
							Outbuilding Total		41,580

Accpt Land	41,700	**Accepted Bldg**	108,800	**Total**	150,500

Account: 746 Card: 1 of 1 Map/Lot: 013-015-C Location: 0

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	14
Land Schedule	2

Sale Data

Sale Date	09/09/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acre-Intown Excess Land	13,000.00	13,728.00	100%		13,728
Total Acres 0.96					Land Total	13,728

Accpt Land	13,700	**Accepted Bldg**	0	**Total**	13,700

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities None None
Street None

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	100%		21,450
9.00	Acre-Blueberries	1,800.00	17,820.00	100%		17,820
10.00	Acre-Wasteland	75.00	825.00	100%		825
30.00	Acre-Rear Land 1 <= 50 Acs	650.00	21,450.00	100%		21,450
14.00	Acre-Rear Land 2 >50 <=	455.00	7,007.00	100%		7,007
Total Acres 64.00					Land Total	68,552

Accpt Land 68,600 **Accepted Bldg** 0 **Total** 68,600

Neighborhood 9	Rt 1 Commercial South
Tree Growth	1995
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
TG PLAN YEAR....	2016

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90.00	Acre-Softwood TG	138.00	12,420.00	100%		12,420
17.50	Acre-Wasteland	75.00	1,443.75	100%		1,444
0.50	Acre-Blueberries	1,800.00	990.00	100%		990
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	100%		21,450
7.00	Acre-Rear Land 3 > 100	320.00	2,464.00	100%		2,464
Total Acres 116.00					Land Total	38,768

Accpt Land	38,800	**Accepted Bldg**	0	**Total**	38,800

Account: 749 Card: 1 of 1 Map/Lot: 007-011 Location: MIDDLE RIVER PARCEL

Neighborhood 4	Broadway-Rural
Zoning/Use	Shore-ResourceProtect
Topography	Rolling
Utilities	None None
Street	Right-Of-Way

Sale Data

Sale Date	03/21/2013
Sale Price	110,079
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	OPEN SPACE		
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	25.00%	Open Space	3,218
20.00	Acre-Wasteland	65.00	1,430.00	25.00%	Open Space	358
49.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,035.00	25.00%	Open Space	8,759
20.00	Acre-Mixed Wood F&O	165.00	3,300.00	100%	Open Space	3,300
Total Acres 90.00				Land Total		15,635

Accpt Land	15,600	**Accepted Bldg**	0	**Total**	15,600

Account: 750 Card: 1 of 1 Map/Lot: 011-085 Location: 12 HIGH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/09/2020
Sale Price	18,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	FIRE DAMAGE SEE FILE - FOR SALE
Tran/Land/Bldg	3 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
53 x 140	Front-Road Frontage	325.00	18,110.17	100%		18,110
Total Acres 0.17					Land Total	18,110

Dwelling Description

Conventional	Two Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	158,639
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	184,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	46,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 100	19.668	Fair	26%	100%	100%	5.114
Unfin Basement	1900	240	C 100	12.020	Fair	26%	100%	100%	3.125
							Outbuilding Total		8,239

Accpt Land	18,100	**Accepted Bldg**	54,300	**Total**	72,400

Map/Lot: 014-093-A
Account: 751 Card: 1 of 1 Location: 52 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 06/30/2014
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 180	Front-Road Frontage	325.00	21,023.85	100%		21,024
Total Acres 0.25					Land Total	21,024

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	806 Sqft	Grade C 115	Base	195,629
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,301
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1971	0	Modern	Modern	Average	Typical	210,508

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	70%	100%	100%	147,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1971	480	C 100	15,840	Avg.	70%	100%	100%	11,088
							Outbuilding Total		11,088

Accpt Land 21,000 **Accepted Bldg** 158,400 **Total** 179,400

Name: WOOD, HEATHER A
FAGONDE, RICKEY E II
Account: 752 Card: 1 of 1

Map/Lot: 013-013
Location: 195 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/20/2011
Sale Price	73,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	52,000.00	38,794.93	100%		38,795
Total Acres 0.46					Land Total	38,795

Dwelling Description

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	139,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	143,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	96%	100%	96,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1960	336	C 100	27.535	Avg+	70%	100%	100%	19.274
Unfin Basement	1960	336	C 100	13.727	Avg+	70%	100%	100%	9.609
Frame Garage	1989	672	C 100	22.176	Avg.	80%	100%	100%	17.741
							Outbuilding Total		46,624

Accpt Land	38,800	**Accepted Bldg**	142,900	**Total**	181,700

Map/Lot: 011-048
Account: 753 Card: 1 of 1 Location: 74 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/14/2012
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
102 x 120	Front-Road Frontage	325.00	34,320.37	100%		34,320
Total Acres 0.28					Land Total	34,320

Dwelling Description

Conventional	One Story	1248 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	170,650
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,454
Rooms	4				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Modern	Modern	Average	Typical	185,875

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	92,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1970	472	C 105	40.614	Avg.	50%	100%	100%	20.307
Frame Garage	1989	624	B 100	25.122	Avg.	80%	100%	100%	20.098
Encl Frame Porch	1970	64	C 105	5.102	Avg.	50%	100%	100%	2.551
							Outbuilding Total		42,956

Accpt Land	34,300	**Accepted Bldg**	135,900	**Total**	170,200

Account: 754 Card: 1 of 1 Map/Lot: 003-059 Location: EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	Shore-StreamProtect		
Topography	Rolling		
Utilities	None None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	MACHIAS HISTORICAL SOCIETY 7/2024		
Reference 2			
Tran/Land/Bldg	3 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
8.00	Acre-Wasteland	65.00	572.00	100%		572
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
13.00	Acre-Rear Land 2 >50 <=	455.00	6,506.50	100%		6,507
Total Acres 72.00					Land Total	55,699

Accpt Land	55,700	**Accepted Bldg**	0	**Total**	55,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	12/06/2023
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
42.00	Acre-Rear Land 1 <= 50 Acs	650.00	30,030.00	100%		30,030
0.00	Acre-Rear Land 2 >50 <=	455.00	0.00	100%		0
0.00	Acre-Rear Land 3 > 100	320.00	0.00	100%		0
Total Acres 43.00					Land Total	42,900

Accpt Land	42,900	**Accepted Bldg**	0	**Total**	42,900

Name: YANG, XING
HE, YI ZHI & LIANG
Account: 756 Card: 1 of 1

Map/Lot: 015-008
Location: 46 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	08/28/2015
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 20
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 95	Front-Road Frontage	650.00	46,984.71	100%		46,985
Total Acres 0.22					Land Total	46,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1950	1366	B 100	166.652	Avg+	70%	100%	100%	116.656
							Outbuilding Total		116,656

Accpt Land	47,000	**Accepted Bldg**	116,700	**Total**	163,700

Name: DONOVAN JR, MALCOLM R
DONOVAN, MARLA

Map/Lot: 015-051
Account: 757 Card: 1 of 1 Location: 15 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	POLE BARN PERMIT 8/2022
Tran/Land/Bldg	8 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 x 272	Front-Road Frontage	325.00	37,612.12	70.0%	Size/Shape	26,328
Total Acres 0.64					Land Total	26,328

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Windsor	M/H	1984	14 x 70	B 0	60,454	Avg.	40%	100%	100%	24,182
Frame Garage		1996	896	D 100	24,246	Good	90%	100%	100%	21,821
								Outbuilding Total		46,003

Accpt Land	26,300	**Accepted Bldg**	46,000	**Total**	72,300

Map/Lot: 014-042
Account: 758 Card: 1 of 1 Location: 19 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Sale Data

Sale Date	01/07/2010
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
119 x 118	Front-Road Frontage	325.00	39,973.20	100%		39,973
Total Acres 0.32					Land Total	39,973

Dwelling Description

Conventional	Two Story	736 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	168,812
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,501
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,253
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,832
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Modern	Modern	Good	Typical	190,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	150,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	96	C 105	8.260	Good	79%	100%	100%	6.525
One Story Frame	1950	120	C 105	10.326	Good	79%	100%	100%	8.158
Encl Frame Porch	1950	48	C 105	4.437	Good	79%	100%	100%	3.505
Frame Garage	1950	432	C 100	14.256	Good	79%	100%	100%	11.262
								Outbuilding Total	29,450

Accpt Land	40,000	**Accepted Bldg**	180,300	**Total**	220,300

Map/Lot: 011-170
Account: 759 Card: 1 of 1 Location: 12 SCHOOL ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/29/2021
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
129 x 216	Front-Road Frontage	325.00	46,032.95	100%		46,033
Total Acres 0.64					Land Total	46,033

Dwelling Description

Conventional	One & 1/2 Story	952 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	174,219
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,428	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	176,386

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	67,732

Accpt Land	46,000	**Accepted Bldg**	67,700	**Total**	113,700

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	35,800	100,300	136,100	35,800	100,300	136,100
2	0	153,300	153,300	0	153,300	153,300
TOTAL	35,800	253,600	289,400	35,800	253,600	289,400

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/12/2019
Sale Price	47,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	INCLUDES LOTS 37 & 38
Tran/Land/Bldg	4 2 2
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
75 x 75	Front-Road Frontage	325.00	24,076.93	100%		24,077
135 x 167	Front-Road Frontage	325.00	46,950.39	50.0%	Restriction	0
		0.00	0.00	50.0%	Restriction	11,738
Total Acres 0.65					Land Total	35,815

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	840 Sqft	Grade C 100	Base	168,512
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-14,670
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-651
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Below Average	Typical	151,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	94,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1986	280	C 100	8,970	Avg-	65%	100%	100%	5,830
							Outbuilding Total		5,830

Accpt Land	35,800	**Accepted Bldg**	100,300	**Total**	136,100

Account: 760 Card: 2 of 2 Map/Lot: 011-070 Location: 13-15 WATER ST

Neighborhood 99

Zoning/Use	None
Topography	
Utilities	None None
Street	None

Sale Data

Sale Date	07/12/2019
Sale Price	47,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	4 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Dwelling Description

Conventional	Two & 1/2 Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	203,712
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	None	Basement	-13,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,217
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Below Average	Typical	187,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	96%	100%	122,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1990	360	C 100	43.664	Avg-	68%	100%	100%	29.692
Wood Deck	1990	72	C 100	1.310	Avg-	68%	100%	100%	891
								Outbuilding Total	30,583

Accpt Land	0	**Accepted Bldg**	153,300	**Total**	153,300

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 7
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Fr. A-Homesite (Fract)	52,000.00	112,112.00	100%		112,112
Total Acres 1.96					Land Total	112,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1999	9048	C 100	904,800	Good	91%	100%	100%	823,368
							Outbuilding Total		823,368

Accpt Land	112,100	**Accepted Bldg**	823,400	**Total**	935,500

Map/Lot: 015-088
Account: 763 Card: 1 of 1 Location: 19 COURT ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/01/2010
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 19
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28 x 275	Front-Effective Road Frontage	130.00	4,476.60	100%		4,477
0.50	Fr. A-Commercial Site (Fract)	52,000.00	40,446.51	100%		40,447
Total Acres 0.68					Land Total	44,924

Dwelling Description **Replacement Cost New**

Conventional	One Story	1880 Sqft	Grade B 100	Base	258,343
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-30,012
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,186
Rooms	8				
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	3	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,880	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Modern	Modern	Good	Typical	227,967

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	202,891

Accpt Land	44,900	**Accepted Bldg**	202,900	**Total**	247,800

Name: BUCK, PETER J
BUCK, ERIC & THOMAS
Account: 764 Card: 1 of 1

Map/Lot: 007-036-006
Location: 438 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description

				Replacement Cost New	
Ranch	One & 1/2 Story	720 Sqft	Grade C 103	Base	150,150
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,916
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Good	Typical	154,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	96%	100%	121,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2014	168	C 103	9.247	Good	82%	100%	100%	7.583
Frame Garage	1996	720	B 100	28.987	Good	82%	100%	100%	23.769
Wood Deck	2014	24	C 103	583	Good	82%	100%	100%	478
Frame Garage	2012	160	D 100	4.330	Avg.	93%	100%	100%	4.027
Frame Shed	0			----SOUND VALUE----					500
Frame Shed	0			----SOUND VALUE----					500
Frame Shed	0			----SOUND VALUE----					500
								Outbuilding Total	37,357

Accpt Land 39,700 **Accepted Bldg** 158,600 **Total** 198,300

Name: CHERRYFIELD FOODS, LESSEE
MAINE WILD BLUEBERRY
Map/Lot: 012-034
Account: 765 Card: 1 of 1 Location: 78 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment
Topography Rolling
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 8 40
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 13 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acre-Commercial Site	48,000.00	158,400.00	100%		158,400
17.00	Acre-Rear Land 1 <= 50 Acs	650.00	12,155.00	100%		12,155
Total Acres 20.00					Land Total	170,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					0
Frame Shed	0			- - - - S O U N D V A L U E - - - -					0
Pollution Control	0			- - - - S O U N D V A L U E - - - -					198.000
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					0
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					9,100.000
								Outbuilding Total	9,298,000

Accpt Land 170,600 **Accepted Bldg** 9,298,000 **Total** 9,468,600

Account: 766 Card: 1 of 1 Map/Lot: 06A-011
Location: 113 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	10/11/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Fr. A-Commercial Site (Fract)	52,000.00	55,161.68	100%		55,162
Total Acres 0.93					Land Total	55,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	768	B 100	30,920	Avg.	95%	100%	100%	29,374
								Outbuilding Total	29,374

Accpt Land	55,200	**Accepted Bldg**	29,400	**Total**	84,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 97
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	05/30/1995
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
0.47	Acre-Rear Land 1 <= 50 Acs	650.00	336.05	100%		336
Total Acres 1.47					Land Total	57,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1989	1040	B 100	126.880	Good	88%	100%	100%	111.654
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					10.000
								Outbuilding Total	121,654

Accpt Land	57,500	**Accepted Bldg**	121,700	**Total**	179,200

Account: 768 Card: 1 of 1 Map/Lot: 011-180-C
Location: 34 O'BRIEN AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 5
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
73 x 220	Front-Road Frontage	325.00	26,097.50	100%		26,098
Total Acres 0.37					Land Total	26,098

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1686 Sqft	Grade C 100	Base	330,645
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,461
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,372	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	358,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	172,110

Accpt Land 26,100 **Accepted Bldg** 172,100 **Total** 198,200

Map/Lot: 005-006
Account: 769 Card: 1 of 1 Location: 165 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.75	Acre-Wasteland	65.00	125.13	100%		125
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 5.75					Land Total	36,590

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1240 Sqft	Grade C 100	Base	228,014
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-18,489
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50.00%			Unfinished	-23,256

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Good	Typical	182,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	164,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	330	C 100	5.309	Avg+	87%	100%	100%	4.619
Frame Shed	1985	352	D 100	9.583	Avg.	78%	100%	100%	7.475
							Outbuilding Total		12,094

Accpt Land 36,600 **Accepted Bldg** 176,600 **Total** 213,200

Account: 770 Card: 1 of 1 Map/Lot: 015-087
Location: 9 QUODDY LN

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/23/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Fr. A-Commercial Site (Fract)	52,000.00	88,613.86	100%		88,614
Total Acres 2.40					Land Total	88,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					550,000
								Outbuilding Total	550,000

Accpt Land	88,600	Accepted Bldg	550,000	Total	638,600

Map/Lot: 003-013
Account: 771 Card: 1 of 1 Location: 457 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/27/2017
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	INCOMPLETE HOUSE		
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
8.00	Acre-Wasteland	65.00	572.00	100%		572
2.00	Impr-Lot Improvements	3,900.00	8,580.00	75.00%		6,435
Total Acres 11.00					Land Total	34,177

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1680 Sqft	Grade C 105	Base	203,414
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Crawl Space	Basement	-11,930
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-369
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	1/4 Finished			Attic	16,597
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	None	None	Average	Typical	210,845

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	77%	100%	154,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1991	432	D 100	11,690	Avg-	74%	100%	100%	8,651
3/4 Story Finish	2018	900	C 105	39,813	Avg.	95%	100%	100%	37,822
							Outbuilding Total		46,473

Accpt Land	34,200	**Accepted Bldg**	200,700	**Total**	234,900

Map/Lot: 014-015
Account: 772 Card: 1 of 1 Location: 3 DRISKO ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	09/14/2015
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 98	Front-Road Frontage	325.00	27,367.46	100%		27,367
Total Acres 0.19					Land Total	27,367

Dwelling Description

Conventional	Two Story	832 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	173,581
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	2,612
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,336
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	0	Typical	Typical	Below Average	Typical	177,127

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	68,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1914	168	C 100	5.615	Avg-	40%	100%	100%	2.246
Frame Shed	1914	135	C 100	5.247	Avg-	40%	100%	100%	2.099
One Story Frame	1914	120	D 100	8.064	Avg.	50%	100%	100%	4.032
Wood Deck	2000	51	D 100	807	Avg-	80%	100%	100%	646
Frame Shed	0			----SOUND VALUE----					100
								Outbuilding Total	9,123

Accpt Land	27,400	Accepted Bldg	77,100	Total	104,500

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level Level		
Utilities	All Public All Public		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Fr. A-Homesite (Fract)	26,000.00	26,212.33	70.0%	Access	18,349
Total Acres 0.84					Land Total	18,349

Accpt Land	18,300	**Accepted Bldg**	0	**Total**	18,300

Account: 774 Card: 1 of 1 Map/Lot: 011-047 Location: 60 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/02/2018
Sale Price 12,177
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 234	Front-Road Frontage	325.00	32,374.11	100%		32,374
Total Acres 0.48				Land Total		32,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1971	12 x 65	C 0	42,968	Avg.	40%	100%	100%	17,187
One Story Frame	1991	216	D 100	14,515	Avg.	81%	100%	100%	11,757
Frame Shed	2017	96	C 100	4,089	Avg.	95%	100%	100%	3,885
							Outbuilding Total		32,829

Accpt Land 32,400 **Accepted Bldg** 32,800 **Total** 65,200

Map/Lot: 006-018
Account: 775 Card: 1 of 1 Location: MIDDLE RIVER PARCEL

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	03/22/2013
Sale Price	3,469
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Reference 1	OPEN SPACE		
Reference 2			
Tran/Land/Bldg	0 5 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acre-Mixed Wood F&O	165.00	495.00	100%	Open Space	495
Total Acres 3.00					Land Total	495

Accpt Land	500	**Accepted Bldg**	0	**Total**	500

Account: 776 Card: 1 of 1 Map/Lot: 003-032 Location: 346 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.25	Acre-Rear Land 1 <= 50 Acs	650.00	893.75	100%		894
Total Acres 2.25					Land Total	26,634

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	660 Sqft	Grade E 100	Base	69,210
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	Wet None	Basement	-6,476
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,260
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,238
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	990	Insulation	-545
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	None	None	Fair	Inadequate	56,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
No Electricity	None	26%	66%	100%	9,683

Accpt Land	26,600	**Accepted Bldg**	9,700	**Total**	36,300

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Fr. A-Homesite (Fract)	23,400.00	24,146.27	100%		24,146
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.88					Land Total	32,726

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	149,339

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	100%	125,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2001	112	C 100	1.930	Avg.	87%	100%	100%	1.679
Encl Frame Porch	1993	80	C 100	5.493	Avg.	82%	100%	100%	4.504
Frame Garage	2003	720	C 100	23.760	Avg.	88%	100%	100%	20.909
								Outbuilding Total	27,092

Accpt Land	32,700	**Accepted Bldg**	152,500	**Total**	185,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	11/17/2020
Sale Price	398,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
15 x 220	Front-Shorefrontage	455.00	7,507.50	70.0%	Excess Frtg.	5,255
0.61	Acre-Rear Land 1 <= 50 Acs	650.00	436.15	100%		436
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.70					Land Total	114,371

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1088 Sqft	Grade B 100	Base	232,888
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt	9,152
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,768
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Modern	Modern	Very Good	Typical	257,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	234,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	320	B 100	6.288	V.G.	91%	100%	100%	5.722
2S Frame Shed	1995	196	D 100	7.205	Avg.	83%	100%	100%	5.980
								Outbuilding Total	11,702

Accpt Land	114,400	**Accepted Bldg**	246,400	**Total**	360,800

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/23/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	TAX ACQUIRED		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 140	Front-Road Frontage	325.00	28,019.51	100%		28,020
Total Acres 0.26					Land Total	28,020

Dwelling Description

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	**Replacement Cost New** Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Fair	Typical	145,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	26%	73%	100%	27,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1880	320	C 100	26.224	Fair	26%	100%	100%	6.818
Unfin Basement	1880	320	C 100	13.443	Fair	26%	100%	100%	3.495
One Story Frame	1880	120	C 100	9.834	Fair	26%	100%	100%	2.557
Frame Garage	1969	528	C 100	17.424	Fair	26%	100%	100%	4.530
Barn - GBA	1900	600	C 100	20.842	Fair	26%	100%	100%	5.419
								Outbuilding Total	22,819

Accpt Land	28,000	**Accepted Bldg**	50,400	**Total**	78,400

Account: 780 Card: 1 of 1 Map/Lot: 002-02A-003 Location: 80 HOLWAY POINT RD

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	01/19/2018
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	NEW HOUSE ESTIMATE		
Tran/Land/Bldg	4 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
200 x 220	Front-Shorefrontage	200.00	65,262.55	50.0%	Excess Frtg.	32,631
2.60	Acre-Rear Land 1 <= 50 Acs	500.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,000.00	6,600.00	100%		6,600
Total Acres 5.63				Land Total		151,608

Accpt Land	151,600	**Bldg Override**	300,000	**Total**	451,600

Account: 781 Card: 1 of 1 Map/Lot: 001-028 Location: 231 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Dug Well Septic System
Street Paved

Sale Data

Sale Date 11/16/2020
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
6.70	Acre-Rear Land 1 <= 50 Acs	650.00	4,790.50	100%		4,791
2.00	Impr-Lot Improvements	3,900.00	8,580.00	10.0%	Unimproved	858
Total Acres 7.70				Land Total		31,389

Accpt Land 31,400 **Accepted Bldg** 0 **Total** 31,400

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	04/15/2022
Utilities	All Public None	Sale Price	130,500
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale
Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 103	Front-Road Frontage	325.00	32,805.96	100%		32,806
Total Acres 0.23					Land Total	32,806

Dwelling Description				**Replacement Cost New**	
Conventional	One Story	576 Sqft	Grade D 100	Base	77,250
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-9,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,153
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	64,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	52%	96%	100%	32,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	20	D 100	968	Avg.	52%	100%	100%	503
							Outbuilding Total		503

Accpt Land	32,800	**Accepted Bldg**	32,600	**Total**	65,400

Account: 783 Card: 1 of 1 Map/Lot: Location:

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	None
Street	Street Surface
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	43
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acre-Intown Excess Land	13,000.00	3,575.00	100%		3,575
Total Acres 0.25					Land Total	3,575

Accpt Land	3,600	**Accepted Bldg**	0	**Total**	3,600

Account: 784 Card: 1 of 1 Map/Lot: 015-007 Location: 44 MAIN ST

Neighborhood 11	Downtown Commercial
Zoning/Use	None None
Topography	
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/10/2023
Sale Price	82,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
51 x 90	Front-Road Frontage	650.00	23,323.09	100%		23,323
Total Acres 0.11					Land Total	23,323

Dwelling Description **Replacement Cost New**

Log Home	One Story	616 Sqft	Grade C 100	Base	97,813
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-12,531
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	616	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	2018	Obsolete	Typical	Average	Typical	83,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	91%	100%	51,087

Accpt Land	23,300	**Accepted Bldg**	51,100	**Total**	74,400

Account: 785 Card: 1 of 1 Map/Lot: 001-004&005 Location: 346 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Septic System Drilled Well
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	10/23/2023
Sale Price	132,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
254 x 164	Front-Shorefrontage	455.00	109,761.08	100%		109,761
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.96					Land Total	118,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2017	120	C 90	8.851	Avg.	95%	100%	100%	8.408
Wood Deck	2017	40	C 100	814	Avg.	95%	100%	100%	773
Frame Shed	2017	135	C 90	4.722	Avg.	95%	100%	100%	4.486
								Outbuilding Total	13,667

Accpt Land	118,300	**Accepted Bldg**	13,700	**Total**	132,000

Account: 786 Card: 1 of 1 Map/Lot: 005-001-B7
Location: 36 BALSAM DR

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	SHED
Tran/Land/Bldg	1 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.90	Acre-Rear Land 1 <= 50 Acs	650.00	1,358.50	100%		1,359
Total Acres 2.90					Land Total	27,099

Accpt Land	27,100	**Accepted Bldg**	0	**Total**	27,100

Account: 787 Card: 1 of 1 Location:

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	10/20/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	50.0%	Restriction	6,435
1.10	Acre-Rear Land 1 <= 50 Acs	650.00	786.50	100%		787
Total Acres 2.10					Land Total	7,222

Accpt Land	7,200	**Accepted Bldg**	0	**Total**	7,200

Name: WAITUKAITIS, MATTHEW L
BALDWIN-WEEKS, KAYLA J

Map/Lot: 005-001-B3
Account: 789 Card: 1 of 1 Location: FERNWOOD LANE

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/24/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.20	Acre-Rear Land 1 <= 50 Acs	650.00	143.00	100%		143
Total Acres 1.20					Land Total	25,883

Accpt Land	25,900	**Accepted Bldg**	0	**Total**	25,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/06/2021
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	INC HOUSE, INC GARAGE		
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.60	Acre-Rear Land 1 <= 50 Acs	650.00	1,859.00	100%		1,859
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.60					Land Total	36,179

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2000 Sqft	Grade C 100	Base	222,574
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-4,884
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	2021	Modern	Modern	Above Average	Typical	217,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	90%	100%	186,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2023	625	C 100	20,625	Avg+	95%	90%	100%	17,635
							Outbuilding Total		17,635

Accpt Land	36,200	**Accepted Bldg**	203,800	**Total**	240,000

Map/Lot: 016-004
Account: 792 Card: 1 of 1 Location: 192 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 18
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
210 x 150	Front-Road Frontage	520.00	99,185.82	100%		99,186
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.72					Land Total	107,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2003	3086	C 110	339,460	Good	92%	100%	100%	312,303
								Outbuilding Total	312,303

Accpt Land 108,000 **Accepted Bldg** 312,300 **Total** 420,300

Account: 793 Card: 1 of 1 Map/Lot: 007-010 Location: 86 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well None
Street	Paved

Sale Data

Sale Date	07/22/2021
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	SUPPOSED TO BE THE SLAB		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Fr. A-Homesite (Fract)	23,400.00	20,103.58	100%		20,104
1.00	Impr-Mobile Home Site	0.00	0.00	100%		0
Total Acres 0.61					Land Total	20,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	1940	480	B 100	21.764	Avg.	52%	100%	100%	11.317
								Outbuilding Total	11,317

Accpt Land	20,100	**Accepted Bldg**	11,300	**Total**	31,400

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/02/2024
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
173 x 115	Front-Road Frontage	325.00	57,962.84	100%		57,963
Total Acres 0.46					Land Total	57,963

Dwelling Description

Conventional	One & 1/2 Story	624 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	134,007
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-752
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	135,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	65,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	392	C 100	32.124	Avg.	50%	100%	100%	16.062
Unfin Basement	1900	392	C 100	14.724	Avg.	50%	100%	100%	7.362
Open Frame Porch	1900	24	C 100	1.300	Avg.	50%	100%	100%	650
Encl Frame Porch	1900	128	C 100	7.394	Avg.	50%	100%	100%	3.697
Frame Garage	1900	609	C 100	20.097	Avg.	50%	100%	100%	10.048
							Outbuilding Total		37,819

Accpt Land	58,000	**Accepted Bldg**	103,000	**Total**	161,000

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	`
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	10/17/2022
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	80.0%	View/Enviro	20,592
0.90	Acre-Rear Land 1 <= 50 Acs	650.00	643.50	100%		644
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.90					Land Total	29,816

Dwelling Description

				Replacement Cost New	
Conventional	One Story	910 Sqft	Grade D 100	Base	101,939
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-12,577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,822
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	910	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	84,675

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	32,515

Accpt Land	29,800	**Accepted Bldg**	32,500	**Total**	62,300

Name: LEWIS, RONALD E
LEWIS, CAROL J
Map/Lot: 08A-040
Account: 796 Card: 1 of 1 Location: 13 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	06/28/2005
Sale Price	94,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 105	Base	160,779
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	18,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Modern	Modern	Below Average	Typical	183,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	58%	100%	100%	106,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1992	504	C 105	64.187	V.G.	91%	100%	100%	58.410
Frame Garage	1992	504	C 100	16.632	V.G.	91%	100%	100%	15.135
Wood Deck	1992	144	C 100	2.426	V.G.	91%	100%	100%	2.208
							Outbuilding Total		75,753

Accpt Land	16,900	**Accepted Bldg**	182,000	**Total**	198,900

Neighborhood 11	Downtown Commercial
Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61 x 165	Front-Road Frontage	650.00	37,771.70	100%		37,772
Total Acres 0.23					Land Total	37,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					735.000
								Outbuilding Total	735,000

Accpt Land	37,800	**Accepted Bldg**	735,000	**Total**	772,800

Account: 799 Card: 1 of 1 Map/Lot: 005-007 Location: 166 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Dug Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Mobile Home Site	0.00	0.00	100%		0
17.90	Acre-Rear Land 1 <= 50 Acs	650.00	12,798.50	100%		12,799
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 18.90				Land Total		47,119

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	187,704
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Modern	Modern	Average	Typical	192,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	159,880

Accpt Land 47,100 **Accepted Bldg** 159,900 **Total** 207,000

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Sloping	Sale Date	02/22/2021
Utilities	All Public None	Sale Price	85,000
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Fr. A-Homesite (Fract)	52,000.00	35,721.39	100%		35,721
Total Acres 0.39					Land Total	35,721

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 95	Base	126,375
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	122,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	58,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	300	C 95	13.495	Avg.	50%	100%	100%	6.748
							Outbuilding Total		6,748

Accpt Land	35,700	**Accepted Bldg**	65,500	**Total**	101,200

Account: 801 Card: 1 of 1 Map/Lot: 001-070 Location: ROQUE BLUFFS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
25.00	Acre-Wasteland	65.00	1,787.50	100%		1,788
6.00	Acre-Rear Land 1 <= 50 Acs	650.00	4,290.00	100%		4,290
Total Acres 32.00				Land Total		18,948

Accpt Land 18,900 **Accepted Bldg** 0 **Total** 18,900

Name: ARMSTRONG, LARRY S
ARMSTRONG, ANNETTE E
Map/Lot: 001-033
Account: 802 Card: 1 of 1 Location: 218 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Tree Growth	2010
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
TG PLAN YEAR....	2010
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Waterfront (Fract)	104,000	114,400.00	100%		114,400
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
1.40	Acre-Mixed Wood TG	165.00	231.00	100%		231
12.90	Acre-Hardwood TG	129.00	1,664.10	100%		1,664
Total Acres 16.30					Land Total	125,590

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1664 Sqft	Grade C 95	Base	182,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-21,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,252
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Average	Typical	161,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	143,344

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2006	144	C 95	11.211	Avg.	89%	100%	100%	9.978
Frame Garage	2006	768	C 100	25.344	Avg.	89%	100%	100%	22.556
Wood Deck	2012	392	C 100	6.270	Avg.	93%	100%	100%	5.831
Canopy	2012	240	D 100	4.514	Avg.	93%	100%	100%	4.198
Frame Shed	2017	160	D 105	5.156	Avg.	95%	100%	100%	4.898
Frame Shed	0			----SOUND VALUE----					400
Frame Shed	0			----SOUND VALUE----					300
								Outbuilding Total	48,161

Accpt Land	125,600	**Accepted Bldg**	191,500	**Total**	317,100

Name: BELLEFONTAINE, ERIC N
BELLEFONTAINE FAMILY NOMINEE TRUST
Account: 803 Card: 1 of 1 Map/Lot: 011-102
Location: 168 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
136 x 206	Front-Road Frontage	325.00	48,301.36	100%		48,301
Total Acres 0.64					Land Total	48,301

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	960 Sqft	Grade C 100	Base	190,658
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,526
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1910	0	Typical	Typical	Good	Typical	200,650

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	96%	100%	144,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	120	C 100	4.176	Good	75%	100%	100%	3.132
Open Frame Porch	1900	120	C 100	4.176	Good	75%	100%	100%	3.132
Frame Garage	1900	828	C 100	27.324	Avg.	50%	100%	100%	13.662
							Outbuilding Total		19,926

Accpt Land	48,300	**Accepted Bldg**	164,400	**Total**	212,700

Account: 805 Card: 1 of 1 Map/Lot: 011-124 Location: 5 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 07/15/2202
Sale Price 265,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
87 x 99	Front-Road Frontage	325.00	28,715.51	100%		28,716
Total Acres 0.20					Land Total	28,716

Dwelling Description

Conventional	One & 1/2 Story	936 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	172,257
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,772
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,700
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	192,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	92,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	1005	C 100	82.360	Avg.	50%	100%	100%	41.180
One Story Frame	1900	216	C 100	17.701	Avg.	50%	100%	100%	8.850
One Story Frame	1900	32	C 100	2.622	Avg.	50%	100%	100%	1.311
Frame Shed	1900	144	C 100	5.514	Avg.	50%	100%	100%	2.757
Frame Shed	1900	264	C 100	9.076	Avg.	50%	100%	100%	4.538
							Outbuilding Total		58,636

Accpt Land 28,700 **Accepted Bldg** 151,200 **Total** 179,900

Account: 806 Card: 1 of 1 Map/Lot: 014-070 Location: 56 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 45 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 x 175	Front-Road Frontage	325.00	52,411.78	100%		52,412
Total Acres 0.60					Land Total	52,412

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1008 Sqft	Grade C 107	Base	142,471
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,666
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1959	0	Modern	Modern	Above Average	Typical	146,137

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	74%	100%	100%	108,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1959	288	C 107	25.254	Avg+	74%	100%	100%	18,688
Frame Garage	1989	624	C 100	20.592	Avg+	74%	100%	100%	15,238
								Outbuilding Total	33,926

Accpt Land	52,400	**Accepted Bldg**	142,100	**Total**	194,500

Name: DAVIS, STEPHANIE L
DAVIS, STEVEN P
Map/Lot: 001-062-A
Account: 808 Card: 1 of 1 Location: 38 PRESTON LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Gravel
Reference 1	
Reference 2	MEASURE GARAGE
Tran/Land/Bldg	8 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	23,400.00	14,331.43	100%		14,331
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.31					Land Total	22,911

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	900 Sqft	Grade C 100	Base	182,653
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,118
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Typical	Typical	Good	Typical	193,247

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	96%	100%	176,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1948	144	C 100	11.801	Good	95%	100%	100%	11.211
Wood Deck	1990	48	C 100	938	Good	95%	100%	100%	891
Wood Deck	1990	60	C 100	1.124	Good	95%	100%	100%	1.068
Frame Garage	2021	960	C 100	31.680	Good	95%	100%	100%	30.096
								Outbuilding Total	43,266

Accpt Land	22,900	**Accepted Bldg**	219,500	**Total**	242,400

Account: 809 Card: 1 of 1 Map/Lot: 011-180-B
Location: 16 O'BRIEN AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 5
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 x 193	Front-Road Frontage	325.00	56,455.92	100%		56,456
Total Acres 0.71				Land Total		56,456

Dwelling Description

Conventional	Two Story	1650 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	339,257
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	8	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,300	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	361,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	173,621

Accpt Land 56,500 **Accepted Bldg** 173,600 **Total** 230,100

Map/Lot: 011-043
Account: 810 Card: 1 of 1 Location: 20 CANAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/06/2022
Sale Price 176,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 0 1 3
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
91 x 148	Front-Road Frontage	325.00	31,268.09	100%		31,268
Total Acres 0.31					Land Total	31,268

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1790 Sqft	Grade C 100	Base	304,651
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,126
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	324,176

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	210,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	136	C 100	7.711	Avg+	65%	100%	100%	5,012
							Outbuilding Total		5,012

Accpt Land	31,300	**Accepted Bldg**	215,700	**Total**	247,000

Map/Lot: 003-065
Account: 811 Card: 1 of 1 Location: EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2	FARMLAND		
Tran/Land/Bldg	0 4 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acre-Wasteland	65.00	214.50	100%		215
9.00	Acre-Rear Land 2 >50 <=	455.00	4,504.50	100%		4,505
Total Acres 12.00				Land Total		4,720

Accpt Land	4,700	**Accepted Bldg**	0	**Total**	4,700

Map/Lot: 007-036-015
Account: 812 Card: 1 of 1 Location: 496 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/12/2016
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	39,000.00	29,096.20	100%		29,096
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.46					Land Total	37,896

Dwelling Description

				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 113	Base	121,123
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,765
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,057
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1975	2003	Modern	Modern	Very Good	Typical	128,945

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	87%	100%	100%	112,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	48	C 100	4.226	Good	92%	100%	100%	3.888
							Outbuilding Total		3,888

Accpt Land	37,900	**Accepted Bldg**	116,100	**Total**	154,000

Name: CAMERON, CRAIG A
CAMERON, JENNIFER A
Account: 813 Card: 1 of 1 Map/Lot: 007-019-A
Location: 308 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/20/2021
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.59	Acre-Rear Land 1 <= 50 Acs	650.00	421.85	100%		422
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
1.34	Acre-Rear Land 1 <= 50 Acs	650.00	958.10	100%		958
Total Acres 2.93					Land Total	53,080

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1176 Sqft	Grade C 107	Base	215,798
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,416
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Above Average	Typical	233,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	198,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1995	320	C 107	28.060	Avg+	85%	100%	100%	23.851
Unfin Basement	1995	320	C 107	16.043	Avg+	85%	100%	100%	13.637
Frame Garage	1994	720	C 100	23.760	Good	90%	100%	100%	21.384
Frame Shed	1995	156	E 100	2.935	Avg.	83%	100%	100%	2.436
Frame Shed	0			----SOUND VALUE----					100
Frame Shed	0			----SOUND VALUE----					100
Frame Shed	2001	80	E 100	1.807	Avg-	81%	100%	100%	1.464
							Outbuilding Total		62,972

Accpt Land	53,100	**Accepted Bldg**	261,600	**Total**	314,700

Account: 814 Card: 1 of 1 Map/Lot: 011-087 Location: 22 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/24/2020
Sale Price 145,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 4 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 116	Front-Road Frontage	325.00	36,886.91	100%		36,887
Total Acres 0.29					Land Total	36,887

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1592 Sqft	Grade C 113	Base	209,948
Exterior	Vinyl/Aluminum	Masonry Trim	20Sqft	Trim	20
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,115
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,372
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1970	0	Modern	Modern	Good	Typical	224,476

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	84%	100%	100%	188,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1970	128	C 113	11.854	Good	84%	100%	100%	9.957
Open Frame Porch	1970	88	C 113	3.636	Good	84%	100%	100%	3.054
Frame Garage	1970	378	C 113	14.096	Good	84%	100%	100%	11.841
Unfin Basement	1970	128	C 113	11.331	Good	84%	100%	100%	9.518
								Outbuilding Total	34,370

Accpt Land 36,900 **Accepted Bldg** 222,900 **Total** 259,800

Map/Lot: 003-069-001
Account: 815 Card: 1 of 1 Location: 23 BOBCAT PATH

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Dug Well None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
Total Acres 1.00					Land Total	30,030

Dwelling Description

				Replacement Cost New	
Conventional	One Story	672 Sqft	Grade E 100	Base	51,431
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-6,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-821
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1993	0	Typical	Typical	Good	Typical	42,787

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(RcnId)**
None	None	89%	96%	100%	36,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1993	160	E 100	2.688	Good	89%	100%	100%	2.392
							Outbuilding Total		2,392

Accpt Land	30,000	**Accepted Bldg**	39,000	**Total**	69,000

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 66	Front-Road Frontage	325.00	26,306.70	100%		26,307
Total Acres 0.13					Land Total	26,307

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	520 Sqft	Grade C 100	Base	131,956
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,535
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	135,491

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	88,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	120	C 100	7.077	Avg+	65%	100%	100%	4,600
							Outbuilding Total		4,600

Accpt Land	26,300	**Accepted Bldg**	92,700	**Total**	119,000

Account: 817 Card: 1 of 1 Map/Lot: 009-021 Location: 127 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/17/2017
Sale Price	51,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
88 x 160	Front-Road Frontage	650.00	53,658.35	100%		53,658
Total Acres 0.32					Land Total	53,658

Dwelling Description

Conventional	One Story	768 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	Composition	Masonry Trim	None	Base	100,364
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	Crawl Space	Basement	-6,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	768	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	91,403

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	96%	100%	68,443

Accpt Land	53,700	**Accepted Bldg**	68,400	**Total**	122,100

Account: 818 Card: 1 of 1 Map/Lot: 015-004 Location: 77 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public None
Street None

Sale Data

Sale Date 12/29/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 23
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
248 x 83	Front-Road Frontage	650.00	108,914.43	100%		108,914
Total Acres 0.47				Land Total		108,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					266.000
							Outbuilding Total		266,000

Accpt Land	108,900	**Accepted Bldg**	266,000	**Total**	374,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	35,000	155,000	190,000	35,000	155,000	190,000
2	0	56,400	56,400	0	56,400	56,400
TOTAL	35,000	211,400	246,400	35,000	211,400	246,400

Map/Lot: 005-010-A
Account: 819 Card: 1 of 2 Location: 110 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/30/2021
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.97	Acre-Rear Land 1 <= 50 Acs	650.00	693.55	100%		694
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.97					Land Total	35,014

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	720 Sqft	Grade C 117	Base	170,558
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Modern	Modern	Good	Typical	170,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	150,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	64	B 100	1.447	Avg.	78%	100%	100%	1.129
Quonset Shed	2000	520	C 120	4.368	Avg.	86%	100%	100%	3.756
							Outbuilding Total		4,885

Accpt Land	35,000	**Accepted Bldg**	155,000	**Total**	190,000

Account: 819 Card: 2 of 2 Map/Lot: 005-010-A Location: 110 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/30/2021
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Dwelling Description

Conventional	One Story	480 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	85,554
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	None	Basement	-11,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	74,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	96%	100%	56,365

Accpt Land	0	**Accepted Bldg**	56,400	**Total**	56,400

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
137 x 165	Front-Road Frontage	325.00	47,588.57	100%		47,589
Total Acres 0.52				Land Total		47,589

Dwelling Description — **Replacement Cost New**

Conventional	Three Story	616 Sqft	Grade C 100	Base	188,780
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,505
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1904	0	Typical	Typical	Above Average	Typical	194,756

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	121,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1904	104	C 100	8.523	Avg+	65%	100%	100%	5.540
Open Frame Porch	1904	230	C 100	7.472	Avg+	65%	100%	100%	4.857
Frame Shed	1904	40	C 100	2.427	Avg+	65%	100%	100%	1.578
Barn - GBA	1904	374	D 100	13.047	Avg-	40%	100%	100%	5.219
						Outbuilding Total			17,194

Accpt Land	47,600	**Accepted Bldg**	138,700	**Total**	186,300

Name: CHAUSSE, ROSEMARY A
JOHNSON, JOAN
Account: 821 Card: 1 of 1 Map/Lot: 011-117 Location: 25 COLONIAL WAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
47 x 110	Front-Road Frontage	325.00	15,677.29	100%		15,677
72 x 90	Front-Road Frontage	325.00	23,539.13	100%		23,539
Total Acres 0.27					Land Total	39,216

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1420 Sqft	Grade C 100	Base	231,594
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,002
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,240
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Modern	Modern	Good	Typical	255,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	191,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Shed	1840	576	C 100	22.277	Avg-	40%	100%	100%	8.911
Encl Frame Porch	1840	96	C 100	6.127	Good	75%	100%	100%	4.595
Wood Deck	1990	80	B 100	1.749	Avg.	80%	100%	100%	1.399
Barn - GBA	1840	1536	C 100	41.266	Avg-	40%	100%	100%	16.506
							Outbuilding Total		31,411

Accpt Land	39,200	**Accepted Bldg**	222,900	**Total**	262,100

Name: SIMMONS, MELISSA S
SIMMONS, GARY P
Map/Lot: 003-028-B
Account: 822 Card: 1 of 1 Location: 385 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/28/2018
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
5.00	Acre-Rear Land 1 <= 50 Acs	650.00	3,575.00	100%		3,575
Total Acres 8.00					Land Total	39,325

Dwelling Description

				Replacement Cost New	
Other	One Story	1440 Sqft	Grade D 100	Base	141,116
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-16,727
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,447
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Modern	Modern	Average	Typical	123,511

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	108,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	160	C 100	2.674	Avg.	89%	100%	100%	2.380
Wood Deck	2005	48	C 100	938	Avg.	89%	100%	100%	835
Frame Shed	2000	64	E 100	1.570	Fair	73%	100%	100%	1.146
Frame Shed	2008	160	D 100	4.911	Avg.	91%	100%	100%	4.469
Frame Garage	2017	896	C 100	29.568	Avg.	95%	100%	100%	28.090
							Outbuilding Total		36,920

Accpt Land	39,300	**Accepted Bldg**	145,600	**Total**	184,900

Map/Lot: 001-006
Account: 823 Card: 1 of 1 Location: 0 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Tree Growth	1995
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2016

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acre-Rear Land 1 <= 50 Acs	650.00	4,290.00	100%		4,290
2.00	Acre-Class II Roads	3,250.00	7,150.00	100%		7,150
63.00	Acre-Wasteland	65.00	4,504.50	100%		4,505
114.00	Acre-Softwood TG	136.00	15,504.00	100%		15,504
45.00	Acre-Mixed Wood TG	165.00	7,425.00	100%		7,425
19.00	Acre-Hardwood TG	129.00	2,451.00	100%		2,451
25.00	Acre-Blueberries	2,340.00	64,350.00	100%		64,350
Total Acres 274.00					Land Total	105,675

Accpt Land	105,700	**Accepted Bldg**	0	**Total**	105,700

Map/Lot: 005-051
Account: 825 Card: 1 of 1 Location: 174 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	12/08/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 4 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 45 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 172	Front-Road Frontage	650.00	126,441.29	100%		126,441
0.32	Acre-Rear Land 1 <= 50 Acs	650.00	228.80	100%		229
Total Acres 1.11					Land Total	126,670

Dwelling Description

Conventional	Two Story	560 Sqft	Grade D 100	**Replacement Cost New** Base	112,580
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,122
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Fair	Typical	115,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	28,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	80	D 100	4.504	Fair	26%	100%	100%	1.171
								Outbuilding Total	1,171

Accpt Land	126,700	**Accepted Bldg**	30,100	**Total**	156,800

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/28/2017
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 115	Front-Road Frontage	325.00	21,777.94	100%		21,778
Total Acres 0.17					Land Total	21,778

Dwelling Description

Conventional	One Story	886 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	122,152
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,002
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Modern	Modern	Above Average	Typical	131,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	91,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	84	C 100	5.651	Avg+	70%	100%	100%	3.956
Frame Garage	1950	360	C 100	11.880	Avg+	70%	100%	100%	8.316
							Outbuilding Total		12,272

Accpt Land	21,800	**Accepted Bldg**	104,100	**Total**	125,900

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/10/2024
Sale Price	53,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
169 x 107	Front-Road Frontage	325.00	56,215.86	100%		56,216
Total Acres 0.42					Land Total	56,216

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	998 Sqft	Grade C 100	Base	179,858
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Typical	Typical	Above Average	Typical	187,768

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Damage	None	65%	0%	100%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	0			- - - - S O U N D V A L U E - - - -					9,000
Wood Deck	1990	208	C 100	3,418	Avg+	65%	0%	100%	0
Frame Garage	0			- - - - S O U N D V A L U E - - - -					4,000
								Outbuilding Total	13,000

Accpt Land	56,200	**Accepted Bldg**	13,000	**Total**	69,200

Account: 828 Card: 1 of 1 Map/Lot: 011-008 Location: 74 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 3
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 x 100	Front-Road Frontage	325.00	43,942.57	100%		43,943
0.05	Acre-Intown Excess Land	13,000.00	715.00	100%		715
Total Acres 0.36					Land Total	44,658

Dwelling Description **Replacement Cost New**

Conventional	Two Story	744 Sqft	Grade C 100	Base	169,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1997	Typical	Typical	Above Average	Typical	179,738

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	112,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	100	C 100	1.744	Avg+	65%	100%	100%	1.134
Open Frame Porch	1890	100	C 100	3.577	Avg+	65%	100%	100%	2.325
Frame Garage	1976	336	D 100	9.092	Avg.	73%	100%	100%	6.637
								Outbuilding Total	10,096

Accpt Land	44,700	Accepted Bldg	122,300	Total	167,000

Map/Lot: 011-119
Account: 829 Card: 1 of 1 Location: 21 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 09/12/2024
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
88 x 45	Front-Road Frontage	325.00	26,843.41	100%		26,843
Total Acres 0.09				Land Total		26,843

Dwelling Description **Replacement Cost New**

Conventional	Two Story	748 Sqft	Grade C 100	Base	170,493
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-13,791
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,085
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	1,496	Insulation	-1,152
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	163,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	78,537

Accpt Land 26,800 **Accepted Bldg** 78,500 **Total** 105,300

Map/Lot: 011-051
Account: 830 Card: 1 of 1 Location: 55 WEST ST EXT

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential
Topography Level
Utilities Public Water None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 40
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
1.65	Acre-Intown Excess Land	13,000.00	23,595.00	100%		23,595
Total Acres 2.65					Land Total	80,795

Dwelling Description

				Replacement Cost New	
Conventional	One Story	351 Sqft	Grade C 100	Base	73,925
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Obsolete	Obsolete	Very Good	Typical	72,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	86%	100%	53,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1969	858	B 100	34.543	Good	83%	100%	100%	28.671
2 Story Masonry	1911	462	C 100	61.631	Avg.	50%	100%	100%	30.816
Frame Garage	1991	864	B 100	34.785		100%	100%	100%	34.785
							Outbuilding Total		94,272

Accpt Land 80,800 **Accepted Bldg** 147,800 **Total** 228,600

Name: HUNTLEY, JEFFREY L
HUNTLEY, DEBORAH F
Map/Lot: 011-039
Account: 831 Card: 1 of 1 Location: 22 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	02/26/2009
Sale Price	18,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
138 x 62	Front-Road Frontage	325.00	43,466.24	70.0%	Size/Shape	30,426
Total Acres 0.20					Land Total	30,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	2010	14 x 56	B 0	50,688	Avg+	80%	100%	100%	40,550
Wood Deck	2010	24	B 100	691	Avg.	92%	100%	100%	636
Wood Deck	2010	16	B 100	539	Avg.	92%	100%	100%	496
								Outbuilding Total	41,682

Accpt Land	30,400	**Accepted Bldg**	41,700	**Total**	72,100

Name: PRUSSKI, JEFFREY J
PRUSSKI, CYNTHIA B

Map/Lot: 012-001
Account: 832 Card: 1 of 1 Location: 101 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	11/28/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 165	Front-Road Frontage	325.00	22,925.88	100%		22,926
Total Acres 0.25				Land Total		22,926

Accpt Land	22,900	**Accepted Bldg**	0	**Total**	22,900

Account: 833 Card: 1 of 1 Map/Lot: 011-007 Location: 56 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 2 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 x 116	Front-Road Frontage	325.00	44,264.29	100%		44,264
Total Acres 0.35					Land Total	44,264

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	572 Sqft	Grade C 100	Base	127,632
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	127,141

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	61,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	315	C 100	25.814	Avg.	50%	100%	100%	12.907
Unfin Basement	1900	315	C 100	13.354	Avg.	50%	100%	100%	6.677
One Story Frame	1900	104	C 100	8.523	Avg.	50%	100%	100%	4.262
							Outbuilding Total		23,846

Accpt Land 44,300 **Accepted Bldg** 84,900 **Total** 129,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
4.00	Acre-Wasteland	65.00	286.00	100%		286
6.00	Acre-Rear Land 1 <= 50 Acs	650.00	4,290.00	100%		4,290
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
0.47	Acre-Rear Land 1 <= 50 Acs	650.00	336.05	100%		336
Total Acres 11.47					Land Total	39,232

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	750 Sqft	Grade D 121	Base	154,831
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,441
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	43.00%			Unfinished	-10,498

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	148,774

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	58%	96%	100%	82,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	80	C 100	3.614	Avg.	58%	100%	100%	2.096
Wood Deck	1995	100	C 100	1.744	Avg.	58%	100%	100%	1.012
Frame Garage	2011	896	C 100	29.568	Avg.	58%	100%	100%	17.149
Frame Shed	1955	240	D 100	6.858	Fair	40%	100%	100%	2.743
Frame Shed	0			----SOUND VALUE----					200
Res. Greenhouse	2012	280	D 100	8.140	Avg-	88%	100%	100%	7.163
							Outbuilding Total		30,363

Accpt Land	39,200	**Accepted Bldg**	113,200	**Total**	152,400

Map/Lot: 011-073
Account: 836 Card: 1 of 1 Location: 6 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/20/2012
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 18
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 84	Front-Road Frontage	650.00	26,508.53	100%		26,509
60 x 84	Front-Road Frontage	650.00	26,508.53	100%		26,509
Total Acres 0.24					Land Total	53,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1900	4134	C 100	413,400	Good	75%	100%	100%	310,050
								Outbuilding Total	310,050

Accpt Land 53,000 **Accepted Bldg** 310,100 **Total** 363,100

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 31		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	100%		114,400
118 x 220	Front-Road Frontage	520.00	67,496.00	70.0%	Excess Frtg.	47,247
0.93	Acre-Rear Land 2 >50 <=	455.00	465.47	100%		465
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.54					Land Total	170,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					590,000
								Outbuilding Total	590,000

Accpt Land	170,900	**Accepted Bldg**	590,000	**Total**	760,900

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20 4	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
0.05	Acre-Rear Land 1 <= 50 Acs	650.00	35.75	100%		36
Total Acres 1.05					Land Total	57,236

Dwelling Description				**Replacement Cost New**	
Conventional	One & 1/2 Story	918 Sqft	Grade C 110	Base	187,056
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Good	Typical	189,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	96%	100%	156,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	0	C 110	213	Good	86%	96%	100%	176
Barn - GBA	1940	1800	D 100	38.561	Fair	29%	100%	100%	11.183
Frame Shed	1940	391	D 100	10.533	Fair	29%	100%	100%	3.055
								Outbuilding Total	14,414

Accpt Land	57,200	**Accepted Bldg**	170,800	**Total**	228,000

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level Level	Sale Date	12/30/1899
Utilities	All Public All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description				**Replacement Cost New**	
Ranch	One Story	1232 Sqft	Grade C 115	Base	176,344
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Modern	Modern	Good	Typical	176,344

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	149,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	150	D 100	2.066	Avg+	89%	100%	100%	1.839
								Outbuilding Total	1,839

Accpt Land	16,900	**Accepted Bldg**	151,700	**Total**	168,600

Name: KRAUS, MURIEL L
KRAUS, MURIEL GAYLE
Map/Lot: 015-059-A
Account: 840 Card: 1 of 1 Location:

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acre-Intown Excess Land	13,000.00	10,010.00	100%		10,010
Total Acres 0.70				Land Total		10,010

Accpt Land	10,000	**Accepted Bldg**	0	**Total**	10,000

Account: 841 Card: 1 of 1 Map/Lot: 003-034 Location: 344 KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Level		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.10	Acre-Rear Land 1 <= 50 Acs	650.00	71.50	100%		72
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.10					Land Total	34,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	0			- - - - S O U N D V A L U E - - - -					1.500
								Outbuilding Total	1,500

Accpt Land	34,400	**Accepted Bldg**	1,500	**Total**	35,900

Account: 842 Card: 1 of 1 Map/Lot: 014-017 Location: 165 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/21/2020
Sale Price	124,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 156	Front-Road Frontage	325.00	34,541.90	100%		34,542
Total Acres 0.36					Land Total	34,542

Dwelling Description

Conventional	One & 1/2 Story	840 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	171,722
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,583
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	0	Modern	Modern	Very Good	Typical	180,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	144,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1927	162	C 107	5.815	V.G.	80%	100%	100%	4.652
Frame Garage	1927	660	C 100	21.780	Good	75%	100%	100%	16.335
							Outbuilding Total		20,987

Accpt Land	34,500	**Accepted Bldg**	165,100	**Total**	199,600

Name: ZEGERS, GERARD P
HOSTERT, ELLEN E

Map/Lot: 014-044
Account: 843 Card: 1 of 1 Location: 5 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/16/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	GARAGE W/ WORKSHOP 6/18		
Tran/Land/Bldg	1 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 134	Front-Road Frontage	325.00	22,113.51	100%		22,114
Total Acres 0.20					Land Total	22,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2019	1008	C 105	53,788	Avg.	95%	65%	100%	33,214
								Outbuilding Total	33,214

Accpt Land	22,100	**Accepted Bldg**	33,200	**Total**	55,300

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/25/2019
Sale Price	4,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
53 x 150	Front-Road Frontage	325.00	18,235.55	100%		18,236
0.03	Acre-Intown Excess Land	13,000.00	429.00	100%		429
Total Acres 0.21					Land Total	18,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					8.500
Wood Deck	0			- - - - S O U N D V A L U E - - - -					1.500
								Outbuilding Total	10,000

Accpt Land	18,700	**Accepted Bldg**	10,000	**Total**	28,700

Map/Lot: 011-173
Account: 845 Card: 1 of 1 Location: 21 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Sale Data

Zoning/Use	None	Sale Date	12/30/1899
Topography	Level	Sale Price	0
Utilities	All Public None	Sale Type	
Street	Paved	Financing	
		Verified	
		Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
44 x 117	Front-Road Frontage	325.00	14,767.43	100%		14,767
Total Acres 0.12				Land Total		14,767

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2011	150	C 100	5.692	Avg.	92%	100%	100%	5.237
Wood Deck	2011	15	C 100	426	Avg.	92%	100%	100%	392
Frame Shed	2011	128	C 100	5.039	Avg.	92%	100%	100%	4.636
Wood Deck	2011	15	C 100	426	Avg.	92%	100%	100%	392
Wood Deck	2011	144	C 100	2.426	Avg.	92%	100%	100%	2.232
						Outbuilding Total			12,889

Accpt Land	14,800	**Accepted Bldg**	12,900	**Total**	27,700

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/30/2021
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58 x 157	Front-Road Frontage	325.00	20,047.10	100%		20,047
Total Acres 0.21					Land Total	20,047

Dwelling Description

Conventional	One & 1/2 Story	484 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	125,022
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	Typical	Typical	Average	Typical	124,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	59,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1932	112	C 107	9.820	Avg.	50%	100%	100%	4.910
Wood Deck	1990	96	C 107	1.800	Avg.	50%	100%	100%	900
Encl Frame Porch	1990	32	C 107	3.843	Avg.	50%	100%	100%	1.922
Frame Garage	1963	264	D 100	7.144	Avg.	65%	100%	100%	4.644
							Outbuilding Total		12,376

Accpt Land	20,000	**Accepted Bldg**	72,200	**Total**	92,200

Name: ROMAN CATHOLIC CHURCH
CHURCH BUILDING & LAND
Account: 847 Card: 1 of 1
Map/Lot: 011-127-A
Location: 8 FREE ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 71		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 98	Front-Road Frontage	325.00	44,513.34	100%		44,513
85 x 130	Front-Road Frontage	325.00	28,830.16	100%		28,830
Total Acres 0.55					Land Total	73,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1870	912	C 103	76.981	Good	75%	100%	100%	57.736
Unfin Basement	1870	912	C 103	24.694	Good	75%	100%	100%	18.520
2 & 1/2 Story Fr	1870	2736	C 103	381.061	Good	75%	100%	100%	285.796
Unfin Basement	1870	2736	C 100	56.423	Good	75%	100%	100%	42.317
								Outbuilding Total	404,369

Accpt Land	73,300	**Accepted Bldg**	404,400	**Total**	477,700

Account: 848 Card: 1 of 1 Map/Lot: 003-066 Location: 116 CROSSROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Dug Well None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	YURT U/C		
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Wasteland	65.00	214.50	100%		215
9.00	Acre-Rear Land 1 <= 50 Acs	650.00	6,435.00	100%		6,435
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%	Size/Shape	2,145
Total Acres 13.00					Land Total	34,535

Dwelling Description

Other	Two Story	451 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	Stone	Masonry Trim	None	Base	68,126
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-5,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,101
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	451	Insulation	-362
Unfin. Living Area	50.00%			Unfinished	-4,229

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Obsolete	None	Average	Inadequate	54,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	80%	100%	39,038

Accpt Land	34,500	**Accepted Bldg**	39,000	**Total**	73,500

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	11/06/2020
Sale Price	4,400
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
0.60	Acre-Rear Land 1 <= 50 Acs	650.00	429.00	100%		429
Total Acres 1.60					Land Total	13,299

Accpt Land	13,300	**Accepted Bldg**	0	**Total**	13,300

Account: 850 Card: 1 of 1 Map/Lot: 014-018 Location: 159 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 x 135	Front-Road Frontage	325.00	56,176.03	100%		56,176
Total Acres 0.51					Land Total	56,176

Dwelling Description

Raised Ranch	One & 1/2 Story	864 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	180,182
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,001
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,625
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Modern	Typical	Above Average	Typical	190,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	93%	100%	122,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1947	170	C 105	14.629	Avg+	69%	100%	100%	10.094
Unfin Basement	1947	170	C 105	11.313	Avg+	69%	100%	100%	7.806
One Story Frame	1947	30	C 105	2.581	Avg+	69%	100%	100%	1.781
Frame Garage	1984	252	C 100	8.316	V.G.	89%	100%	100%	7.401
							Outbuilding Total		27,082

Accpt Land	56,200	**Accepted Bldg**	149,600	**Total**	205,800

Account: 852 Card: 1 of 1 Map/Lot: 017-013 Location: 324 MAIN ST

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities Septic System
Street Paved

Sale Data

Sale Date	05/26/2021
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Fr. A-Homesite (Fract)	39,000.00	41,813.75	80.0%	Restriction	33,451
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.95					Land Total	37,851

Dwelling Description

Conventional	One Story	952 Sqft	Grade C 100	**Replacement Cost New** Base	128,102
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,517
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1930	Typical	Typical	Average	Typical	152,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	73,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	128	C 100	7.394	Avg.	50%	96%	100%	3.549
Barn - GBA	1900	780	C 100	24.770	Avg.	50%	100%	100%	12.385
							Outbuilding Total		15,934

Accpt Land 37,900 **Accepted Bldg** 89,300 **Total** 127,200

Neighborhood 2	Elm St - Rural
Tree Growth	1977
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2009

Sale Data

Sale Date	07/11/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66.00	Acre-Softwood TG	136.00	8,976.00	100%		8,976
146.00	Acre-Mixed Wood TG	165.00	24,090.00	100%		24,090
32.00	Acre-Hardwood TG	129.00	4,128.00	100%		4,128
6.00	Acre-Wasteland	65.00	429.00	100%		429
Total Acres 250.00				Land Total		37,623

Accpt Land	37,600	**Accepted Bldg**	0	**Total**	37,600

Map/Lot: 011-093
Account: 854 Card: 1 of 1 Location: 36 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/28/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 x 146	Front-Road Frontage	325.00	50,784.45	100%		50,784
Total Acres 0.50					Land Total	50,784

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	724 Sqft	Grade C 100	Base	146,267
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,691
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	153,813

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	115,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	C 100	26.224	Good	75%	100%	100%	19.668
Barn - GBA	1900	594	D 100	16.983	Avg.	50%	100%	100%	8.492
One Story Frame	1996	468	B 100	46.791	Good	90%	100%	100%	42.112
Unfin Basement	1996	468	B 100	19.613	Good	90%	100%	100%	17.652
							Outbuilding Total		87,924

Accpt Land 50,800 **Accepted Bldg** 203,300 **Total** 254,100

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/26/2003
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 165	Front-Road Frontage	325.00	34,388.83	100%		34,389
Total Acres 0.38					Land Total	34,389

Dwelling Description

Conventional	Two Story	1037 Sqft	Grade C 103	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	217,307
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,261
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,220
Attic	1/2 Finished			Attic	17,030
FirePlaces	1			Fireplace	4,419
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Modern	Modern	Good	Typical	254,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	190,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1920	648	C 103	80.954	Good	75%	100%	100%	60.716
Open Frame Porch	1920	349	C 103	11.368	Good	75%	100%	100%	8.526
Open Frame Porch	1920	20	C 103	1.215	Good	75%	100%	100%	911
Encl Frame Porch	1920	108	C 103	6.800	Good	75%	100%	100%	5.100
Frame Garage	1920	720	C 100	23.760	Avg.	50%	100%	100%	11.880
							Outbuilding Total		87,133

Accpt Land	34,400	**Accepted Bldg**	277,900	**Total**	312,300

Account: 858 Card: 1 of 1 Map/Lot: 015-011 Location: 78 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/23/2023
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	RENOVATIONS FOR MASONS BREWING CO
Tran/Land/Bldg	4 2 20
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
396 x 104	Front-Road Frontage	650.00	194,673.37	100%		194,673
Total Acres 0.95				Land Total		194,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1950	4384	B 100	534,848	V.G.	83%	100%	100%	443,924
						Outbuilding Total			443,924

Accpt Land	194,700	**Accepted Bldg**	443,900	**Total**	638,600

Account: 859 Card: 1 of 1 Map/Lot: 006-011 Location: 136 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 07/11/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 10 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	100%		85,800
180 x 220	Front-Shorefrontage	390.00	77,220.00	70.0%	Excess Frtg.	54,054
5.08	Acre-Rear Land 1 <= 50 Acs	650.00	3,632.20	100%		3,632
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 7.00					Land Total	152,286

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1080 Sqft	Grade C 110	Base	218,119
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Average	Typical	223,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	176,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1992	550	D 100	14.402	Avg.	82%	100%	100%	11,810
Wood Deck	1992	94	D 100	1.354	Fair	67%	100%	100%	907
Frame Shed	0			----SOUND VALUE----					500
								Outbuilding Total	13,217

Accpt Land 152,300 **Accepted Bldg** 189,400 **Total** 341,700

Map/Lot: 011-104
Account: 860 Card: 1 of 1 Location: 18 WEST ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/11/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37 x 200	Front-Road Frontage	325.00	13,102.02	100%		13,102
20 x 115	Front-Road Frontage	325.00	6,700.90	100%		6,701
Total Acres 0.22					Land Total	19,803

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	206,202
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	7,248
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1898	2017	Modern	Modern	Above Average	Typical	212,567

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	138,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1875	320	C 100	10.560	Poor	18%	100%	100%	1.901
							Outbuilding Total		1,901

Accpt Land	19,800	**Accepted Bldg**	140,100	**Total**	159,900

Account: 861 Card: 1 of 1 Map/Lot: 013-012-C&D
Location: 9 EMERY LN

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	05/30/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 MBHM ON SITE
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
8.24	Acre-Rear Land 1 <= 50 Acs	650.00	5,891.60	100%		5,892
1.00	Impr-Mobile Home Site	8,000.00	8,800.00	100%		8,800
Total Acres 9.24					Land Total	71,892

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade D 100	Base	135,335
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-11,466
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50.00%			Unfinished	-11,811

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Typical	Typical	Average	Inadequate	110,285

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	91%	100%	75,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2008	504	C 100	16,632	Good	93%	100%	100%	15,468
							Outbuilding Total		15,468

Accpt Land	71,900	**Accepted Bldg**	90,700	**Total**	162,600

Account: 862 Card: 1 of 1 Map/Lot: 011-004 Location: 30 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/11/2020
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 151	Front-Road Frontage	325.00	25,477.87	100%		25,478
Total Acres 0.26					Land Total	25,478

Dwelling Description

Conventional	One & 1/2 Story	704 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	143,815
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-5,567
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Good	Typical	137,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	99,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	60	C 100	4.917	Good	75%	96%	100%	3.540
Encl Frame Porch	1890	72	C 100	5.176	Good	75%	96%	100%	3.727
Frame Garage	2021	320	C 100	10.560	Avg.	95%	100%	100%	10.032
								Outbuilding Total	17,299

Accpt Land	25,500	**Accepted Bldg**	116,400	**Total**	141,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
5.00	Acre-Rear Land 1 <= 50 Acs	650.00	3,575.00	100%		3,575
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 6.00				Land Total		37,895

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Elcona	M/H	1973	12 x 65	C 0	42.968	Avg.	40%	100%	100%	17.187
							Outbuilding Total			17,187

Accpt Land	37,900	**Accepted Bldg**	17,200	**Total**	55,100

Map/Lot: 08A-035
Account: 865 Card: 1 of 1 Location: 32 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	05/06/2021
Sale Price	92,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Fr. A-Homesite (Fract)	26,000.00	15,664.87	100%		15,665
Total Acres 0.30					Land Total	15,665

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	135,264
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Modern	Modern	Good	Typical	138,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	117,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	196	C 100	3.232	Good	85%	100%	100%	2.747
							Outbuilding Total		2,747

Accpt Land	15,700	**Accepted Bldg**	120,600	**Total**	136,300

Name: BAUMAN, MATTHEW
MACK, FAYE J

Map/Lot: 010-012
Account: 866 Card: 1 of 1 Location: 3 MYERS LN

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/09/2007
Sale Price	64,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	9 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 319	Front-Road Frontage	325.00	27,456.46	100%		27,456
Total Acres 0.54					Land Total	27,456

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1572 Sqft	Grade C 100	Base	183,992
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,343
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,572	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1960	0	Modern	Modern	Above Average	Typical	194,442

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	74%	100%	100%	143,887

Accpt Land	27,500	**Accepted Bldg**	143,900	**Total**	171,400

Account: 867 Card: 1 of 1 Map/Lot: 011-163 Location: 2 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 5
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	45
Land Schedule	2

Sale Data

Sale Date	02/10/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 152	Front-Road Frontage	325.00	34,107.77	100%		34,108
Total Acres 0.35				Land Total		34,108

Accpt Land	34,100	**Accepted Bldg**	0	**Total**	34,100

Map/Lot: 001-008
Account: 868 Card: 1 of 1 Location: 0 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Low
Utilities	None None
Street	Paved

Sale Data

Sale Date	12/04/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
9.00	Acre-Rear Land 1 <= 50 Acs	650.00	6,435.00	50.0%	Topography	3,218
Total Acres 10.00					Land Total	16,088

Accpt Land	16,100	**Accepted Bldg**	0	**Total**	16,100

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Sloping
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/20/2022
Sale Price	46,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	45.00%	Topography	45,045
90 x 220	Front-Shorefrontage	455.00	45,045.00	70.0%	Excess Frtg.	0
		0.00	0.00	45.00%	Topography	14,189
0.59	Acre-Rear Land 1 <= 50 Acs	650.00	421.85	100%		422
Total Acres 2.05					Land Total	59,656

Accpt Land	59,700	**Accepted Bldg**	0	**Total**	59,700

Name: SPRAGUE, JOLINE M (L/E)
HOOPER, WAYNE K
Map/Lot: 001-022-B
Account: 871 Card: 1 of 1 Location: 273 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/27/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	PER DEED MBHM NOT INCLUDED IN
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
0.15	Acre-Rear Land 1 <= 50 Acs	650.00	107.25	100%		107
Total Acres 1.15					Land Total	34,427

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1981	14 x 70	C 0	53,186	Avg-	35%	100%	100%	18,615
							Outbuilding Total		18,615

Accpt Land 34,400 **Accepted Bldg** 18,600 **Total** 53,000

Map/Lot: 008-003
Account: 872 Card: 1 of 1 Location: 184 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/03/2019
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	REPLACE SHED WITH GARAGE ON REAR
Tran/Land/Bldg	1 2 15
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 195	Front-Road Frontage	650.00	134,630.05	100%		134,630
28 x 185	Front-Road Frontage	650.00	18,358.56	70.0%	Excess Frtg.	12,851
Total Acres 1.02					Land Total	147,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1970	1125	B 100	137.250	Avg+	78%	100%	100%	107.055
								Outbuilding Total	107,055

Accpt Land	147,500	**Accepted Bldg**	107,100	**Total**	254,600

Name: ARMSTRONG, LARRY S
ARMSTRONG, ANNETTE E

Map/Lot: 004-002
Account: 873 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Tree Growth	1998
Zoning/Use	None None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
TG PLAN YEAR....	2008

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	INCLUDES FORMER LOTS 3 & 6
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	8 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
73.00	Acre-Softwood TG	136.00	9,928.00	100%		9,928
173.00	Acre-Mixed Wood TG	165.00	28,545.00	100%		28,545
63.00	Acre-Hardwood TG	129.00	8,127.00	100%		8,127
0.00	Acre-Wasteland	65.00	0.00	100%		0
Total Acres 309.00					Land Total	46,600

Accpt Land 46,600 **Accepted Bldg** 0 **Total** 46,600

Name: VOUGHT, TIM J
VOUGHT, LORI S
Map/Lot: 017-021
Account: 874 Card: 1 of 1 Location: 59 HOYTTOWN RD

Neighborhood 14	Hoyttown-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/14/2019
Sale Price	89,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.00					Land Total	52,415

Dwelling Description

				Replacement Cost New	
Conventional	One Story	624 Sqft	Grade C 100	Base	98,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,121
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	20,427
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	0	Typical	Typical	Average	Typical	120,547

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	57,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1927	208	C 100	6,813	Avg.	50%	96%	100%	3,270
2S Frame Shed	1930	672	D 100	21,062	Fair	26%	100%	100%	5,476
Frame Shed	0			- - - - S O U N D V A L U E - - - -					100
								Outbuilding Total	8,846

Accpt Land	52,400	**Accepted Bldg**	66,700	**Total**	119,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	119,600	120,500	240,100	119,600	120,500	240,100
2	0	169,600	169,600	0	169,600	169,600
TOTAL	119,600	290,100	409,700	119,600	290,100	409,700

Account: 875 Card: 1 of 2 Map/Lot: 008-016 Location: 183 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/05/2021
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	GAMING SHOP/SALON		
Tran/Land/Bldg	0 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 150	Front-Road Frontage	650.00	118,078.37	100%		118,078
15 x 150	Front-Road Frontage	650.00	8,855.88	70.0%	Excess Frtg.	0
		0.00	0.00	20.0%	Topography	1,240
0.45	Acre-Rear Land 1 <= 50 Acs	650.00	321.75	100%		322
Total Acres 1.19					Land Total	119,640

Dwelling Description — **Replacement Cost New**

Conventional	One Story	600 Sqft	Grade C 100	Base	96,371
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	0	Add Fixtures	4		
Baths	0	Half Baths	1	Plumbing	4,476
Attic	1/2 Finished			Attic	12,362
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	1990	None	Modern	Above Average	Typical	113,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	90%	100%	66,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	360	C 100	29.502	Good	89%	100%	100%	26,257
Open Frame Porch	1990	50	C 100	2.079	Good	89%	100%	100%	1,850
Frame Garage	2010	768	C 110	27.878	Good	94%	100%	100%	26,205
								Outbuilding Total	54,312

Accpt Land	119,600	**Accepted Bldg**	120,500	**Total**	240,100

Map/Lot: 008-016
Account: 875 Card: 2 of 2 Location: 183 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/05/2021
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	MARIJUANA SHOP
Tran/Land/Bldg	0 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1152 Sqft	Grade C 100	Base	217,881
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-17,649
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,852
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1980	2005	Modern	Modern	Above Average	Typical	206,824

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	82%	100%	100%	169,596

Accpt Land	0	**Accepted Bldg**	169,600	**Total**	169,600

Map/Lot: 012-023
Account: 876 Card: 1 of 1 Location: 31 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 27
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 x 220	Front-Road Frontage	650.00	107,250.00	100%		107,250
Total Acres 0.76				Land Total		107,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2020	39000	C 100	3,900,000	Avg.	95%	100%	100%	3,705,000
						Outbuilding Total			3,705,000

Accpt Land	107,300	**Accepted Bldg**	3,705,000	**Total**	3,812,300

Name: RICHARDS, STEVEN J
RICHARDS, LAURIE L

Map/Lot: 001-042-D
Account: 877 Card: 1 of 1 Location: 102 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.02	Acre-Rear Land 1 <= 50 Acs	650.00	14.30	100%		14
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.02					Land Total	34,334

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1064 Sqft	Grade C 100	Base	138,198
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-363
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,617
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Modern	Modern	Good	Typical	141,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	125,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1990	480	C 100	15,840	Avg.	80%	100%	100%	12,672
						Outbuilding Total			12,672

Accpt Land	34,300	**Accepted Bldg**	138,600	**Total**	172,900

Name: PHIPPS, BONNIE
PHIPPS, ELBERT L
Map/Lot: 002-003-A
Account: 878 Card: 1 of 1 Location: 460 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	200%	View/Enviro	51,480
11.80	Acre-Rear Land 1 <= 50 Acs	650.00	8,437.00	100%		8,437
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 12.80					Land Total	68,497

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	884 Sqft	Grade C 110	Base	134,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	80% Hot Water BB	Cooling	0% None	Heat	1,756
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	3/4 Finished			Attic	21,636
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Typical	Modern	Good	Typical	170,882

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	98%	100%	125,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	624	C 110	56.250	Good	75%	100%	100%	42,188
1SFr Overhang	1989	624	C 100	51.068	Good	75%	100%	100%	38,301
							Outbuilding Total		80,489

Accpt Land	68,500	**Accepted Bldg**	206,100	**Total**	274,600

Account: 879 Card: 1 of 1 Map/Lot: 003-029-A
Location: 400 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	02/13/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 MBHM SER NO 0956V
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.67	Acre-Rear Land 1 <= 50 Acs	650.00	479.05	100%		479
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.67					Land Total	34,799

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline	M/H	1986	14 x 60	C 0	47.049	Avg.	40%	100%	100%	18.820
								Outbuilding Total		18,820

Accpt Land 34,800 **Accepted Bldg** 18,800 **Total** 53,600

Account: 880 Card: 1 of 1 Map/Lot: 003-078
Location: 50 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	09/16/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
Total Acres 1.00					Land Total	12,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Shed	1900	1200	D 100	36,432	Avg.	50%	100%	100%	18,216
								Outbuilding Total	18,216

Accpt Land	12,900	**Accepted Bldg**	18,200	**Total**	31,100

Account: 881 Card: 1 of 1 Map/Lot: 007-032 Location: 58 WOODS RD

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data

Sale Date 07/26/2023
Sale Price 499,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 7 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
45.00	Acre-Rear Land 1 <= 50 Acs	650.00	32,175.00	100%		32,175
2.00	Impr-Mobile Home Site	13,000.00	28,600.00	100%		28,600
Total Acres 46.00					Land Total	103,675

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	1152 Sqft	Grade B 100	Base	277,047
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,644
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Very Good	Typical	300,791

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	273,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1992	540	B 100	21.740	V.G.	91%	100%	100%	19.783
Wood Deck	1992	558	B 100	10.788	V.G.	91%	100%	100%	9.817
Frame Shed	2003	192	B 100	8.466	V.G.	93%	100%	100%	7.873
Frame Shed	0			- - - - S O U N D V A L U E - - - -					5.000
								Outbuilding Total	42,473

Accpt Land 103,700 **Accepted Bldg** 316,200 **Total** 419,900

Account: 882 Card: 1 of 1 Map/Lot: 003-077 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Sloping
Utilities	None None
Street	Paved

Sale Data

Sale Date	10/24/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Fr. A-Homesite (Fract)	23,400.00	12,870.00	50.0%	Topography	6,435
Total Acres 0.25					Land Total	6,435

Accpt Land	6,400	**Accepted Bldg**	0	**Total**	6,400

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 53
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 136	Front-Road Frontage	325.00	39,181.90	100%		39,182
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.36					Land Total	47,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2006	100	C 100	10.000	V.G.	93%	100%	100%	9.300
CmmlBldg-SeeFile	2006	206	C 100	20.600	V.G.	93%	100%	100%	19.158
								Outbuilding Total	28,458

Accpt Land 48,000 **Accepted Bldg** 28,500 **Total** 76,500

Account: 884 Card: 1 of 1 Map/Lot: 005-052-D-DOL
Location: 53 PRESCOTT DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/28/2006
Sale Price	2,554,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.58	Acre-Commercial Site	48,000.00	294,624.00	50.0%	Fract. Share	147,312
Total Acres 5.58					Land Total	147,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					1,348,000
								Outbuilding Total	1,348,000

Accpt Land	147,300	**Accepted Bldg**	1,348,000	**Total**	1,495,300

Account: 885 Card: 1 of 1 Map/Lot: 007-021 Location: 291 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 45 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.00					Land Total	51,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2000	1327	C 100	132.700	V.G.	92%	100%	100%	122.084
								Outbuilding Total	122,084

Accpt Land 51,700 **Accepted Bldg** 122,100 **Total** 173,800

Map/Lot: 003-040
Account: 886 Card: 1 of 1 Location: 15 PIT RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	07/28/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
37.10	Acre-Rear Land 1 <= 50 Acs	650.00	26,526.50	100%		26,527
3.50	Acre-Wasteland	65.00	250.25	100%		250
Total Acres 41.60					Land Total	39,647

Accpt Land 39,600 **Accepted Bldg** 0 **Total** 39,600

Account: 887 Card: 1 of 1 Map/Lot: 011-125 Location: 1 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/17/2012
Sale Price	29,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 106	Front-Road Frontage	325.00	19,939.56	100%		19,940
Total Acres 0.15					Land Total	19,940

Dwelling Description

Conventional	Two Story	884 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	180,519
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,009
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,700
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1987	Typical	Typical	Below Average	Typical	197,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	76,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	480	C 100	53.496	Avg-	40%	100%	100%	21.398
One Story Frame	1900	270	C 100	22.126	Avg-	40%	100%	100%	8.850
One Story Frame	1900	836	D 100	56.178	Avg-	40%	100%	100%	22.471
							Outbuilding Total		52,719

Accpt Land	19,900	**Accepted Bldg**	128,700	**Total**	148,600

Name: MACHIAS, TOWN OF
BACK LOT FOR SCHOOLS
Account: 888 Card: 1 of 1 Map/Lot: 007-013
Location:

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	None	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
13.00	Acre-Rear Land 1 <= 50 Acs	650.00	9,295.00	100%		9,295
Total Acres 14.00					Land Total	27,170

Accpt Land	27,200	**Accepted Bldg**	0	**Total**	27,200

Name: ANDREWS JR, CATHY J & ALFRED (L/E)
FRANK, DIANNE M
Account: 889 Card: 1 of 1 Map/Lot: 007-023 Location: 309 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 2 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Fr. A-Homesite (Fract)	39,000.00	40,698.52	100%		40,699
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
1.00	Impr-Mobile Home Site	13,000.00	14,300.00	100%		14,300
Total Acres 0.90				Land Total		63,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood M/H	1996	14 x 66	D 0	43.248	Avg.	40%	100%	100%	17.299
One Story Frame	2005	192	D 100	12.902	Avg+	91%	100%	100%	11.741
One Story Frame	2008	168	D 100	11.290	Avg+	92%	100%	100%	10.387
Wood Deck	2009	80	D 100	1.176	Avg.	91%	100%	100%	1.070
Frame Shed	1987	216	D 100	6.274	Fair	64%	100%	100%	4.015
						Outbuilding Total			44,512

Accpt Land 63,800 **Accepted Bldg** 44,500 **Total** 108,300

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/28/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.40	Acre-Rear Land 1 <= 50 Acs	650.00	1,716.00	100%		1,716
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.40					Land Total	53,416

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1008 Sqft	Grade C 107	Base	193,760
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,499
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Very Good	Typical	199,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	96%	100%	162,595

Accpt Land	53,400	**Accepted Bldg**	162,600	**Total**	216,000

Account: 891 Card: 1 of 1 Map/Lot: 001-042-B
Location: 140 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 09/29/2023
Sale Price 23,750
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 GARAGE? SOLD TRLER?
Tran/Land/Bldg 4 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.39	Acre-Rear Land 1 <= 50 Acs	650.00	993.85	100%		994
2.00	Impr-Lot Improvements	3,900.00	8,580.00	50.0%	Fract. Share	4,290
Total Acres 2.39					Land Total	31,024

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Zimmer	M/H	1985	14 x 70	B 0	60.454	Avg.	40%	100%	100%	24,182
								Outbuilding Total		24,182

Accpt Land 31,000 **Accepted Bldg** 24,200 **Total** 55,200

Account: 893 Card: 1 of 1 Map/Lot: 010-009
Location: 103 WATER ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 130	Front-Road Frontage	325.00	33,578.66	100%		33,579
Total Acres 0.30					Land Total	33,579

Dwelling Description

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	139,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Average	Typical	139,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	66,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1880	352	C 100	28.846	Avg.	50%	100%	100%	14.423
Wood Deck	2010	256	C 100	4.162	Avg.	50%	100%	100%	2.081
Encl Frame Porch	2010	160	C 100	8.661	Avg.	50%	100%	100%	4.330
							Outbuilding Total		20,834

Accpt Land	33,600	**Accepted Bldg**	87,700	**Total**	121,300

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/15/2006
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55 x 115	Front-Road Frontage	325.00	18,427.50	100%		18,428
Total Acres 0.15					Land Total	18,428

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	468 Sqft	Grade C 107	Base	122,923
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,553
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	125,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	81,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	308	C 107	27.008	Avg+	65%	100%	100%	17.555
Unfin Basement	1900	308	C 107	14.155	Avg+	65%	100%	100%	9.201
Frame Shed	1900	204	C 100	7.295	Avg+	65%	100%	100%	4.742
Frame Garage	1900	264	C 100	8.712	Avg.	50%	100%	100%	4.356
							Outbuilding Total		35,854

Accpt Land	18,400	**Accepted Bldg**	117,400	**Total**	135,800

Name: OKAFOR, BENJAMIN C
DBA MACHIAS FAMILY PHARMACY
Account: 895 Card: 1 of 1
Map/Lot: 016-005
Location: 194 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 05/29/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 PHARMACY 6/18
Tran/Land/Bldg 0 2 15
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Fr. A-Homesite (Fract)	39,000.00	26,791.04	100%		26,791
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.39					Land Total	35,591

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1232 Sqft	Grade C 100	Base	208,546
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,281
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1967	2018	Modern	Modern	Good	Typical	219,303

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(RcnId)**
None	None	83%	100%	100%	182,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	2018	1144	C 100	93.751	Good	83%	100%	100%	77,813
							Outbuilding Total		77,813

Accpt Land	35,600	**Accepted Bldg**	259,800	**Total**	295,400

Name: MACHIAS, TOWN OF CEMETARY
Map/Lot: 011-099
Account: 896 Card: 1 of 1 Location:

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	MACHIAS CEMETARY ASSOCIATION
Tran/Land/Bldg	0 2 99
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	45
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
312 x 460	Front-Road Frontage	325.00	120,078.20	30.0%	Restriction	36,023
Total Acres 3.29					Land Total	36,023

Accpt Land	36,000	**Accepted Bldg**	0	**Total**	36,000

Map/Lot: 003-068
Account: 897 Card: 1 of 1 Location: 50 CROSSROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/31/2006
Sale Price	10,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description — **Replacement Cost New**

Conventional	One Story	600 Sqft	Grade D 100	Base	79,024
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,201
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,818
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	79,641

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	91%	100%	66,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2010	216	B 100	4.321	Avg.	92%	100%	100%	3,975
							Outbuilding Total		3,975

Accpt Land	26,800	Accepted Bldg	70,700	Total	97,500

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Rolling
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 71		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
235 x 200	Front-Road Frontage	650.00	160,205.55	100%		160,206
3.40	Acre-Rear Land 1 <= 50 Acs	650.00	2,431.00	100%		2,431
Total Acres 4.48				Land Total		162,637

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade B 100	Base	193,539
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,180
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,971
Rooms	7				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Modern	Modern	Above Average	Typical	214,510

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	139,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	320	A 100	39.336	Avg+	65%	100%	100%	25.568
							Outbuilding Total		25,568

Accpt Land	162,600	**Accepted Bldg**	165,000	**Total**	327,600

Map/Lot: 003-067
Account: 899 Card: 1 of 1 Location: 0 CROSSROAD

Neighborhood 1	Kennebec - Rural
Tree Growth	1999
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2020

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acre-Softwood TG	136.00	544.00	100%		544
12.00	Acre-Mixed Wood TG	165.00	1,980.00	100%		1,980
16.00	Acre-Hardwood TG	129.00	2,064.00	100%		2,064
0.00	Acre-Wasteland	65.00	0.00	100%		0
Total Acres 32.00					Land Total	4,588

Accpt Land	4,600	**Accepted Bldg**	0	**Total**	4,600

Account: 900 Card: 1 of 1 Map/Lot: 08A-029 Location: 33 HUDSON BLVD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 110	Base	146,465
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Average	Typical	150,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	108,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	48	C 100	938	Avg.	72%	100%	100%	675
							Outbuilding Total		675

Accpt Land	15,900	**Accepted Bldg**	108,800	**Total**	124,700

Account: 901 Card: 1 of 1 Map/Lot: 005-011 Location: 101 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1144 Sqft	Grade C 110	Base	159,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,277
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	164,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	137,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1991	1092	C 90	32.432	Avg.	81%	100%	100%	26.270
One Story Frame	2007	616	C 90	45.433	Avg.	90%	100%	100%	40.890
Frame Shed	2024	336	C 90	10.091	Avg.	95%	100%	100%	9.586
							Outbuilding Total		76,746

Accpt Land	34,300	Accepted Bldg	214,700	Total	249,000

Account: 902 Card: 1 of 1 Map/Lot: 003-001 Location: ROQUE BLUFFS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date 09/23/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
73.00	Acre-Wasteland	65.00	5,219.50	100%		5,220
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
9.00	Acre-Rear Land 2 >50 <=	455.00	4,504.50	100%		4,505
Total Acres 133.00				Land Total		58,345

Accpt Land 58,300 **Accepted Bldg** 0 **Total** 58,300

Account: 903 Card: 1 of 1 Map/Lot: 014-005-A
Location: 123 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65 x 202	Front-Road Frontage	325.00	23,039.98	100%		23,040
Total Acres 0.30					Land Total	23,040

Dwelling Description

Conventional	One Story	1200 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	160,990
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,364
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	165,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	96%	100%	111,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	105	C 107	3.988	Avg+	70%	100%	100%	2.792
Frame Garage	1950	380	C 100	12.540	Avg.	58%	100%	100%	7.273
							Outbuilding Total		10,065

Accpt Land	23,000	**Accepted Bldg**	121,200	**Total**	144,200

Account: 904 Card: 1 of 1 Map/Lot: 011-179 Location: 1 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/06/2015
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 150	Front-Road Frontage	325.00	34,406.69	100%		34,407
Total Acres 0.34					Land Total	34,407

Dwelling Description

Conventional	Two Story	1404 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	299,873
Dwelling Units	4 OTHER Units-1	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,544
Rooms	12				
Bedrooms	4	Add Fixtures	1		
Baths	4	Half Baths	1	Plumbing	22,378
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	334,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	26%	86%	100%	74,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 100	19.668	Fair	26%	100%	100%	5.114
Unfin Basement	1900	240	C 100	12.020	Fair	26%	100%	100%	3.125
One Story Frame	1900	226	C 100	18.521	Fair	26%	100%	100%	4.815
Frame Garage	1900	764	C 100	25.212	Avg.	50%	100%	100%	12.606
							Outbuilding Total		25,660

Accpt Land 34,400 **Accepted Bldg** 100,500 **Total** 134,900

Account: 905 Card: 1 of 1 Map/Lot: 014-073 Location: 47 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/20/2023
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 139	Front-Road Frontage	325.00	39,267.48	100%		39,267
Total Acres 0.37					Land Total	39,267

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1048 Sqft	Grade C 110	Base	150,432
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1959	0	Modern	Modern	Average	Typical	150,432

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	63%	100%	100%	94,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1959	352	C 100	11.616	Avg.	63%	100%	100%	7,318
Open Frame Porch	1959	18	C 110	1.233	Avg.	63%	100%	100%	777
								Outbuilding Total	8,095

Accpt Land 39,300 **Accepted Bldg** 102,900 **Total** 142,200

Map/Lot: 008-012
Account: 906 Card: 1 of 1 Location: 0

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/01/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46 x 95	Front-Road Frontage	650.00	21,612.97	60.0%	Size/Shape	12,968
Total Acres 0.10					Land Total	12,968

Accpt Land	13,000	**Accepted Bldg**	0	**Total**	13,000

Account: 907 Card: 1 of 1 Map/Lot: 08A-043 Location: 23 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	08/09/2022
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1054 Sqft	Grade C 103	Base	141,416
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,690
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Below Average	Typical	145,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	105,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					200
								Outbuilding Total	200

Accpt Land		Accepted Bldg		Total
16,900		106,100		123,000

Neighborhood 14	Hoyttown-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Dug Well
Street	Paved

Sale Data

Sale Date	09/02/2016
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.00	Acre-Blueberries	1,900.00	0.00	100%		0
1.00	Acre-Wasteland	65.00	71.50	100%		72
6.00	Acre-Rear Land 1 <= 50 Acs	650.00	4,290.00	100%		4,290
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 8.00					Land Total	56,062

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	594 Sqft	Grade C 100	Base	130,329
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	129,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	62,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	280	C 100	22.946	Avg.	50%	96%	100%	11.014
Frame Shed	1900	112	C 100	4.564	Avg.	50%	96%	100%	2.191
Barn - GBA	1900	880	C 100	26.952	Avg-	40%	100%	100%	10.781
							Outbuilding Total		23,986

Accpt Land	56,100	**Accepted Bldg**	86,300	**Total**	142,400

Account: 909 Card: 1 of 1 Map/Lot: 013-012-A
Location: 209 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 6 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Fr. A-Homesite (Fract)	52,000.00	49,205.30	100%		49,205
0.12	Acre-Intown Excess Land	13,000.00	1,716.00	100%		1,716
Total Acres 0.86					Land Total	50,921

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	935 Sqft	Grade C 100	Base	187,323
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1940	0	Modern	Modern	Average	Typical	189,505

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(RcnId)**
None	None	52%	100%	100%	98,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	2005	210	C 100	17.210	V.G.	93%	100%	100%	16.005
Encl Frame Porch	1940	210	C 100	10.641	Avg.	52%	100%	100%	5.533
Barn - GBA	1940	600	C 100	20.842	Avg.	52%	100%	100%	10.838
Frame Garage	1940	440	C 100	14.520	Fair	29%	100%	100%	4.211
								Outbuilding Total	36,587

Accpt Land 50,900 **Accepted Bldg** 135,100 **Total** 186,000

Name: GIBSON, TRUSTEE, JOHN L
LINDA V GIBSON TEST'Y MARITAL TRUST
Account: 910 Card: 1 of 1
Map/Lot: 012-029
Location: 4 ELLIOT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment
Topography Below Street
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 115	Front-Shorefrontage	260.00	41,355.53	100%		41,356
155 x 115	Front-Shorefrontage	260.00	32,050.54	70.0%	Excess Frtg.	22,435
Total Acres 0.94					Land Total	63,791

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1216 Sqft	Grade C 100	Base	274,940
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,333
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1903	0	Typical	Typical	Above Average	Typical	291,504

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	181,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	132	C 100	10.817	Avg+	65%	100%	100%	7.031
Two Story Frame	1903	30	C 100	3.639	Avg+	65%	100%	100%	2.365
Open Frame Porch	1903	78	C 100	2.918	Avg+	65%	100%	100%	1.897
Frame Garage	1890	360	D 100	9.742	Avg-	40%	100%	100%	3.897
								Outbuilding Total	15,190

Accpt Land 63,800 **Accepted Bldg** 197,100 **Total** 260,900

Account: 911 Card: 1 of 1 Map/Lot: 014-004 Location: 127 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/30/2014
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 7		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
120 x 194	Front-Road Frontage	325.00	42,363.83	100%		42,364
Total Acres 0.53					Land Total	42,364

Dwelling Description

Conventional	Two Story	1084 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	290,082
Dwelling Units	9 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,369
Rooms	24				
Bedrooms	15	Add Fixtures	0		
Baths	9	Half Baths	0	Plumbing	47,740
Attic	1/2 Finished			Attic	16,983
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2009	Modern	Modern	Good	Typical	361,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	270,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	924	C 100	75.722	Ava+	85%	66%	100%	42.480
Finished Attic	1990	462	C 100	20.938	Ava+	85%	66%	100%	11.746
One Story Frame	1990	891	C 100	73.017	Ava+	85%	100%	100%	62.064
One Story Frame	1990	144	C 100	11.801	Ava+	85%	100%	100%	10.031
Wood Deck	2008	106	B 100	2.241	Ava+	92%	100%	100%	2.062
							Outbuilding Total		128,383

Accpt Land	42,400	**Accepted Bldg**	399,300	**Total**	441,700

Account: 912 Card: 1 of 1 Map/Lot: 008-009 Location: 231 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 39
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/30/2013
Sale Price	558,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	650.00	143,000.00	100%		143,000
200 x 220	Front-Road Frontage	650.00	143,000.00	70.0%	Excess Frtg.	100,100
95 x 220	Front-Effective Road Frontage	130.00	13,585.00	50.0%	Excess Frtg.	6,793
6.50	Acre-Rear Land 1 <= 50 Acs	650.00	4,647.50	100%		4,648
Total Acres 9.00					Land Total	254,541

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1575 Sqft	Grade C 100	Base	184,262
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,414
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,353
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Modern	Modern	Above Average	Typical	183,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	139,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1964	380	C 100	31.141	Avg+	76%	100%	100%	23.667
CmmlBldg-SeeFile	1964	1646	C 90	148.140	Avg+	76%	100%	100%	112.586
CmmlBldg-SeeFile	1966	2304	C 90	207.360	Avg+	76%	100%	100%	157.594
CmmlBldg-SeeFile	1969	1482	C 90	133.380	Avg+	77%	100%	100%	102.703
Frame Shed	2013	148	C 100	5.633	Avg+	94%	100%	100%	5.295
							Outbuilding Total		401,845

Accpt Land	254,500	**Bldg Override**	622,900	**Total**	877,400

Name: LENKE, JAMES H
BEEFTINK, KAREN A
Account: 913 Card: 1 of 1

Map/Lot: 014-063
Location: 59 NORTH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/23/2021
Sale Price	114,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 184	Front-Road Frontage	325.00	35,116.85	100%		35,117
Total Acres 0.42					Land Total	35,117

Dwelling Description

Raised Ranch	One & 1/2 Story	768 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	175,168
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,307
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	179,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	134,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	108	C 110	4.199	Good	75%	100%	100%	3.149
Encl Frame Porch	1900	98	C 110	6.827	Good	75%	100%	100%	5.120
One Story Frame	1900	32	C 110	2.884	Good	75%	100%	100%	2.163
Frame Garage	1950	480	D 100	12.989	Avg.	58%	100%	100%	7.534
							Outbuilding Total		17,966

Accpt Land	35,100	**Accepted Bldg**	152,600	**Total**	187,700

Name: MSB LEASING INC.
COLONIAL SQUARE PARKING
Map/Lot: 011-130
Account: 914 Card: 1 of 1 Location: 0

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
69 x 174	Front-Road Frontage	325.00	24,095.60	100%		24,096
98 x 85	Front-Road Frontage	325.00	31,856.77	100%		31,857
37 x 100	Front-Road Frontage	325.00	12,224.62	100%		12,225
24036	SQFT-Paving/Parking Areas	1.00	26,439.60	100%		26,440
Total Acres 0.55					Land Total	94,618

Accpt Land 94,600 **Accepted Bldg** 0 **Total** 94,600

Account: 915 Card: 1 of 1 Map/Lot: 001-072 Location: 725 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	14X72 MBHM-2013		
Tran/Land/Bldg	2 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description — **Replacement Cost New**

Conventional	One Story	528 Sqft	Grade D 100	Base	73,702
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,057
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	72,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	48%	100%	6,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	288	E 100	4.752	Poor	18%	100%	100%	855
							Outbuilding Total		855

Accpt Land	34,300	**Accepted Bldg**	7,100	**Total**	41,400

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/08/2023
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 4		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
105 x 137	Front-Road Frontage	325.00	35,801.00	100%		35,801
Total Acres 0.33					Land Total	35,801

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1472 Sqft	Grade C 100	Base	297,812
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,007
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,903
Attic	1/2 Finished			Attic	20,688
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,944	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	345,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	165,670

Accpt Land	35,800	**Accepted Bldg**	165,700	**Total**	201,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/03/2012
Sale Price	81,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 137	Front-Road Frontage	325.00	27,958.88	100%		27,959
Total Acres 0.26					Land Total	27,959

Dwelling Description

Conventional	Two Story	653 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	149,700
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,439
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1898	0	Modern	Modern	Above Average	Typical	156,563

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	101,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1898	174	C 100	5.794	Avg+	65%	100%	100%	3.766
One Story Frame	1898	414	C 100	33.927	Avg+	65%	100%	100%	22.053
Frame Garage	1988	672	C 100	22.176	Avg.	79%	100%	100%	17.519
							Outbuilding Total		43,338

Accpt Land	28,000	**Accepted Bldg**	145,100	**Total**	173,100

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	NEW SOMETHING 6/18		
Tran/Land/Bldg	8 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.29	Acre-Rear Land 1 <= 50 Acs	650.00	207.35	100%		207
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.29					Land Total	34,527

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1176 Sqft	Grade C 113	Base	167,573
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,517
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Modern	Modern	Very Good	Typical	172,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	149,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1971	384	C 113	6.945	V.G.	87%	100%	100%	6,042
Frame Garage	1990	720	C 120	28.512	Avg.	80%	100%	100%	22,810
							Outbuilding Total		28,852

Accpt Land	34,500	**Accepted Bldg**	178,600	**Total**	213,100

Map/Lot: 010-020
Account: 920 Card: 1 of 1 Location: 10 BEAL ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/20/2022
Sale Price	111,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 x 117	Front-Road Frontage	325.00	35,911.71	100%		35,912
Total Acres 0.29					Land Total	35,912

Dwelling Description

Conventional	One Story	816 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	115,842
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	816	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Typical	Typical	Above Average	Typical	115,142

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	96%	100%	81,797

Accpt Land	35,900	**Accepted Bldg**	81,800	**Total**	117,700

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/15/2022
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 229	Front-Road Frontage	325.00	26,561.28	100%		26,561
Total Acres 0.39					Land Total	26,561

Dwelling Description

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	145,776
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	148,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	111,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	256	C 100	28.531	Good	75%	100%	100%	21.398
Frame Shed	1900	84	C 100	3.733	Good	75%	100%	100%	2.800
Barn - GBA	1900	660	C 100	22.151	Avg-	40%	100%	100%	8.860
							Outbuilding Total		33,058

Accpt Land	26,600	**Accepted Bldg**	144,700	**Total**	171,300

Account: 922 Card: 1 of 1 Map/Lot: 014-084 Location: 33 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/11/2023
Sale Price 265,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 EXEMPT?
Tran/Land/Bldg 4 0 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 250	Front-Road Frontage	325.00	30,778.45	100%		30,778
Total Acres 0.49				Land Total		30,778

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	945 Sqft	Grade C 100	Base	173,361
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,820
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,139
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	180,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	112,761

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	550	C 100	45.072	Avg+	65%	100%	100%	29.297
Finished Attic	1920	550	C 100	20.830	Avg+	65%	100%	100%	13.540
Open Frame Porch	1920	165	C 100	5.525	Avg+	65%	100%	100%	3.591
One Story Frame	1920	64	C 100	5.245	Avg+	65%	100%	100%	3.409
Frame Garage	2002	768	C 100	25.344	V.G.	92%	100%	100%	23.316
							Outbuilding Total		73,153

Accpt Land	30,800	**Accepted Bldg**	185,900	**Total**	216,700

Map/Lot: 003-003-A
Account: 923 Card: 1 of 1 Location: 8 BEAR DEN LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/03/2011
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Fr. A-Homesite (Fract)	23,400.00	29,348.11	100%		29,348
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.30					Land Total	37,928

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-496
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Modern	Modern	Average	Typical	132,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	94,290

Accpt Land	37,900	**Accepted Bldg**	94,300	**Total**	132,200

Account: 924 Card: 1 of 1 Map/Lot: 011-169 Location: 8 SCHOOL ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/14/2016
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 120	Front-Road Frontage	325.00	23,553.20	100%		23,553
Total Acres 0.19					Land Total	23,553

Dwelling Description / **Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 100	Base	94,208
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	1/2 Finished			Attic	12,133
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	108,582

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	78,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	64	C 100	4.859	Good	75%	100%	100%	3.644
One Story Frame	1900	320	C 100	26.224	Good	75%	100%	100%	19.668
							Outbuilding Total		23,312

Accpt Land	23,600	**Accepted Bldg**	101,500	**Total**	125,100

Name: WHITNEY, DALE
WHITNEY, VIRGINIA
Map/Lot: 014-079
Account: 926 Card: 1 of 1 Location: 0 CENTER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Gravel

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.39	Fr. A-Baselot (Fract)	32,500.00	42,148.62	100%		42,149
Total Acres 1.39					Land Total	42,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1870	240	D 100	6,858	Fair	26%	50%	100%	892
							Outbuilding Total		892

Accpt Land	42,100	**Accepted Bldg**	900	**Total**	43,000

Name: MERCER, ROBERT B
MERCER, KATHRYN T
Map/Lot: 014-030
Account: 927 Card: 1 of 1 Location: 17 CHARLES ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/14/2009
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 100	Front-Road Frontage	325.00	33,039.52	100%		33,040
Total Acres 0.23					Land Total	33,040

Dwelling Description

Conventional	One & 1/2 Story	776 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	152,642
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,956
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1883	0	Typical	Typical	Average	Typical	155,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	74,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1883	378	C 100	30.977	Avg.	50%	100%	100%	15.488
Unfin Basement	1883	378	C 100	14.475	Avg.	50%	100%	100%	7.238
Barn - GBA	1883	1188	C 100	33.672	Avg-	40%	100%	100%	13.469
Frame Shed	1883	176	C 100	6.464	Avg-	40%	100%	100%	2.586
						Outbuilding Total			38,781

Accpt Land	33,000	**Accepted Bldg**	113,600	**Total**	146,600

Map/Lot: 015-050-A
Account: 928 Card: 1 of 1 Location: 14 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/13/2016
Sale Price	10,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 128	Front-Road Frontage	325.00	33,865.29	100%		33,865
Total Acres 0.29					Land Total	33,865

Dwelling Description

Conventional	One Story	1512 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	160,725
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-18,977
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,028
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Modern	Modern	Average	Typical	141,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	134,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2017	120	C 100	4.802	Avg.	95%	100%	100%	4.562
Wood Deck	2017	48	C 100	938	Avg.	95%	100%	100%	891
Frame Shed	0			- - - - S O U N D V A L U E - - - -					200
								Outbuilding Total	5,653

Accpt Land	33,900	**Accepted Bldg**	140,500	**Total**	174,400

Account: 929 Card: 1 of 1 Map/Lot: 003-074 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	09/16/2024
Sale Price	5,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.50	Acre-Wasteland	65.00	35.75	100%		36
Total Acres 1.50					Land Total	25,776

Accpt Land	25,800	**Accepted Bldg**	0	**Total**	25,800

Account: 930 Card: 1 of 1 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Rolling
Utilities	None
Street	Street Surface

Sale Data

Sale Date	03/25/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	40	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
8.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,720.00	100%		5,720
1.00	Acre-Wasteland	65.00	71.50	100%		72
Total Acres 10.00				Land Total		23,667

Accpt Land 23,700 **Accepted Bldg** 0 **Total** 23,700

Account: 931 Card: 1 of 1 Map/Lot: 001-01A-007 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Fr. A-Homesite (Fract)	23,400.00	35,480.14	100%		35,480
Total Acres 1.90				Land Total		35,480

Accpt Land	35,500	**Accepted Bldg**	0	**Total**	35,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	123,600	0	123,600	123,600	0	123,600
2	175,100	0	175,100	175,100	0	175,100
TOTAL	298,700	0	298,700	298,700	0	298,700

Neighborhood 2	Elm St - Rural		
Zoning/Use	Shore-ResourceProtect		
Topography	Rolling		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 5 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	2

Sale Data

Sale Date	11/23/2020
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	260.00	57,200.00	80.0%	Open Space	45,760
200 x 220	Front-Shorefrontage	260.00	57,200.00	70.0%	Excess Frtg.	0
		0.00	0.00	80.0%	Open Space	32,032
400 x 220	Front-Shorefrontage	260.00	114,400.00	50.0%	Excess Frtg.	0
		0.00	0.00	80.0%	Open Space	45,760
Total Acres 4.04					Land Total	123,552

Accpt Land	123,600	**Accepted Bldg**	0	**Total**	123,600

Neighborhood 2	Elm St - Rural		
Zoning/Use	Shore-ResourceProtect	**Sale Data**	
Topography	Rolling	Sale Date	11/23/2020
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1	OPEN SPACE		
Reference 2			
Tran/Land/Bldg	0 5 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	42	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
900 x 220	Front-Shorefrontage	260.00	257,400.00	35.00%	Excess Frtg.	0
		0.00	0.00	80.0%	Open Space	72,072
900 x 220	Front-Shorefrontage	260.00	257,400.00	35.00%	Excess Frtg.	0
		0.00	0.00	80.0%	Open Space	72,072
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	80.0%	Open Space	28,600
5.86	Acre-Rear Land 2 >50 <=	455.00	2,932.93	80.0%	Open Space	2,346
Total Acres 64.96					Land Total	175,090

Accpt Land	175,100	**Accepted Bldg**	0	**Total**	175,100

Name: MACHIAS, TOWN OF
MACHIAS CEMETARY ASSOCIATION
Map/Lot: 011-108-A
Account: 933 Card: 1 of 1 Location:

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25 x 150	Front-Road Frontage	325.00	8,601.67	100%		8,602
Total Acres 0.09				Land Total		8,602

Accpt Land	8,600	**Accepted Bldg**	0	**Total**	8,600

Name: PATRYN, JACOB S
FOGG, MORGAN-LEA
Map/Lot: 001-010
Account: 934 Card: 1 of 1 Location: 70 BLUEBERRY MOUNTAIN DR

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	11/26/2018
Sale Price	149,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	REMEASURE		
Tran/Land/Bldg	1 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
6.00	Acre-Rear Land 1 <= 50 Acs	650.00	4,290.00	100%		4,290
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 7.00					Land Total	38,610

Dwelling Description

				Replacement Cost New	
Contemporary	Three Story	374 Sqft	Grade B 105	Base	197,287
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-13,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	5,059
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,644
Attic	Floor & Stairs			Attic	2,346
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Above Average	Typical	197,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	98%	100%	176,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2006	420	B 105	44,091	Avg+	91%	100%	100%	40,123
							Outbuilding Total		40,123

Accpt Land	38,600	**Accepted Bldg**	216,600	**Total**	255,200

Account: 935 Card: 1 of 1 Map/Lot: 003-012-A
Location: 468 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	11/15/2021
Sale Price	99,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 468A - SALES; 468B - GROWING
Tran/Land/Bldg 7 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Fr. A-Homesite (Fract)	23,400.00	21,069.10	100%		21,069
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.67				Land Total		29,649

Dwelling Description

				Replacement Cost New	
Conventional	One Story	640 Sqft	Grade D 100	Base	81,981
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,784
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	83,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	91%	100%	46,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1955	96	D 100	6.451	Avg.	61%	100%	100%	3.935
Wood Deck	1955	65	C 100	1.201	Avg.	61%	100%	100%	733
Frame Shed	1981	104	E 100	2.164	Fair	59%	100%	100%	1.277
Res. Greenhouse	2018	1056	B 100	24.711	Avg.	95%	100%	100%	23.475
							Outbuilding Total		29,420

Accpt Land	29,600	**Accepted Bldg**	75,700	**Total**	105,300

Account: 936 Card: 1 of 1 Map/Lot: 011-107-A Location: 41 HIGH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/18/2014
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 25
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 x 178	Front-Road Frontage	325.00	51,800.93	100%		51,801
Total Acres 0.60					Land Total	51,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1946	3000	D 100	74.030	Poor	25%	100%	100%	18.508
Unfin Basement	1946	3000	D 100	10.024		20%	100%	100%	10.024
								Outbuilding Total	28,532

Accpt Land	51,800	**Accepted Bldg**	28,500	**Total**	80,300

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Gravel

Sale Data

Sale Date 05/20/2019
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 10 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
300 x 220	Front-Shorefrontage	200.00	97,893.82	50.0%	Excess Frtg.	48,947
1.49	Acre-Rear Land 1 <= 50 Acs	500.00	819.50	100%		820
Total Acres 5.03				Land Total		160,714

Accpt Land 160,700 **Accepted Bldg** 0 **Total** 160,700

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/31/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 115	Base	148,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,753
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Very Good	Typical	151,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	132,153

Accpt Land	39,700	**Accepted Bldg**	132,200	**Total**	171,900

Name: MEROFF, CHRISTOPHER A
MEROFF, SUSAN E
Map/Lot: 003-023
Account: 939 Location: 415 KENNEBEC RD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	162,900	570,800	733,700	162,900	570,800	733,700
2	0	0	0	0	0	0
TOTAL	162,900	570,800	733,700	162,900	570,800	733,700

Name: MEROFF, CHRISTOPHER A
MEROFF, SUSAN E
Map/Lot: 003-023
Account: 939 Card: 1 of 2 Location: 415 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/08/2021
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	PERMIT 11/22		
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
12.00	Acre-Blueberries	2,340.00	30,888.00	100%		30,888
12.00	Acre-Wasteland	65.00	858.00	100%		858
11.50	Acre-Rear Land 1 <= 50 Acs	650.00	8,222.50	100%		8,223
8.00	Impr-Lot Improvements	3,900.00	34,320.00	100%		34,320
1.50	Acre-Class II Roads	3,250.00	5,362.50	100%		5,363
5.00	Fr. A-Homesite (Fract)	23,400.00	57,556.39	100%		57,556
Total Acres 43.00					Land Total	162,948

Dwelling Description

					Replacement Cost New
Conventional	One Story	572 Sqft	Grade C 100	Base	93,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,094
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Fair	Typical	105,450

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	26%	96%	100%	26,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	123	C 100	10.080	Fair	26%	100%	100%	2.621
Encl Frame Porch	1900	54	C 100	4.463	Fair	26%	100%	100%	1.160
Barn - GBA	1900	880	D 100	22.101	Fair	26%	100%	100%	5.746
One Story Frame	0			----SOUND VALUE----					500.000
Barn - GBA	0			----SOUND VALUE----					35.000
								Outbuilding Total	544,527

Accpt Land	162,900	**Accepted Bldg**	570,800	**Total**	733,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	PERMIT 11/22
Tran/Land/Bldg	3 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/08/2021
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood 2	Elm St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Above Street	Sale Date	12/30/1899
Utilities	Drilled Well Septic System	Sale Price	0
Street	Right-Of-Way	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 3	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,787.50	100%		1,788
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.50					Land Total	53,488

Dwelling Description — **Replacement Cost New**

Raised Ranch	One Story	1000 Sqft	Grade C 107	Base	148,784
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,637
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Modern	Modern	Good	Typical	157,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	135,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1990	270	C 100	8,910	Avg.	80%	100%	100%	7,128
Wood Deck	1990	200	C 100	3,294	Avg.	80%	100%	100%	2,635
							Outbuilding Total		9,763

Accpt Land	53,500	**Accepted Bldg**	144,800	**Total**	198,300

Account: 941 Card: 1 of 1 Map/Lot: 08A-003 Location: 8 FOREST AVE

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	04/15/2016
Sale Price	56,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	CONDITION		
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Fr. A-Homesite (Fract)	26,000.00	15,923.81	100%		15,924
Total Acres 0.31					Land Total	15,924

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade C 115	Base	153,123
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Modern	Modern	Above Average	Typical	157,063

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	124,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	256	C 115	4.786	Avg+	79%	100%	100%	3,781
							Outbuilding Total		3,781

Accpt Land	15,900	**Accepted Bldg**	127,900	**Total**	143,800

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level Level	Sale Date	03/04/2013
Utilities	All Public All Public	Sale Price	54,000
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
		Verified	Public Record
		Validity	Other Non Valid
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Fr. A-Homesite (Fract)	26,000.00	14,861.00	100%		14,861
Total Acres 0.27					Land Total	14,861

Dwelling Description				**Replacement Cost New**	
Ranch	One Story	1008 Sqft	Grade C 107	Base	142,471
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,666
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Below Average	Typical	146,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	56%	100%	100%	81,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1988	432	C 107	37.880	Avg-	56%	100%	100%	21.213
Frame Garage	1988	384	C 107	13.559	Avg-	56%	100%	100%	7.593
Wood Deck	2000	384	C 100	6.146	Avg.	86%	100%	100%	5.286
							Outbuilding Total		34,092

Accpt Land	14,900	**Accepted Bldg**	115,900	**Total**	130,800

Neighborhood 1	Kennebec - Rural
Tree Growth	1980
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	None
TG PLAN YEAR....	2018

Sale Data

Sale Date	04/19/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acre-Softwood TG	136.00	2,312.00	100%		2,312
6.00	Acre-Mixed Wood TG	165.00	990.00	100%		990
3.00	Acre-Hardwood TG	129.00	387.00	100%		387
2.00	Acre-Wasteland	65.00	143.00	100%		143
Total Acres 28.00					Land Total	3,832

Accpt Land	3,800	**Accepted Bldg**	0	**Total**	3,800

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 08/01/2023
Sale Price 199,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 97
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Fr. A-Commercial Site (Fract)	52,000.00	127,903.08	100%		127,903
6.00	Acre-Wasteland	65.00	429.00	100%		429
37.00	Acre-Rear Land 1 <= 50 Acs	650.00	26,455.00	100%		26,455
Total Acres 48.00					Land Total	154,787

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	1200	D 100	30.222	Fair	58%	100%	100%	17.529
							Outbuilding Total		17,529

Accpt Land 154,800 **Accepted Bldg** 17,500 **Total** 172,300

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/09/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1	
Reference 2	RENOVATIONS
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
97 x 108	Front-Road Frontage	325.00	32,295.93	100%		32,296
Total Acres 0.24					Land Total	32,296

Dwelling Description

Conventional	One & 1/2 Story	656 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	124,137
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	984	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	123,630

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	91%	100%	45,001

Accpt Land	32,300	**Accepted Bldg**	45,000	**Total**	77,300

Map/Lot: 001-062
Account: 946 Card: 1 of 1 Location: 44 PRESTON LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Gravel

Sale Data

Sale Date	04/27/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	MBHM FOR 2022		
Tran/Land/Bldg	8 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
17.00	Acre-Blueberries	2,340.00	43,758.00	100%		43,758
35.00	Acre-Wasteland	65.00	2,502.50	100%		2,503
1.59	Acre-Rear Land 1 <= 50 Acs	650.00	1,136.85	100%		1,137
Total Acres 54.59				Land Total		60,268

Accpt Land	60,300	**Accepted Bldg**	0	**Total**	60,300

Name: MACHIAS, TOWN OF
CIVIL WAR MONUMENT
Map/Lot: 011-151-A
Account: 947 Card: 1 of 1 Location:

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 81		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	45	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 30	Front-Road Frontage	325.00	17,575.07	100%		17,575
Total Acres 0.04				Land Total		17,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					25,000
							Outbuilding Total		25,000

Accpt Land	17,600	**Accepted Bldg**	25,000	**Total**	42,600

Account: 948 Card: 1 of 1 Map/Lot: 015-059 Location: 1 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/19/2010
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 5
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 97	Front-Road Frontage	325.00	26,351.24	100%		26,351
Total Acres 0.18					Land Total	26,351

Dwelling Description

					Replacement Cost New
Conventional	Two Story	1734 Sqft	Grade C 100	Base	396,794
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	7	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	41,773
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,468	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	2012	Typical	Typical	Average	Typical	437,079

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	209,798

Accpt Land 26,400 **Accepted Bldg** 209,800 **Total** 236,200

Account: 949 Card: 1 of 1 Map/Lot: 003-072-B Location: 6 CROSS ROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	09/16/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.60	Acre-Rear Land 1 <= 50 Acs	650.00	429.00	100%		429
Total Acres 1.60					Land Total	26,169

Accpt Land	26,200	**Accepted Bldg**	0	**Total**	26,200

Name: APPLEMAN, JAMES C
BUNNER, WALLACE E
Account: 950 Card: 1 of 1

Map/Lot: 012-012
Location: 8 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 181	Front-Road Frontage	325.00	23,139.05	100%		23,139
Total Acres 0.27					Land Total	23,139

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1304 Sqft	Grade C 100	Base	159,833
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,432
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	Full Finished			Attic	30,981
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1840	0	Typical	Typical	Average	Typical	198,603

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	95,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1920	792	C 100	26.136	Fair	26%	100%	100%	6,795
							Outbuilding Total		6,795

Accpt Land	23,100	**Accepted Bldg**	102,100	**Total**	125,200

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/22/2019
Sale Price	127,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
91 x 175	Front-Road Frontage	325.00	31,796.48	100%		31,796
Total Acres 0.37					Land Total	31,796

Dwelling Description

Conventional	One Story	1240 Sqft	Grade D 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	132,649
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,629
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Modern	Modern	Good	Typical	136,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	110,385

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	C 100	19,008	Good	81%	100%	100%	15,396
							Outbuilding Total		15,396

Accpt Land	31,800	**Accepted Bldg**	125,800	**Total**	157,600

Account: 953 Card: 1 of 1 Map/Lot: 007-036-011
Location: COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities None None
Street Paved

Sale Data

Sale Date 07/28/2023
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Baselot (Fract)	16,250.00	12,889.84	100%		12,890
Total Acres 0.52				Land Total		12,890

Accpt Land 12,900 **Accepted Bldg** 0 **Total** 12,900

Name: HOSTERT, ELLEN E
ZEGERS, GERARD P
Account: 954 Card: 1 of 1 Map/Lot: 014-045 Location: 3 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 2
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 148	Front-Road Frontage	325.00	39,514.62	100%		39,515
Total Acres 0.39					Land Total	39,515

Dwelling Description

Conventional	One & 1/2 Story	1168 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	210,735
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,955
Rooms	8				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	224,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	140,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	B 100	31.993	Good	75%	100%	100%	23,995
Wood Deck	1900	80	C 100	1.434	Avg+	65%	100%	100%	932
							Outbuilding Total		24,927

Accpt Land	39,500	**Accepted Bldg**	165,000	**Total**	204,500

Account: 955 Card: 1 of 1 Map/Lot: 006-023-T18
Location: 18 ARMSTRONG LN

Neighborhood 99

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 1	

Sale Data

Sale Date	04/01/2009
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Land	0	**Bldg Override**	3,400	**Total**	3,400

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level Swampy
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/22/2022
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 x 338	Front-Road Frontage	325.00	38,438.17	70.0%	Topography	26,907
0.06	Acre-Intown Excess Land	13,000.00	858.00	100%		858
Total Acres 0.86					Land Total	27,765

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	988 Sqft	Grade C 117	Base	278,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,823
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,019
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1920	0	Modern	Modern	Very Good	Typical	298,232

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	80%	100%	100%	238,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	168	C 117	16.108	V.G.	80%	100%	100%	12.886
Unfin Basement	1920	168	C 117	12.564	V.G.	80%	100%	100%	10.051
Encl Frame Porch	1920	48	C 117	4.944	V.G.	80%	100%	100%	3.955
One Story Frame	1920	33	C 117	3.164	V.G.	80%	100%	100%	2.531
Open Frame Porch	1920	44	C 117	2.222	V.G.	80%	100%	100%	1.778
Frame Garage	1996	800	C 100	26.400	V.G.	91%	100%	100%	24.024
								Outbuilding Total	55,225

Accpt Land	27,800	**Accepted Bldg**	293,800	**Total**	321,600

Account: 957 Card: 1 of 1 Map/Lot: 06A-019
Location: 20 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/24/2025
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 43		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.10	Fr. A-Commercial Site (Fract)	52,000.00	82,890.68	100%		82,891
Total Acres 2.10					Land Total	82,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1977	1242	C 100	124,200	Good	85%	100%	100%	105,570
							Outbuilding Total		105,570

Accpt Land	82,900	**Accepted Bldg**	105,600	**Total**	188,500

Name: SAVIO, JOSEPH L
SAVIO, JAMES R

Map/Lot: 003-052

Account: 958 Card: 1 of 1 Location:

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
2.00	Acre-Wasteland	65.00	143.00	100%		143
7.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,005.00	100%		5,005
Total Acres 10.00				Land Total		18,018

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: 011-128
Account: 959 Card: 1 of 1 Location: 10 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 06/17/2021
Sale Price 188,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28 x 130	Front-Road Frontage	325.00	9,496.99	100%		9,497
Total Acres 0.08				Land Total		9,497

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	720 Sqft	Grade C 103	Base	157,657
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,781
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,220
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Typical	Typical	Good	Typical	170,022

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	96%	100%	122,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1870	264	C 103	22.284	Good	75%	100%	100%	16.713
						Outbuilding Total			16,713

Accpt Land 9,500 **Accepted Bldg** 139,100 **Total** 148,600

Account: 960 Card: 1 of 1 Map/Lot: 003-080 Location: 52 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	Drilled Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	09/16/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	75.00%	View/Enviro	75,075
200 x 220	Front-Shorefrontage	455.00	100,100.00	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	35,035
224 x 220	Front-Shorefrontage	455.00	112,112.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	28,028
9.85	Acre-Rear Land 1 <= 50 Acs	650.00	7,042.75	100%		7,043
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 13.00					Land Total	153,761

Dwelling Description

Contemporary	One Story	1296 Sqft	Grade C 120	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	200,481
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,286
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,371
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,148
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Very Good	Typical	216,286

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	196,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1992	400	C 100	13,200	Avg.	82%	100%	100%	10,824
							Outbuilding Total		10,824

Accpt Land	153,800	**Accepted Bldg**	207,600	**Total**	361,400

Name: ROMAN CATHOLIC BISHOP/PORTLAND
CHURCH RECTORY/PARSONAGE
Map/Lot: 011-127
Account: 961 Card: 1 of 1 Location: 4 FREE ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	
Utilities	None None
Street	None
Reference 1	BUILDING ONLY
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	11
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	792 Sqft	Grade C 107	Base	165,425
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,321
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Modern	Modern	Good	Typical	173,609

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	100%	100%	130,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1870	240	C 107	31.148	Good	75%	100%	100%	23.361
Unfin Basement	1870	240	C 107	12.861	Good	75%	100%	100%	9.646
Open Frame Porch	1870	60	C 107	2.546	Good	75%	100%	100%	1.910
Frame Garage	1870	528	C 100	17.424	Avg.	50%	100%	100%	8.712
							Outbuilding Total		43,629

Accpt Land	0	**Accepted Bldg**	173,800	**Total**	173,800

Account: 962 Card: 1 of 1 Map/Lot: 08A-012 Location: 12 FOREST AVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level Level
Utilities All Public All Public
Street Paved

Sale Data

Sale Date 04/28/2014
Sale Price 83,577
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 GARAGE 10/2016
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 6 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Fr. A-Homesite (Fract)	26,000.00	26,522.55	100%		26,523
Total Acres 0.86					Land Total	26,523

Dwelling Description **Replacement Cost New**

Ranch	One Story	1008 Sqft	Grade C 115	Base	153,123
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Average	Typical	160,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	115,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	96	C 115	1.934	Avg.	72%	100%	100%	1.392
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
Frame Garage	0			- - - - S O U N D V A L U E - - - -					8.500
								Outbuilding Total	10,192

Accpt Land 26,500 **Accepted Bldg** 125,700 **Total** 152,200

Account: 963 Card: 1 of 1 Map/Lot: 003-035 Location: KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 08/02/2018
Sale Price 2,152
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
2.00	Acre-Wasteland	65.00	143.00	100%		143
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
Total Acres 7.00					Land Total	15,873

Accpt Land 15,900 **Accepted Bldg** 0 **Total** 15,900

Neighborhood 3	Court St - Rural		
Zoning/Use	None		
Topography	Level		
Utilities	Drilled Well Septic System		
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	4 20	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.31	Acre-Rear Land 1 <= 50 Acs	650.00	936.65	100%		937
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.31					Land Total	52,637

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1344 Sqft	Grade C 117	Base	191,223
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,345
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Modern	Modern	Above Average	Typical	196,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	169,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2007	210	C 117	20.136	Avg+	92%	100%	100%	18.525
Wood Deck	2000	180	B 100	3.640	Avg-	80%	100%	100%	2.912
Frame Garage	2007	1500	C 100	49.500	Avg+	92%	100%	100%	45.540
							Outbuilding Total		66,977

Accpt Land	52,600	**Accepted Bldg**	236,000	**Total**	288,600

Account: 965 Card: 1 of 1 Map/Lot: 017-001 Location: 305 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/28/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	SHED STORAGE 11/2019		
Tran/Land/Bldg	9 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Fr. A-Homesite (Fract)	39,000.00	25,014.78	100%		25,015
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.34					Land Total	33,815

Dwelling Description

Conventional	One Story	762 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	116,523
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Typical	Typical	Fair	Typical	115,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	96%	100%	28,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1962	280	C 105	24.093	Fair	26%	96%	100%	6.013
Wood Deck	1962	126	C 105	2.254	Fair	26%	96%	100%	563
Encl Frame Porch	1962	102	C 105	6.682	Fair	26%	96%	100%	1.668
Open Frame Porch	1962	12	C 105	988	Fair	26%	96%	100%	247
								Outbuilding Total	8,491

Accpt Land	33,800	**Accepted Bldg**	37,400	**Total**	71,200

Map/Lot: 008-014
Account: 966 Card: 1 of 1 Location: 2 HANSCOM LN

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/15/2024
Sale Price 270,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 5
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 565	Front-Road Frontage	650.00	113,436.84	50.0%	Size/Shape	56,718
Total Acres 1.28					Land Total	56,718

Dwelling Description **Replacement Cost New**

Conventional	One Story	2832 Sqft	Grade C 100	Base	342,211
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-33,689
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,626
Rooms	20				
Bedrooms	10	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	22,378
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Average	Typical	340,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	77%	100%	180,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1971	800	C 100	65,560	Avg.	70%	50%	100%	22,946
						Outbuilding Total			22,946

Accpt Land	56,700	Accepted Bldg	203,900	Total	260,600

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/18/2010
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	RENOVATIONS
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 255	Front-Road Frontage	325.00	29,751.01	100%		29,751
Total Acres 0.48					Land Total	29,751

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	128,122
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	131,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	40%	92%	80%	38,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	96	C 100	3.457	Avg-	40%	100%	80%	1,106
Frame Garage	0			- - - - S O U N D V A L U E - - - -					500
								Outbuilding Total	1,606

Accpt Land	29,800	**Accepted Bldg**	40,200	**Total**	70,000

Account: 968 Card: 1 of 1 Map/Lot: 015-032 Location: 55 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 269	Front-Road Frontage	325.00	30,275.20	100%		30,275
Total Acres 0.51					Land Total	30,275

Dwelling Description

Conventional	One Story	952 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	128,102
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,517
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Average	Typical	152,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	73,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1870	408	C 100	13.349	Avg.	50%	100%	100%	6.674
Barn - GBA	1870	504	C 100	18.747	Avg.	50%	100%	100%	9.374
Encl Frame Porch	1870	128	C 100	7.394	Avg.	50%	100%	100%	3.697
							Outbuilding Total		19,745

Accpt Land	30,300	**Accepted Bldg**	93,100	**Total**	123,400

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	10/30/2006
Sale Price	49,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Fr. A-Homesite (Fract)	39,000.00	31,231.67	100%		31,232
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.53					Land Total	40,032

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1008 Sqft	Grade C 100	Base	133,150
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Below Average	Typical	136,576

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	53%	91%	100%	65,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	72	C 100	1.310	Poor	44%	100%	100%	576
							Outbuilding Total		576

Accpt Land	40,000	**Accepted Bldg**	66,400	**Total**	106,400

Name: MORSE, LESTER
MORSE, HEIRS OF FAIRFIELD AND OLIZA
Account: 970 Card: 1 of 1 Map/Lot: 001-01A-011
Location: MARSTON POINT

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-MarineAccess
Topography	Level
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
250 x 64	Front-Shorefrontage	455.00	67,487.41	100%		67,487
Total Acres 0.37				Land Total		67,487

Accpt Land	67,500	**Accepted Bldg**	0	**Total**	67,500

Name: KLT INC
C/O ED HENNESSEY
Account: 972 Card: 1 of 1 Map/Lot: 016-010-A
Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 329	Front-Road Frontage	520.00	139,898.36	100%		139,898
150 x 329	Front-Road Frontage	520.00	104,923.78	70.0%	Excess Frtg.	73,447
Total Acres 2.64					Land Total	213,345

Accpt Land 213,300 **Accepted Bldg** 0 **Total** 213,300

Map/Lot: 009-029
Account: 973 Card: 1 of 1 Location: HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 06/23/2011
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
67 x 95	Front-Road Frontage	325.00	22,023.22	85.00%	View/Enviro	18,720
Total Acres 0.15					Land Total	18,720

Accpt Land 18,700 **Accepted Bldg** 0 **Total** 18,700

Name: LABROSSE, CHRISTINA
LABROSSE, BECKY LOU
Account: 974 Card: 1 of 1 Map/Lot: 003-029 Location: 382 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/23/2011
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
3.00	Acre-Wasteland	65.00	214.50	100%		215
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 7.00					Land Total	36,680

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1920 Sqft	Grade C 117	Base	251,974
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,636
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Very Good	Typical	264,846

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	241,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1996	864	C 117	33.359	V.G.	91%	100%	100%	30,357
Encl Frame Porch	2015	192	C 117	11.616	V.G.	91%	100%	100%	10,571
							Outbuilding Total		40,928

Accpt Land	36,700	**Accepted Bldg**	281,900	**Total**	318,600

Name: HBA PROPERTIES LLC
US DEPT OF JUSTICE

Map/Lot: 002-003
Account: 975 Card: 1 of 1 Location: 414 EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/17/2021
Sale Price	245,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Acre-Wasteland	65.00	143.00	100%		143
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
5.00	Acre-Rear Land 2 >50 <=	455.00	2,502.50	100%		2,503
Total Acres 58.00					Land Total	72,716

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	679 Sqft	Grade C 100	Base	153,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,616
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Poor	Typical	160,769

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	48%	100%	13,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1972	252	C 100	20.651	Poor	18%	100%	100%	3.717
Unfin Basement	1972	252	C 100	12.233	Poor	18%	100%	100%	2.202
Open Frame Porch	1972	44	C 100	1.899	Poor	18%	100%	100%	342
Frame Garage	1991	1018	C 100	33.594	Avg.	81%	100%	100%	27.211
Frame Shed	1975	720	C 100	22.610	Avg-	64%	100%	100%	14.470
Frame Shed	1975	540	C 100	17.267	Avg-	64%	100%	100%	11.051
Frame Shed	1975	320	C 100	10.738	Avg-	64%	100%	100%	6.872
								Outbuilding Total	65,865

Accpt Land	72,700	**Accepted Bldg**	79,800	**Total**	152,500

Account: 976 Card: 1 of 1 Map/Lot: 007-036-012 Location: COURT ST

Neighborhood 3	Court St - Rural		
Zoning/Use	None		
Topography	Level		
Utilities	None None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Fr. A-Baselot (Fract)	16,250.00	12,384.16	100%		12,384
Total Acres 0.48				Land Total		12,384

Accpt Land	12,400	**Accepted Bldg**	0	**Total**	12,400

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/03/2022
Sale Price	121,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
74 x 150	Front-Road Frontage	325.00	25,460.95	100%		25,461
Total Acres 0.25					Land Total	25,461

Dwelling Description

Conventional	Two Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	166,571
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Good	Typical	193,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	91%	100%	132,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1890	280	C 100	31.206	Good	75%	91%	100%	21.298
Encl Frame Porch	1890	40	C 100	3.909	Good	75%	91%	100%	2.668
Barn - GBA	1890	504	D 100	15.373	Poor	18%	100%	100%	2.767
								Outbuilding Total	26,733

Accpt Land	25,500	**Accepted Bldg**	159,000	**Total**	184,500

Account: 978 Card: 1 of 1 Map/Lot: 016-008 Location: 214 MAIN ST

Neighborhood	10	Rt 1 Commercial North	
Zoning/Use		None	
Topography		Level	
Utilities		Drilled Well Septic System	
Street		Paved	
Reference 1			
Reference 2			
Tran/Land/Bldg		0 2 15	
1ST MORTGAGE		0	2ND MORTGAGE 0
Exemption(s)			Land Schedule 3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 122	Front-Road Frontage	520.00	57,504.04	100%		57,504
Total Acres 0.38					Land Total	57,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1930	5782	C 110	521.218	Avg+	65%	100%	100%	338,792
								Outbuilding Total	338,792

Accpt Land	57,500	**Accepted Bldg**	338,800	**Total**	396,300

Account: 979 Card: 1 of 1 Map/Lot: 08A-009 Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	26,000.00	20,623.76	70.0%	Access	14,437
Total Acres 0.52					Land Total	14,437

Accpt Land	14,400	**Accepted Bldg**	0	**Total**	14,400

Account: 980 Card: 1 of 1 Map/Lot: 007-001 Location: 142 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/21/2005
Sale Price	32,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description

				Replacement Cost New	
Conventional	One Story	400 Sqft	Grade D 100	Base	64,240
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,155
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	11,156
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-253
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Old Type	Old Type	Fair	Typical	76,017

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(RcnId)**
None	None	26%	88%	100%	17,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	1950	140	D 100	9.408	Fair	26%	88%	100%	2.152
Encl Frame Porch	1950	120	D 100	5.803	Fair	26%	88%	100%	1.328
Frame Garage	1950	160	D 100	4.330	Avg.	58%	100%	100%	2.511
							Outbuilding Total		5,991

Accpt Land	34,300	**Accepted Bldg**	23,400	**Total**	57,700

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 x 78	Front-Road Frontage	325.00	42,541.93	85.00%	View/Enviro	36,161
Total Acres 0.24					Land Total	36,161

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	777 Sqft	Grade D 100	Base	112,740
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Old Type	Old Type	Fair	Typical	112,193

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	92%	100%	26,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1800	256	D 100	7.247	Fair	26%	100%	100%	1.884
Frame Garage	1900	1496	E 100	24.684	Poor	18%	100%	100%	4.443
								Outbuilding Total	6,327

Accpt Land	36,200	**Accepted Bldg**	33,200	**Total**	69,400

Account: 982 Card: 1 of 1 Map/Lot: 014-088-A
Location: 97 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	11/10/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 186	Front-Road Frontage	325.00	33,397.09	100%		33,397
Total Acres 0.41					Land Total	33,397

Dwelling Description

Conventional	Two Story	1746 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	339,851
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,869
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Poor	Typical	368,125

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	18%	48%	100%	31,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Finished Attic	1890	535	C 100	20.452	Poor	18%	10%	100%	368
Encl Frame Porch	1890	40	C 100	3.909	Poor	18%	10%	100%	70
Barn - GBA	1890	1176	C 100	33.410	Avg.	50%	100%	100%	16.705
							Outbuilding Total		17,143

Accpt Land	33,400	**Accepted Bldg**	48,900	**Total**	82,300

Account: 983 Card: 1 of 1 Map/Lot: 004-012-B
Location: 385 ELM ST

Neighborhood 2	Elm St - Rural
Zoning/Use	Shore-StreamProtect
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 5.00					Land Total	54,560

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	816 Sqft	Grade C 107	Base	168,574
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,452
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Modern	Modern	Good	Typical	173,026

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	148,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1981	576	B 100	23.190	Avg.	75%	100%	100%	17,392
Frame Shed	1987	336	D 100	9.194	Avg-	72%	100%	100%	6,620
							Outbuilding Total		24,012

Accpt Land	54,600	**Accepted Bldg**	172,800	**Total**	227,400

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	08/22/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 x 99	Front-Road Frontage	325.00	35,316.78	100%		35,317
Total Acres 0.24					Land Total	35,317

Dwelling Description

Conventional	One & 1/2 Story	520 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	121,257
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,651
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	123,462

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	92,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	352	C 100	28.846	Good	75%	100%	100%	21.634
Wood Deck	1990	110	C 100	1.899	Good	75%	100%	100%	1.424
Frame Shed	1900	300	C 100	10.144	Good	75%	100%	100%	7.608
								Outbuilding Total	30,666

Accpt Land	35,300	**Accepted Bldg**	123,300	**Total**	158,600

Name: MACHIAS, TOWN OF
SOFTBALL FIELD

Map/Lot: 009-020-A

Account: 985 Card: 1 of 1 Location:

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Right-Of-Way	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	45	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 124	Front-Road Frontage	650.00	32,207.48	100%		32,207
2.93	Acre-Intown Excess Land	13,000.00	41,899.00	100%		41,899
Total Acres 3.10				Land Total		74,106

Accpt Land 74,100 **Accepted Bldg** 0 **Total** 74,100

Account: 986 Card: 1 of 1 Map/Lot: 015-001-A Location: 111 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	12/27/2012
Sale Price	385,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 20
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
331 x 135	Front-Road Frontage	650.00	185,391.39	100%		185,391
Total Acres 1.03					Land Total	185,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2015	7580	C 100	758.000	Avg.	94%	100%	100%	712.520
Wood Deck	2015	675	B 100	13.000	Avg.	94%	100%	100%	12.220
Open Frame Porch	2015	288	B 100	11.236	Avg.	94%	100%	100%	10.562
								Outbuilding Total	735,302

Accpt Land	185,400	**Bldg Override**	960,000	**Total**	1,145,400

Account: 987 Card: 1 of 1 Map/Lot: 017-010 Location: 15 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Fr. A-Homesite (Fract)	39,000.00	38,130.36	100%		38,130
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.79					Land Total	46,930

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	163,430
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,562
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	Modern	Modern	Above Average	Typical	174,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	127,403

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1957	598	C 100	19.734	Avg+	73%	100%	100%	14.406
Finished Attic	1957	598	C 100	22.039	Avg+	73%	100%	100%	16.088
Encl Frame Porch	1957	156	C 100	8.503	Avg+	73%	100%	100%	6.207
							Outbuilding Total		36,701

Accpt Land	46,900	**Accepted Bldg**	164,100	**Total**	211,000

Account: 988 Card: 1 of 1 Map/Lot: 017-012-A
Location: 306 MAIN ST

Neighborhood 14	Hoyttown-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Fr. A-Homesite (Fract)	39,000.00	36,401.86	100%		36,402
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.72					Land Total	40,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1976	14 x 70	C 0	53.186	Avg+	45%	100%	100%	23.934
Concrete Slab	1976	1148	C 100	17.988	Avg+	80%	100%	100%	14.390
								Outbuilding Total	38,324

Accpt Land	40,800	**Accepted Bldg**	38,300	**Total**	79,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	39,000	6,800	45,800	39,000	6,800	45,800
2	0	0	0	0	0	0
TOTAL	39,000	6,800	45,800	39,000	6,800	45,800

Account: 989 Card: 1 of 2 Map/Lot: 003-036 Location: 60 BAY RIDGE RD

Neighborhood 1	Kennebec - Rural
Tree Growth	2001
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
TG PLAN YEAR....	2020

Sale Data

Sale Date	05/20/2024
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	NEW OWNER		
Reference 2	TREE GROWTH CLASSIFCATION		NEW
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
20.00	Acre-Softwood TG	136.00	2,720.00	100%		2,720
46.00	Acre-Mixed Wood TG	165.00	7,590.00	100%		7,590
1.00	Acre-Wasteland	65.00	71.50	100%		72
Total Acres 72.00					Land Total	38,982

Dwelling Description

Conventional	One Story	384 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Asbestos Siding	Masonry Trim	None	Base	56,752
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	None	Basement	-8,459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,437
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	384	Insulation	-253
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Old Type	Old Type	Poor	Typical	45,394

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
No Electricity	None	18%	83%	100%	6,782

Accpt Land	39,000	**Accepted Bldg**	6,800	**Total**	45,800

Account: 989 Card: 2 of 2 Map/Lot: 003-036 Location: 60 BAY RIDGE RD

Neighborhood 1	Kennebec - Rural
Tree Growth	2001
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
TG PLAN YEAR....	2020
Reference 1	
Reference 2	NEW HOUSE
Tran/Land/Bldg	3 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/20/2024
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Account: 990 Card: 1 of 1 Map/Lot: 016-007 Location: 208 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
236 x 85	Front-Road Frontage	520.00	83,908.54	100%		83,909
Total Acres 0.46					Land Total	83,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1970	4400	B 100	439.908	Good	84%	100%	100%	369.523
Two Story Frame	1970	888	B 100	131.401	Good	84%	100%	100%	110.377
								Outbuilding Total	479,900

Accpt Land	83,900	**Accepted Bldg**	479,900	**Total**	563,800

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/23/2008
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 83	Front-Road Frontage	325.00	26,592.27	100%		26,592
Total Acres 0.16					Land Total	26,592

Dwelling Description

Conventional	One & 1/2 Story	672 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	160,875
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Modern	Modern	Very Good	Typical	168,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	146,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2005	240	C 115	22.618	V.G.	87%	100%	100%	19.678
Encl Frame Porch	2005	84	C 115	6.499	V.G.	87%	100%	100%	5.654
Frame Garage	1998	672	C 115	25.502	V.G.	87%	100%	100%	22.187
							Outbuilding Total		47,519

Accpt Land	26,600	**Accepted Bldg**	193,900	**Total**	220,500

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/19/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	90.0%	Topography	51,480
0.12	Acre-Intown Excess Land	13,000.00	1,716.00	100%		1,716
Total Acres 1.12					Land Total	53,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	2005	16 x 76	B 0	73.872	Ava.	65%	100%	100%	47.832
Frame Garage	2005	624	C 100	20.592	Ava.	89%	100%	100%	18.327
Wood Deck	2005	25	C 100	581	Ava.	89%	100%	100%	517
Wood Deck	2005	96	C 100	1.682	Ava.	89%	100%	100%	1.497
								Outbuilding Total	68,173

Accpt Land	53,200	**Accepted Bldg**	68,200	**Total**	121,400

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Fr. A-Commercial Site (Fract)	52,000.00	50,192.79	100%		50,193
Total Acres 0.77					Land Total	50,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					347,500
								Outbuilding Total	347,500

Accpt Land	50,200	**Accepted Bldg**	347,500	**Total**	397,700

Account: 994 Card: 1 of 1 Map/Lot: 014-027 Location: 42 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/10/2024
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
155 x 137	Front-Road Frontage	325.00	52,849.09	100%		52,849
Total Acres 0.49					Land Total	52,849

Dwelling Description — **Replacement Cost New**

Conventional	One Story	908 Sqft	Grade C 100	Base	124,136
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	123,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	96%	100%	85,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1995	108	C 100	4.445	Avg.	83%	100%	100%	3.689
Wood Deck	1995	192	C 100	3.170	Avg.	83%	100%	100%	2.631
Frame Garage	2018	956	C 100	31.548	Avg.	95%	100%	100%	29.971
							Outbuilding Total		36,291

Accpt Land 52,800 **Accepted Bldg** 121,600 **Total** 174,400

Account: 995 Card: 1 of 1 Map/Lot: 001-019-A
Location: 301 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description

Conventional	One Story	1440 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	184,139
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,237
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,440	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Very Good	Typical	197,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	172,037

Accpt Land	34,300	**Accepted Bldg**	172,000	**Total**	206,300

Account: 996 Card: 1 of 1 Map/Lot: 015-053-T1 Location: 9 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Zimmer	M/H	1988	14 x 66	B 0	57.663	Good	50%	100%	100%	28.832
								Outbuilding Total		28,832

Accpt Land	0	**Accepted Bldg**	28,800	**Total**	28,800

Account: 997 Card: 1 of 1 Map/Lot: 005-032
Location: 479 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 01/13/2025
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 2 25
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Fr. A-Commercial Site (Fract)	52,000.00	54,864.32	100%		54,864
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
0.00	Fr. A-Homesite (Fract)	26,000.00	0.00	50.0%		0
Total Acres 0.92					Land Total	63,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1988	1800	C 100	54.664	Avg.	79%	100%	100%	43.185
Interior Finish	1988	408	C 100	12.648	Avg.	79%	100%	100%	9.992
Plumbing Fixture	1988	2	C 100	3.410	Avg.	79%	100%	100%	2.694
								Outbuilding Total	55,871

Accpt Land 63,700 **Accepted Bldg** 55,900 **Total** 119,600

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/16/2020
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
75 x 115	Front-Road Frontage	325.00	25,128.40	100%		25,128
Total Acres 0.20					Land Total	25,128

Dwelling Description

Ranch	One Story	1200 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	160,990
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,364
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	169,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	142,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	504	C 107	17.796	Good	84%	100%	100%	14,949
							Outbuilding Total		14,949

Accpt Land	25,100	**Accepted Bldg**	157,700	**Total**	182,800

Name: COLE, RENA K (L/E)
FOSS, JANE & COLE, ARTHUR W
Account: 999 Card: 1 of 1

Map/Lot: 005-001-A
Location: 207 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	432 Sqft	Grade C 100	Base	110,468
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Minimal			Insulation	-520
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	116,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	91%	100%	52,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1910	224	C 100	18.357	Avg.	50%	100%	100%	9,178
Unfin Basement	1910	224	C 100	11.735	Avg.	50%	100%	100%	5,868
Wood Deck	1989	240	C 100	3.914	Avg.	80%	100%	100%	3,131
							Outbuilding Total		18,177

Accpt Land	34,300	**Accepted Bldg**	71,000	**Total**	105,300

Name: SHIRETOWN ASSOCIATES
DBA SHIRETOWN ASSOCIATES
Map/Lot: 014-055-D
Account: 1001 Card: 1 of 1 Location: 11-17 SHIRETOWN CIR

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 7
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Fr. A-Homesite (Fract)	52,000.00	217,360.00	100%		217,360
Total Acres 3.80					Land Total	217,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1987	6567	B 100	801,174	Good	88%	100%	100%	705,033
							Outbuilding Total		705,033

Accpt Land	217,400	**Accepted Bldg**	705,000	**Total**	922,400

Name: POULIOT, ROLAND G
POULIOT, SYLVIA R
Account: 1002 Card: 1 of 1

Map/Lot: 015-021
Location: 52 COURT ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/08/2003
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
93 x 100	Front-Road Frontage	325.00	30,726.76	100%		30,727
Total Acres 0.21					Land Total	30,727

Dwelling Description

Conventional	One & 1/2 Story	754 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	149,945
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,844
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2003	Modern	Modern	Above Average	Typical	153,142

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	99,542

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	352	C 100	11,616	Avg.	50%	100%	100%	5,808
							Outbuilding Total		5,808

Accpt Land	30,700	**Accepted Bldg**	105,400	**Total**	136,100

Map/Lot: 003-049
Account: 1003 Card: 1 of 1 Location: 259 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/23/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	SF HOUSE PERMIT 11/22		
Tran/Land/Bldg	8 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description — **Replacement Cost New**

Conventional	One Story	528 Sqft	Grade C 100	Base	89,881
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Poor	Typical	89,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	18%	96%	100%	15,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	60	C 100	4.701	Poor	18%	100%	100%	846
							Outbuilding Total		846

Accpt Land	26,800	**Accepted Bldg**	16,400	**Total**	43,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	01/23/2008
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 5.00				Land Total		37,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1990	14 x 70	D 0	45.341	Avg-	35%	100%	100%	15.869
One Story Frame	2008	100	D 100	6.720	Fair	79%	100%	100%	5.309
						Outbuilding Total			21,178

Accpt Land	37,200	**Accepted Bldg**	21,200	**Total**	58,400

Neighborhood 2 Elm St - Rural

Zoning/Use None
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
5.00	Acre-Wasteland	65.00	357.50	100%		358
41.00	Acre-Rear Land 1 <= 50 Acs	650.00	29,315.00	100%		29,315
Total Acres 47.00				Land Total		47,548

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Name: ALLEN, SCOTT
ALLEN, KELLY J
Account: 1006 Card: 1 of 1 Map/Lot: 010-022 Location: 15 WEST ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	06/13/2019
Sale Price	56,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 165	Front-Road Frontage	325.00	34,736.19	100%		34,736
65 x 165	Front-Road Frontage	325.00	22,578.52	70.0%	Excess Frtg.	15,805
Total Acres 0.63					Land Total	50,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hallmark M/H	1981	14 x 70	C 0	53,186	Avg+	45%	100%	100%	23,934
Frame Garage	1992	576	C 100	19,008	Avg+	86%	100%	100%	16,347
Frame Shed	1987	192	D 100	5,690	Avg.	79%	100%	100%	4,495
							Outbuilding Total		44,776

Accpt Land	50,500	**Accepted Bldg**	44,800	**Total**	95,300

Name: SPROWL, TONYA L
BEAL, HERMENA J
Account: 1007 Card: 1 of 1 Map/Lot: 003-053-D
Location: 10 TONYAS LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	05/20/2016
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	80.0%	View/Enviro	20,592
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.50					Land Total	30,245

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1264 Sqft	Grade C 100	Base	231,216
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-7,717
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,593
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Below Average	Typical	238,060

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	74%	96%	90%	152,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	754	B 100	14.495	Fair	71%	50%	90%	4,631
Frame Garage	1998	1122	C 100	37.026	Fair	72%	100%	90%	23,993
Frame Shed	0			- - - - S O U N D V A L U E - - - -					0
								Outbuilding Total	28,624

Accpt Land	30,200	Accepted Bldg	180,800	Total	211,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	31,900	244,000	275,900	31,900	244,000	275,900
2	0	21,200	21,200	0	21,200	21,200
TOTAL	31,900	265,200	297,100	31,900	265,200	297,100

Account: 1008 Card: 1 of 2 Map/Lot: 011-148&147 Location: 14 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	09/28/2022
Sale Price	362,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
97 x 96	Front-Road Frontage	325.00	31,917.78	100%		31,918
0.00	Acre-Intown Excess Land	13,000.00	0.00	100%		0
Total Acres 0.21					Land Total	31,918

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1344 Sqft	Grade C 100	Base	253,984
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,137
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Modern	Modern	Good	Typical	272,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	204,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1840	360	C 100	40.122	Good	75%	100%	100%	30.092
Encl Frame Porch	1840	195	C 100	10.047	Good	75%	100%	100%	7.535
Frame Shed	1840	108	C 100	4.445	Avg.	50%	100%	100%	2.222
							Outbuilding Total		39,849

Accpt Land	31,900	**Accepted Bldg**	244,000	**Total**	275,900

Map/Lot: 011-148&147
Account: 1008 Card: 2 of 2 Location: 14 CENTER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/28/2022
Sale Price	362,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Dwelling Description

Conventional	One Story	988 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	107,705
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,698
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,223
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	988	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	Obsolete	Fair	Inadequate	102,089

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	80%	100%	21,234

Accpt Land	0	**Accepted Bldg**	21,200	**Total**	21,200

Name: CLAY, BROOKE T
PROUT, TYLER M

Map/Lot: 014-028
Account: 1009 Card: 1 of 1 Location: 44 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities Dug Well Public Sewer
Street Paved

Sale Data

Sale Date	09/06/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Fr. A-Homesite (Fract)	52,000.00	47,856.95	100%		47,857
1.00	Impr-Lot Improvements	4,000.00	4,400.00	50.0%	Unimproved	2,200
Total Acres 0.70					Land Total	50,057

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1272 Sqft	Grade C 100	Base	156,948
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,324
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Good	Typical	165,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	91%	100%	120,529

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1955	576	C 100	19.008	Good	80%	100%	100%	15,206
							Outbuilding Total		15,206

Accpt Land	50,100	**Accepted Bldg**	135,700	**Total**	185,800

Map/Lot: 008-004-T4
Account: 1010 Card: 1 of 1 Location: 4 JD LN

Neighborhood 99

Zoning/Use			
Topography			
Utilities	None None		
Street	None		

Sale Data

Sale Date	10/28/2019
Sale Price	750
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Reference 1			
Reference 2	CHECK		
Tran/Land/Bldg	3 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	0			- - - - S O U N D V A L U E - - - -					2.000
								Outbuilding Total	2,000

Accpt Land	0	**Accepted Bldg**	2,000	**Total**	2,000

Account: 1011 Card: 1 of 1 Map/Lot: 007-007-B
Location: 110 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	01/01/2010
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.40	Acre-Rear Land 1 <= 50 Acs	650.00	286.00	100%		286
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.40				Land Total		34,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore Econ.	1996	14 x 70	D 0	45.341	Avg.	40%	100%	100%	18.136
						Outbuilding Total			18,136

Accpt Land	34,600	**Accepted Bldg**	18,100	**Total**	52,700

Account: 1012 Card: 1 of 1 Map/Lot: 012-022-A
Location: 41 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 31		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
207 x 125	Front-Road Frontage	650.00	111,562.97	100%		111,563
Total Acres 0.59					Land Total	111,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1969	3210	B 100	391,620	Good	83%	100%	100%	325,045
							Outbuilding Total		325,045

Accpt Land	111,600	**Accepted Bldg**	325,000	**Total**	436,600

Account: 1013 Card: 1 of 1 Map/Lot: 011-106 Location: 49 HIGH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/16/2021
Sale Price	186,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 132	Front-Road Frontage	325.00	27,855.12	100%		27,855
Total Acres 0.25					Land Total	27,855

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Crawl Space	Basement	-6,550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1893	0	Typical	Typical	Average	Typical	132,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	63,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	320	C 100	35.664	Avg.	50%	100%	100%	17.832
Unfin Basement	1900	320	C 100	13.443	Avg.	50%	100%	100%	6.722
One Story Frame	1900	54	C 100	4.425	Avg.	50%	100%	100%	2.212
One Story Frame	1900	448	D 100	30.105	Avg-	40%	100%	100%	12.042
							Outbuilding Total		38,808

Accpt Land	27,900	**Accepted Bldg**	102,500	**Total**	130,400

Map/Lot: 011-147
Account: 1014 Card: 1 of 1 Location: 12 CENTER ST

Neighborhood 11	Downtown Commercial
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/28/2022
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Dwelling Description

Conventional	One Story	520 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	93,617
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,767
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	Typical	Above Average	Typical	96,430

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	88%	100%	55,158

Accpt Land	0	**Accepted Bldg**	55,200	**Total**	55,200

Name: PRUSSKI, JEFFREY J
PRUSSKI, CYNTHIA B
Map/Lot: 012-009
Account: 1015 Card: 1 of 1 Location: 6 BARTLETT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Above Street
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 x 240	Front-Road Frontage	325.00	37,144.29	100%		37,144
Total Acres 0.57					Land Total	37,144

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	532 Sqft	Grade C 107	Base	142,906
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,870
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Modern	Modern	Above Average	Typical	150,878

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	98,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	140	C 107	8.420	Avg+	65%	100%	100%	5.473
One Story Frame	1997	126	B 100	12.598	Good	90%	100%	100%	11.338
Finished Attic	1997	126	B 100	12.382	Good	90%	100%	100%	11.144
Wood Deck	1997	120	B 100	2.506	Avg+	88%	100%	100%	2.205
Frame Garage	1920	320	D 100	8.659	Fair	26%	100%	100%	2.251
								Outbuilding Total	32,411

Accpt Land	37,100	**Accepted Bldg**	130,500	**Total**	167,600

Account: 1016 Card: 1 of 1 Map/Lot: 011-055-B Location: 24 PLEASANT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
81 x 62	Front-Road Frontage	325.00	25,512.80	100%		25,513
Total Acres 0.12				Land Total		25,513

Accpt Land	25,500	**Accepted Bldg**	0	**Total**	25,500

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/08/2017
Sale Price	99,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
5.00	Acre-Rear Land 1 <= 50 Acs	650.00	3,575.00	100%		3,575
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 6.00				Land Total		55,275

Dwelling Description — **Replacement Cost New**

Raised Ranch	One Story	1140 Sqft	Grade C 117	Base	178,193
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,534
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,140	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Modern	Modern	Above Average	Typical	182,727

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	95%	100%	135,400

Accpt Land	55,300	**Accepted Bldg**	135,400	**Total**	190,700

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/26/2023
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 19		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
182 x 220	Front-Road Frontage	520.00	104,104.00	100%		104,104
0.90	Acre-Rear Land 1 <= 50 Acs	650.00	643.50	100%		644
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.82					Land Total	113,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2003	3020	C 100	302.000	Avg+	90%	100%	100%	271.800
							Outbuilding Total		271,800

Accpt Land	113,500	**Accepted Bldg**	271,800	**Total**	385,300

Map/Lot: 015-076
Account: 1019 Card: 1 of 1 Location: 19 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 226	Front-Road Frontage	325.00	71,692.64	100%		71,693
Total Acres 1.04				Land Total		71,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1986	7195	B 100	877.790	Good	88%	100%	100%	772.455
						Outbuilding Total			772,455

Accpt Land 71,700 **Accepted Bldg** 772,500 **Total** 844,200

Account: 1020 Card: 1 of 1 Map/Lot: 014-085 Location: 29 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	9 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 6	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 115	Front-Road Frontage	325.00	30,154.08	100%		30,154
Total Acres 0.24				Land Total		30,154

Dwelling Description

Conventional	One & 1/2 Story	672 Sqft	Grade D 141	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	161,743
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,450
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	164,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	78,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	288	D 141	27.289	Avg.	50%	100%	100%	13.644
Unfin Basement	1900	288	D 141	14.885	Avg.	50%	100%	100%	7.442
Encl Frame Porch	1900	144	D 141	9.281	Avg.	50%	100%	100%	4.640
						Outbuilding Total			25,726

Accpt Land	30,200	**Accepted Bldg**	104,700	**Total**	134,900

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	04/21/2017
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Fr. A-Homesite (Fract)	52,000.00	45,039.32	100%		45,039
Total Acres 0.62					Land Total	45,039

Dwelling Description

					Replacement Cost New
Conventional	One Story	624 Sqft	Grade C 100	Base	98,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,591
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Modern	Modern	Below Average	Typical	111,125

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	100%	100%	44,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1950	384	C 100	42.797	Ava-	40%	100%	100%	17.119
Unfin Basement	1950	384	C 100	14.581	Ava-	40%	100%	100%	5.832
Encl Frame Porch	1950	72	C 100	5.176	Ava-	40%	100%	100%	2.070
2S Frame Garage	1996	576	C 100	29.272	Good	90%	100%	100%	26.345
Finished Attic	1996	576	C 100	23.809	Good	90%	100%	100%	21.428
							Outbuilding Total		72,794

Accpt Land	45,000	**Accepted Bldg**	117,200	**Total**	162,200

Name: HALL, SONYA A REGINA & REGINA M LONG
SHARON K & OBED E BEAL JR.

Map/Lot: 003-037
Account: 1022 Card: 1 of 1 Location: 323 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/03/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.50	Acre-Wasteland	65.00	178.75	100%		179
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.50					Land Total	34,499

Dwelling Description

				Replacement Cost New	
Conventional	One Story	840 Sqft	Grade C 100	Base	118,006
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,855
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1967	0	Typical	Typical	Average	Typical	120,140

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	67%	96%	100%	77,274

Accpt Land	34,500	**Accepted Bldg**	77,300	**Total**	111,800

Account: 1023 Card: 1 of 1 Map/Lot: 08A-014 Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	42
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Fr. A-Homesite (Fract)	26,000.00	17,160.00	70.0%	Access	12,012
Total Acres 0.36					Land Total	12,012

Accpt Land	12,000	**Accepted Bldg**	0	**Total**	12,000

Name: MACHIAS, TOWN OF
POLICE - FIRE STATION
Map/Lot: 014-055-B
Account: 1024 Card: 1 of 1 Location: 25 MCDONALD DR

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 89		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
290 x 300	Front-Road Frontage	325.00	106,940.91	100%		106,941
Total Acres 2.00				Land Total		106,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1983	3240	B 100	395,280	Avg+	83%	100%	100%	328,082
Frame Garage	0			- - - - S O U N D V A L U E - - - -					25,000
							Outbuilding Total		353,082

Accpt Land	106,900	**Accepted Bldg**	353,100	**Total**	460,000

Account: 1025 Card: 1 of 1 Map/Lot: 007-012-A
Location: 16 LUCY-EVELYN DR

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/14/2021
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
5.00	Acre-Wasteland	65.00	357.50	100%		358
8.00	Acre-Rear Land 1 <= 50 Acs	650.00	5,720.00	100%		5,720
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 14.00					Land Total	40,398

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1260 Sqft	Grade C 110	Base	171,453
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,711
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Very Good	Typical	181,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	168,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn - GBA	1990	576	C 100	20.318	Good	89%	100%	100%	18.083
One Story Frame	2006	140	C 110	12.620	V.G.	93%	100%	100%	11.737
Wood Deck	2007	380	C 110	6.692	V.G.	93%	100%	100%	6.224
							Outbuilding Total		36,044

Accpt Land	40,400	**Accepted Bldg**	204,500	**Total**	244,900

Account: 1026 Card: 1 of 1 Map/Lot: 003-003 Location: 10 BOWERS LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/02/2021
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.40	Acre-Wasteland	65.00	171.60	100%		172
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.40					Land Total	34,492

Dwelling Description / **Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	21,172
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	124,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	89,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	152	C 100	12.456	Good	75%	100%	100%	9,342
							Outbuilding Total		9,342

Accpt Land	34,500	**Accepted Bldg**	98,600	**Total**	133,100

Name: WHITNEY, DAVID M
WHITNEY RENTALS/TRI-TOWN MARINES
Account: 1027 Card: 1 of 1
Map/Lot: 011-032
Location: 29 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 40
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
330 x 130	Front-Road Frontage	520.00	145,100.97	100%		145,101
Total Acres 0.98				Land Total		145,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1955	5682	C 100	568,200	Avg+	72%	100%	100%	409,104
						Outbuilding Total			409,104

Accpt Land	145,100	**Accepted Bldg**	409,100	**Total**	554,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	10/29/2018
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.20	Acre-Rear Land 1 <= 50 Acs	650.00	858.00	100%		858
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.20					Land Total	35,178

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1656 Sqft	Grade C 113	Base	216,467
Exterior	Wood Siding	Masonry Trim	600Sqft	Trim	600
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,360
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,057
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Modern	Modern	Good	Typical	233,664

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	193,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1967	294	C 113	27.225	Good	83%	100%	100%	22.597
Frame Garage	1967	420	B 100	16.909	Avg.	67%	100%	100%	11.329
Open Frame Porch	1967	140	C 113	5.397	Good	83%	100%	100%	4.480
							Outbuilding Total		38,406

Accpt Land	35,200	**Accepted Bldg**	232,300	**Total**	267,500

Account: 1029 Card: 1 of 1 Map/Lot: 001-050-A
Location: 92 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Fr. A-Homesite (Fract)	23,400.00	17,266.92	100%		17,267
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%	Fract. Share	2,145
Total Acres 0.45					Land Total	23,702

Dwelling Description **Replacement Cost New**

Conventional	One Story	1008 Sqft	Grade C 90	Base	119,835
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,084
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,008	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Below Average	Typical	122,919

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	53%	96%	100%	62,541

Accpt Land	23,700	**Accepted Bldg**	62,500	**Total**	86,200

Account: 1030 Card: 1 of 1 Map/Lot: 06A-001 Location: 17 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.14	Fr. A-Commercial Site (Fract)	52,000.00	101,358.65	100%		101,359
Total Acres 3.14					Land Total	101,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1998	7365	C 100	368.250		50%	100%	100%	368.250
							Outbuilding Total		368,250

Accpt Land	101,400	**Accepted Bldg**	368,300	**Total**	469,700

Account: 1031 Card: 1 of 1 Map/Lot: 015-019 Location: 44 COURT ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 25
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/02/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48 x 100	Front-Road Frontage	325.00	15,858.98	100%		15,859
Total Acres 0.11				Land Total		15,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn - GBA	1950	1780	C 100	46,590	Avg.	58%	100%	100%	27,022
						Outbuilding Total			27,022

Accpt Land	15,900	**Accepted Bldg**	27,000	**Total**	42,900

Account: 1032 Card: 1 of 1 Map/Lot: 015-041 Location: 33 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 4 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 183	Front-Road Frontage	325.00	29,131.10	100%		29,131
Total Acres 0.35					Land Total	29,131

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	1008 Sqft	Grade C 100	Base	181,084
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Good	Typical	183,203

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	96%	100%	131,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	448	D 115	34.621	Avg.	50%	100%	100%	17.310
Open Frame Porch	1900	32	C 100	1.540	Good	75%	100%	100%	1.155
							Outbuilding Total		18,465

Accpt Land	29,100	**Accepted Bldg**	150,400	**Total**	179,500

Name: HUGGINS, CYNTHIA S
ROBINSON, LAUREL R
Map/Lot: 006-002-005
Account: 1034 Card: 1 of 1 Location: 17 MESERVE PT RD

Neighborhood 2	Elm St - Rural		
Zoning/Use	None		
Topography			
Utilities	Drilled Well Septic System		
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
7.20	Acre-Rear Land 1 <= 50 Acs	650.00	5,148.00	100%		5,148
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 8.20					Land Total	56,848

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1712 Sqft	Grade B 110	Base	374,672
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	9,806
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	13,666
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,006
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Above Average	Typical	404,150

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	367,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2005	336	B 110	36.952	Avg+	91%	100%	100%	33.626
Unfin Basement	2005	336	B 110	20.502	Avg+	91%	100%	100%	18.657
Open Frame Porch	2005	850	B 110	34.955	Avg+	91%	100%	100%	31.809
2S Frame Garage	2005	1200	B 100	74.400	Avg+	91%	70%	100%	47.393
							Outbuilding Total		131,485

Accpt Land	56,800	**Accepted Bldg**	499,300	**Total**	556,100

Account: 1035 Card: 1 of 1 Map/Lot: 014-090 Location: 10 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/27/2022
Sale Price 30,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 NEW APTS
Tran/Land/Bldg 3 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 180	Front-Road Frontage	325.00	29,783.79	100%		29,784
Total Acres 0.35				Land Total		29,784

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	3400 Sqft	Grade B 100	Base	787,190
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-47,717
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	28,198
Rooms	18				
Bedrooms	12	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	36,402
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	6,800	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	Modern	Modern	Average	Typical	792,392

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	70%	100%	526,941

Accpt Land 29,800 **Accepted Bldg** 526,900 **Total** 556,700

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 133	Front-Road Frontage	325.00	28,216.10	100%		28,216
Total Acres 0.25				Land Total		28,216

Accpt Land	28,200	**Accepted Bldg**	0	**Total**	28,200

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 3
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
170 x 100	Front-Road Frontage	325.00	56,167.19	100%		56,167
Total Acres 0.39				Land Total		56,167

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	992 Sqft	Grade C 100	Base	197,035
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Above Average	Typical	208,119

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	129,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	680	C 100	55.726	Good	89%	100%	100%	49.596
Frame Garage	1990	816	C 100	26.928	Good	89%	100%	100%	23.966
Unfinished Attic	1990	680	C 100	7.119	Avg+	85%	100%	100%	6.051
						Outbuilding Total			79,613

Accpt Land 56,200 **Accepted Bldg** 209,500 **Total** 265,700

Name: MARSHALL, MATTHEW P
MARSHALL, HANNAH M
Map/Lot: 014-048
Account: 1040 Card: 1 of 1 Location: 12 ALLEN AVE

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/18/2022
Sale Price	67,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 95	Front-Road Frontage	325.00	32,870.49	100%		32,870
Total Acres 0.22					Land Total	32,870

Dwelling Description

Conventional	One Story	1040 Sqft	Grade C 100	**Replacement Cost New** Base	136,035
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,535
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Below Average	Typical	139,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	51%	96%	100%	68,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1969	112	C 100	9.178	Ava-	51%	100%	100%	4.681
Wood Deck	1995	80	C 100	1.434	Ava-	51%	100%	100%	731
Encl Frame Porch	1990	35	C 100	3.711	Ava-	51%	100%	100%	1.893
								Outbuilding Total	7,305

Accpt Land	32,900	**Accepted Bldg**	75,600	**Total**	108,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	146,900	346,800	493,700	146,900	346,800	493,700
2	41,300	225,400	266,700	41,300	225,400	266,700
3	0	0	0	0	0	0
TOTAL	188,200	572,200	760,400	188,200	572,200	760,400

Account: 1041 Card: 1 of 3 Map/Lot: 003-083 Location: 125 CROSSROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	OPEN SPACE
Reference 2	
Tran/Land/Bldg	0 5 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	455.00	100,100.00	100%		100,100
200 x 220	Front-Shorefrontage	455.00	100,100.00	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	0
		0.00	0.00	55.00%	Open Space	19,269
400 x 220	Front-Shorefrontage	455.00	200,200.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	0
		0.00	0.00	55.00%	Open Space	27,528
Total Acres 4.04					Land Total	146,897

Dwelling Description — **Replacement Cost New**

Contemporary	One & 1/2 Story	1381 Sqft	Grade B 112	Base	325,413
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,623
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Good	Typical	337,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	313,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2009	200	B 100	8.052	Avg+	92%	100%	100%	7.408
Canopy	2009	180	B 100	5.510	Avg+	92%	100%	100%	5.069
Frame Shed	2009	220	B 100	9.479	Avg+	92%	100%	100%	8.721
Open Frame Porch	2009	60	B 100	2.902	Avg+	92%	100%	100%	2.670
Res. Greenhouse	2009	300	B 100	12.435	Good	93%	80%	100%	9.252
							Outbuilding Total		33,120

Accpt Land	146,900	**Accepted Bldg**	346,800	**Total**	493,700

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 5 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
800 x 220	Front-Shorefrontage	455.00	400,400.00	25.00%	Excess Frtg.	0
		0.00	0.00	50.0%	View/Enviro	0
		0.00	0.00	55.00%	Open Space	27,528
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
10.38	Acre-Rear Land 1 <= 50 Acs	650.00	7,421.70	55.00%	Open Space	4,082
Total Acres 15.92					Land Total	41,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2007	2870	A 100	129.633	V.G.	93%	100%	100%	120.559
Unfin Basement	2007	1230	A 100	44.448	V.G.	93%	100%	100%	41.337
2S Frame Shed	2007	1230	A 100	68.241	V.G.	93%	100%	100%	63.464
							Outbuilding Total		225,360

Accpt Land 41,300 **Accepted Bldg** 225,400 **Total** 266,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	0%		0
2.00	Impr-Lot Improvements	3,900.00	8,580.00	0%		0
Total Acres 1.00					Land Total	0

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1500 Sqft	Grade B 100	Base	227,379
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-25,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-382
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,500	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	203,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	0%	100%	0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Account: 1042 Card: 1 of 1 Map/Lot: 002-02A-004 Location: HOLWAY POINT

Neighborhood 13	Holway Point - East Kennebec
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
300 x 220	Front-Shorefrontage	200.00	97,893.82	50.0%	Excess Frtg.	48,947
1.69	Acre-Rear Land 1 <= 50 Acs	500.00	929.50	100%		930
Total Acres 5.23				Land Total		160,824

Accpt Land	160,800	**Accepted Bldg**	0	**Total**	160,800

Name: SPRAGUE, JOHN A
SPRAGUE, CAROLE M

Map/Lot: 009-037

Account: 1043 Card: 1 of 1 Location: 115 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
142 x 94	Front-Road Frontage	325.00	46,626.72	100%		46,627
Total Acres 0.31				Land Total		46,627

Accpt Land	46,600	**Accepted Bldg**	0	**Total**	46,600

Account: 1044 Card: 1 of 1 Map/Lot: 006-010-A
Location: 151 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 08/09/2022
Sale Price 16,111
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Fr. A-Homesite (Fract)	39,000.00	37,152.49	100%		37,152
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.75				Land Total		45,952

Dwelling Description **Replacement Cost New**

Ranch	One Story	992 Sqft	Grade C 90	Base	118,537
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,076
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Modern	None	Poor	Typical	114,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	18%	63%	100%	12,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	48	C 90	844	Poor	18%	63%	100%	96
							Outbuilding Total		96

Accpt Land	46,000	Accepted Bldg	13,100	Total	59,100

Account: 1045 Card: 1 of 1 Map/Lot: 014-033 Location: 5 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	10/10/2017
Sale Price	104,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 190	Front-Road Frontage	325.00	33,468.23	100%		33,468
Total Acres 0.41					Land Total	33,468

Dwelling Description

Conventional	Two Story	675 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	152,635
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,589
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	160,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	96%	100%	115,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	270	C 100	8.670	Good	75%	100%	100%	6.502
Barn - GBA	1900	600	C 100	20.842	Avg-	40%	100%	100%	8.337
							Outbuilding Total		14,839

Accpt Land	33,500	**Accepted Bldg**	130,700	**Total**	164,200

Account: 1046 Card: 1 of 1 Map/Lot: 014-047 Location: 8 ALLEN AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 100	Front-Road Frontage	325.00	29,735.57	100%		29,736
Total Acres 0.21					Land Total	29,736

Dwelling Description

				Replacement Cost New	
Conventional	One Story	840 Sqft	Grade C 100	Base	118,006
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,957
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1980	0	Modern	Modern	Good	Typical	120,963

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	86%	100%	100%	104,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	160	C 100	2.674	Good	91%	100%	100%	2.433
Wood Deck	1998	144	C 100	2.426	Good	91%	100%	100%	2.208
Frame Garage	1998	480	C 100	15.840	Good	91%	100%	100%	14.414
							Outbuilding Total		19,055

Accpt Land	29,700	**Accepted Bldg**	123,100	**Total**	152,800

Account: 1047 Card: 1 of 1 Map/Lot: 015-092 Location: 90 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/13/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	LEE PELLON CENTER
Reference 2	
Tran/Land/Bldg	0 2 34
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Fr. A-Baselot (Fract)	16,250.00	17,145.10	100%		17,145
178 x 200	Front-Road Frontage	520.00	97,077.75	60.0%	Size/Shape	58,247
Total Acres 1.74					Land Total	75,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2007	3548	C 100	354.800	V.G.	93%	100%	100%	329.964
Frame Shed	2013	152	C 110	6.326	Avg.	93%	100%	100%	5.883
								Outbuilding Total	335,847

Accpt Land	75,400	**Accepted Bldg**	335,800	**Total**	411,200

Account: 1049 Card: 1 of 1 Map/Lot: 011-107 Location: 45 HIGH ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 168	Front-Road Frontage	325.00	22,967.23	100%		22,967
Total Acres 0.25				Land Total		22,967

Dwelling Description				**Replacement Cost New**	
Conventional	One & 1/2 Story	468 Sqft	Grade C 100	Base	114,882
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Forced Warm	Cooling	0% None	Heat	-961
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-564
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1895	0	Typical	Typical	Above Average	Typical	109,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	91%	100%	64,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1895	528	C 100	43.270	Avg+	65%	100%	100%	28.126
One Story Frame	1895	60	C 100	4.917	Avg+	65%	100%	100%	3.196
							Outbuilding Total		31,322

Accpt Land	23,000	**Accepted Bldg**	96,200	**Total**	119,200

Account: 1050 Card: 1 of 1 Map/Lot: 006-023-T15
Location: 15 ARMSTRONG LN

Neighborhood 99

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	None None
Street	Street Surface

Sale Data

Sale Date	04/07/2015
Sale Price	39,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 220	Front-Shorefrontage	455.00	50,050.00	100%		50,050
0.94	Acre-Rear Land 1 <= 50 Acs	650.00	672.10	100%		672
Total Acres 1.45					Land Total	50,722

Accpt Land	50,700	**Accepted Bldg**	0	**Total**	50,700

Map/Lot: 005-021
Account: 1052 Card: 1 of 1 Location: 24 KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Public Sewer Drilled Well
Street Paved

Sale Data

Sale Date 07/16/2023
Sale Price 201,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 2.00					Land Total	62,315

Dwelling Description

				Replacement Cost New	
Conventional	One Story	956 Sqft	Grade C 107	Base	137,455
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,477
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1969	0	Typical	Typical	Good	Typical	140,932

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	83%	96%	100%	112,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1969	112	C 107	2.065	Good	83%	100%	100%	1.714
Frame Shed	1969	42	C 100	2.487	Avg.	69%	100%	100%	1.716
Frame Garage	1988	396	D 100	10.716	Avg-	73%	100%	100%	7.823
								Outbuilding Total	11,253

Accpt Land 62,300 **Accepted Bldg** 123,500 **Total** 185,800

Account: 1053 Card: 1 of 1 Map/Lot: 003-053-A Location: 229 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/11/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.00					Land Total	34,320

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Buddy	M/H	1973	12 x 50	C 0	35,076	Avg.	40%	100%	100%	14,030
									Outbuilding Total	14,030

Accpt Land	34,300	**Accepted Bldg**	14,000	**Total**	48,300

Map/Lot: 003-012
Account: 1054 Card: 1 of 1 Location: 474 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/17/2024
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.00					Land Total	35,750

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	840 Sqft	Grade C 103	Base	165,303
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,220
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	172,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	96%	100%	140,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1988	476	C 103	40.178	Avg+	85%	100%	100%	34.151
One Story Frame	1988	96	C 103	8.103	Avg+	85%	100%	100%	6.888
Wood Deck	2000	60	C 100	1.124	Avg+	85%	100%	100%	955
Frame Shed	1988	486	C 100	15.664	Avg+	85%	100%	100%	13.314
Canopy	1988	306	C 100	6.593	Avg+	85%	100%	100%	5.604
							Outbuilding Total		60,912

Accpt Land 35,800 **Accepted Bldg** 201,600 **Total** 237,400

Map/Lot: 001-059
Account: 1055 Card: 1 of 1 Location: 605 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	BUILDINGS RAZED		
Tran/Land/Bldg	9 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
6.00	Acre-Wasteland	65.00	429.00	100%		429
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 9.00				Land Total		36,179

Accpt Land	36,200	**Accepted Bldg**	0	**Total**	36,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	NEW MBHM ONLY ?
Tran/Land/Bldg	8 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	09/05/2019
Sale Price	500
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10Mobile Home	1972	10 x 55	C 0	31.423	Avg.	40%	100%	100%	12.569
							Outbuilding Total		12,569

Accpt Land	0	**Accepted Bldg**	12,600	**Total**	12,600

Map/Lot: 015-066
Account: 1057 Card: 1 of 1 Location: 7 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/02/2022
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 58	Front-Road Frontage	325.00	42,238.68	100%		42,239
Total Acres 0.18					Land Total	42,239

Dwelling Description

Conventional	One Story	432 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	81,227
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Wood	Basement	Crawl Space	Basement	-5,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	14,006
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	22.00%			Unfinished	-1,782

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1992	Typical	Typical	Average	Typical	87,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	52%	96%	100%	43,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	594	C 100	48.678	Avg.	52%	96%	100%	24,300
Wood Deck	1992	90	C 100	1.589	Avg.	82%	100%	100%	1,303
							Outbuilding Total		25,603

Accpt Land 42,200 **Accepted Bldg** 69,400 **Total** 111,600

Account: 1059 Card: 1 of 1 Map/Lot: 009-012 Location: 23 BERRY AVE

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	45
Land Schedule	2

Sale Data

Sale Date	05/07/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Fr. A-Homesite (Fract)	52,000.00	31,329.73	50.0%	Size/Shape	15,665
Total Acres 0.30					Land Total	15,665

Accpt Land	15,700	**Accepted Bldg**	0	**Total**	15,700

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Above Street
Utilities None None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
20.00	Acre-Wasteland	65.00	1,430.00	100%		1,430
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
50.00	Acre-Rear Land 2 >50 <=	455.00	25,025.00	100%		25,025
71.00	Acre-Rear Land 3 > 100	320.00	24,992.00	100%		24,992
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
Total Acres 193.00					Land Total	122,947

Accpt Land 122,900 **Accepted Bldg** 0 **Total** 122,900

Account: 1061 Card: 1 of 1 Map/Lot: 015-050 Location: 10 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/15/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 128	Front-Road Frontage	325.00	33,865.29	100%		33,865
Total Acres 0.29					Land Total	33,865

Dwelling Description

Conventional	One Story	912 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Composition	Masonry Trim	None	Base	124,496
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Good	Typical	123,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	100,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	128	C 100	7.394	Good	81%	100%	100%	5,989
Frame Garage	1990	576	C 110	20.909	V.G.	90%	100%	100%	18,818
								Outbuilding Total	24,807

Accpt Land	33,900	**Accepted Bldg**	125,000	**Total**	158,900

Map/Lot: 011-108
Account: 1062 Card: 1 of 1 Location: 21 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level Low
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/02/2022
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 2 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
168 x 327	Front-Road Frontage	325.00	62,488.17	100%		62,488
37 x 115	Front-Road Frontage	325.00	12,396.68	10.0%	Topography	1,240
Total Acres 1.36				Land Total		63,728

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	840 Sqft	Grade C 105	Base	168,512
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,497
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Modern	Modern	Above Average	Typical	177,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	124,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1949	45	C 105	3.872	Avg+	70%	100%	100%	2.710
Frame Garage	1952	528	C 100	17.424	Avg.	59%	100%	100%	10.280
							Outbuilding Total		12,990

Accpt Land 63,700 **Accepted Bldg** 137,300 **Total** 201,000

Account: 1063 Card: 1 of 1 Map/Lot: 011-151 Location: 92 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 57
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 40 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
101 x 138	Front-Road Frontage	325.00	34,462.21	100%		34,462
Total Acres 0.32				Land Total		34,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1895	3134	B 100	382,348	Good	75%	100%	100%	286,761
Frame Shed	0			- - - - S O U N D V A L U E - - - -					15,000
							Outbuilding Total		301,761

Accpt Land	34,500	**Accepted Bldg**	301,800	**Total**	336,300

Name: HUNTLEY, JEFFREY L
HUNTLEY, DEBORAH F
Map/Lot: 014-006
Account: 1064 Card: 1 of 1 Location: 121 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	ENCLOSED FIRE ESCAPE
Tran/Land/Bldg	1 2 7
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
87 x 204	Front-Road Frontage	325.00	30,868.54	100%		30,869
Total Acres 0.41					Land Total	30,869

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	864 Sqft	Grade C 100	Base	195,636
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,083
Rooms	12				
Bedrooms	8	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	1/2 Finished			Attic	14,882
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	226,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	108,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	469	C 100	38.435	Avg.	50%	96%	100%	18.449
1 & 1/2 Story Fr	1900	528	C 100	58.846	Avg.	50%	96%	100%	28.246
Open Frame Porch	1900	134	C 100	4.596	Avg.	50%	96%	100%	2.206
							Outbuilding Total		48,901

Accpt Land	30,900	**Accepted Bldg**	157,500	**Total**	188,400

Map/Lot: 004-005
Account: 1065 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	11/21/2023
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
30.00	Acre-Rear Land 1 <= 50 Acs	650.00	21,450.00	100%		21,450
Total Acres 31.00					Land Total	34,320

Accpt Land	34,300	**Accepted Bldg**	0	**Total**	34,300

Name: HANSCOM, DONALD L
HENNESSEY, EDWARD L JR

Map/Lot: 011-021

Account: 1067 Card: 1 of 1 Location: 8 GROVE ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	02/18/2012
Sale Price	4,500
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
75 x 107	Front-Road Frontage	325.00	24,947.87	100%		24,948
Total Acres 0.18				Land Total		24,948

Accpt Land	24,900	**Accepted Bldg**	0	**Total**	24,900

Map/Lot: 014-040
Account: 1068 Card: 1 of 1 Location: 31 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
136 x 255	Front-Road Frontage	325.00	49,343.13	100%		49,343
0.80	Acre-Intown Excess Land	13,000.00	11,440.00	100%		11,440
Total Acres 1.60				Land Total		60,783

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1470 Sqft	Grade C 107	Base	187,033
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,346
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1977	0	Modern	Modern	Very Good	Typical	192,379

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	88%	100%	100%	169,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	1056	C 100	34.848	V.G.	90%	100%	100%	31.363
							Outbuilding Total		31,363

Accpt Land	60,800	**Accepted Bldg**	200,700	**Total**	261,500

Account: 1069 Card: 1 of 1 Map/Lot: 010-016 Location: 81 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 01/01/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 3
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90 x 132	Front-Road Frontage	325.00	30,572.70	100%		30,573
Total Acres 0.27					Land Total	30,573

Dwelling Description

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	146,329
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	157,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	75,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	2000	360	C 100	43.664	Avg.	86%	100%	100%	37.551
Wood Deck	2002	200	C 100	3.294	Avg.	87%	100%	100%	2.866
Frame Garage	2019	1024	C 100	33.792	Avg.	95%	95%	100%	30.497
							Outbuilding Total		70,914

Accpt Land 30,600 **Accepted Bldg** 146,600 **Total** 177,200

Account: 1070 Card: 1 of 1 Map/Lot: 005-041 Location: 341 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	Public Water Septic System	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
1.50	Acre-Wasteland	75.00	123.75	100%		124
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 6.50				Land Total		35,984

Dwelling Description				**Replacement Cost New**	
Conventional	One Story	576 Sqft	Grade D 100	Base	77,250
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Below Average	Typical	76,845

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	29,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	154	D 100	6.907	Avg-	40%	100%	100%	2.763
Frame Garage	1993	952	C 100	31.416	Avg.	82%	100%	100%	25.761
							Outbuilding Total		28,524

Accpt Land	36,000	**Accepted Bldg**	58,000	**Total**	94,000

Map/Lot: 007-036
Account: 1071 Card: 1 of 1 Location: 462 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 2 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Acre-Wasteland	65.00	143.00	100%		143
12.00	Acre-Rear Land 1 <= 50 Acs	650.00	8,580.00	100%		8,580
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 15.00					Land Total	60,423

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 130	Base	197,905
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,939
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,879
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	207,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	174,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	28	C 130	2.980	Good	84%	100%	100%	2.503
Frame Garage	1986	960	B 100	38.650	Avg+	84%	100%	100%	32.466
Frame Garage	2008	840	B 100	33.818	Avg+	92%	100%	100%	31.113
								Outbuilding Total	66,082

Accpt Land 60,400 **Accepted Bldg** 240,600 **Total** 301,000

Name: UPTON, CONY L
UPTON, JOANN C
Map/Lot: 014-039
Account: 1073 Card: 1 of 1 Location: 35 GARDNER AVE

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 x 255	Front-Road Frontage	325.00	58,050.74	100%		58,051
Total Acres 0.94					Land Total	58,051

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	780 Sqft	Grade C 107	Base	163,851
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,255
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Modern	Modern	Very Good	Typical	168,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	141,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1955	160	C 107	14.030	V.G.	84%	100%	100%	11.785
Wood Deck	1955	240	C 100	3.914	Good	80%	100%	100%	3.131
Frame Garage	1998	884	C 100	29.172	V.G.	92%	100%	100%	26.838
							Outbuilding Total		41,754

Accpt Land	58,100	**Accepted Bldg**	183,000	**Total**	241,100

Map/Lot: 014-102
Account: 1074 Card: 1 of 1 Location: 19 COOPER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/19/2023
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 3		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 132	Front-Road Frontage	325.00	33,969.66	100%		33,970
Total Acres 0.30					Land Total	33,970

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1008 Sqft	Grade C 100	Base	216,768
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,852
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	16,411
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1840	0	Typical	Typical	Above Average	Typical	239,166

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	149,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1840	364	C 100	29.830	Avg+	65%	100%	100%	19.390
1 & 1/2 Story Fr	1840	516	C 100	57.508	Avg+	65%	100%	100%	37.380
Unfin Basement	1840	516	C 100	16.930	Avg+	65%	100%	100%	11.004
Encl Frame Porch	1840	56	C 100	4.543	Avg+	65%	100%	100%	2.953
Open Frame Porch	1840	25	C 100	1.330	Avg+	65%	100%	100%	864
Wood Deck	1990	132	C 100	2.240	Avg+	65%	100%	100%	1.456
Frame Bay Window	1840	27	C 100	4.774	Avg+	65%	100%	100%	3.103
							Outbuilding Total		76,150

Accpt Land	34,000	**Accepted Bldg**	225,400	**Total**	259,400

Map/Lot: 008-015
Account: 1075 Card: 1 of 1 Location: 10 HUDSON BLVD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/17/2017
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 CAR WASH - CHECK PP
Tran/Land/Bldg 8 2 25
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
220 x 99	Front-Road Frontage	325.00	72,613.94	100%		72,614
Total Acres 0.50				Land Total		72,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1991	632	B 100	77,104	Fair	67%	100%	100%	51,660
						Outbuilding Total			51,660

Accpt Land	72,600	**Accepted Bldg**	51,700	**Total**	124,300

Account: 1076 Card: 1 of 1 Map/Lot: 011-076 Location: 12 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/26/2015
Sale Price	74,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 25		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	40	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 102	Front-Road Frontage	650.00	32,132.07	100%		32,132
Total Acres 0.15				Land Total		32,132

Accpt Land	32,100	**Accepted Bldg**	0	**Total**	32,100

Map/Lot: 007-036-013
Account: 1077 Card: 1 of 1 Location: 488 COURT ST

Neighborhood 3 Court St - Rural

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description **Replacement Cost New**

Ranch	One Story	1012 Sqft	Grade C 107	Base	142,856
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,681
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,012	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Typical	146,537

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	56%	96%	100%	78,778

Accpt Land	39,700	**Accepted Bldg**	78,800	**Total**	118,500

Account: 1078 Card: 1 of 1 Map/Lot: 007-029 Location: 370 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 2 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.00					Land Total	51,700

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1200 Sqft	Grade C 107	Base	160,990
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,364
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Good	Typical	165,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	96%	100%	134,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	396	C 100	12.445	Avg+	92%	100%	100%	11.449
Canopy	2008	120	D 100	2.893	Avg.	91%	100%	100%	2.633
Frame Garage	1988	720	C 100	23.760	Avg.	79%	100%	100%	18.770
Frame Shed	1997	336	D 100	9.194	Avg.	84%	100%	100%	7.723
							Outbuilding Total		40,575

Accpt Land	51,700	**Accepted Bldg**	175,500	**Total**	227,200

Account: 1079 Card: 1 of 1 Map/Lot: 014-008 Location: 24 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/06/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 x 185	Front-Road Frontage	325.00	39,352.19	100%		39,352
Total Acres 0.48					Land Total	39,352

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	1544 Sqft	Grade C 112	Base	276,412
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	9,131
Rooms	11				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,013
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	2000	Modern	Modern	Fair	Typical	289,072

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	26%	100%	100%	75,159

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	276	C 112	9.912	Fair	26%	100%	100%	2.577
Frame Garage	1900	806	C 112	29.790	Fair	26%	100%	100%	7.745
Canopy	2005	999	C 112	20.176	Avg.	89%	100%	100%	17.957
							Outbuilding Total		28,279

Accpt Land	39,400	**Accepted Bldg**	103,400	**Total**	142,800

Name: WAITUKAITIS, MATTHEW L
BALDWIN-WEEKS, KAYLA J

Map/Lot: 005-001-B4
Account: 1080 Card: 1 of 1 Location: FERNWOOD LANE

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	05/24/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.51	Acre-Rear Land 1 <= 50 Acs	650.00	364.65	100%		365
Total Acres 1.51					Land Total	26,105

Accpt Land	26,100	**Accepted Bldg**	0	**Total**	26,100

Name: FLANAGAN, JANE R IV
FLANAGAN, JAMES G IV

Map/Lot: 001-026-B

Account: 1081 Card: 1 of 1 Location: 248 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 99
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/07/2015
Sale Price	39,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	23,400.00	17,457.72	100%		17,458
Total Acres 0.46					Land Total	17,458

Accpt Land	17,500	**Accepted Bldg**	0	**Total**	17,500

Name: PENNELL, KEITH A JR
CARTER, VALERIE L
Account: 1082 Card: 1 of 1 Map/Lot: 003-071-A
Location: 12 CROSSROAD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/21/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.25	Acre-Rear Land 1 <= 50 Acs	650.00	178.75	100%		179
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.25					Land Total	34,499

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,040	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Modern	Modern	Above Average	Typical	149,339

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	116,485

Accpt Land	34,500	**Accepted Bldg**	116,500	**Total**	151,000

Map/Lot: 001-032
Account: 1084 Card: 1 of 1 Location: 223 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/03/2008
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 3 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.75	Acre-Rear Land 1 <= 50 Acs	650.00	1,251.25	100%		1,251
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.75					Land Total	35,571

Dwelling Description **Replacement Cost New**

Conventional	One Story	1344 Sqft	Grade B 100	Base	199,395
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,573
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Modern	Modern	Excellent	Typical	214,508

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	201,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2009	448	C 100	7.138	Avg.	91%	100%	100%	6,496
							Outbuilding Total		6,496

Accpt Land 35,600 **Accepted Bldg** 208,100 **Total** 243,700

Account: 1085 Card: 1 of 1 Map/Lot: 009-034 Location: 26 HARWOOD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/24/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 218	Front-Road Frontage	325.00	35,360.19	85.00%	View/Enviro	30,056
Total Acres 0.50					Land Total	30,056

Dwelling Description — **Replacement Cost New**

Conventional	One Story	360 Sqft	Grade D 100	Base	61,284
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Fair	Typical	61,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	91%	100%	14,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	255	D 100	17.136	Fair	26%	100%	100%	4.455
One Story Frame	1920	104	D 100	6.989	Fair	26%	100%	100%	1.817
Barn - GBA	0			- - - - S O U N D V A L U E - - - -					100
								Outbuilding Total	6,372

Accpt Land	30,100	Accepted Bldg	20,800	Total	50,900

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 13		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 999	Front-Road Frontage	650.00	304,724.55	100%		304,725
200 x 999	Front-Road Frontage	650.00	304,724.55	70.0%	Excess Frtg.	213,307
175 x 999	Front-Road Frontage	650.00	266,633.98	50.0%	Excess Frtg.	133,317
1.81	Acre-Intown Excess Land	13,000.00	25,883.00	100%		25,883
Total Acres 15.00				Land Total		677,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1976	15695	B 100	1,914,790	Good	85%	100%	100%	1,627,572
						Outbuilding Total			1,627,572

Accpt Land	677,200	**Accepted Bldg**	1,627,600	**Total**	2,304,800

Account: 1088 Card: 1 of 1 Map/Lot: 005-019 Location: 40 KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities Public Sewer Drilled Well
Street Paved

Sale Data

Sale Date 04/20/2010
Sale Price 0
Sale Type Land Only
Financing Cash Sale
Verified Family Member
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Homesite (Fract)	52,000.00	47,513.88	100%		47,514
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.69					Land Total	51,914

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	400 Sqft	Grade C 100	Base	106,545
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Typical	Typical	Poor	Typical	106,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	18%	19%	100%	3,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1935	168	C 100	13.768	Poor	18%	50%	100%	1,239
Frame Shed	0			- - - - S O U N D V A L U E - - - -					0
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
Wood Deck	0			- - - - S O U N D V A L U E - - - -					100
Wood Deck	0			- - - - S O U N D V A L U E - - - -					100
								Outbuilding Total	1,739

Accpt Land 51,900 **Accepted Bldg** 5,400 **Total** 57,300

Map/Lot: 007-036-014
Account: 1089 Card: 1 of 1 Location: 492 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 08/05/2021
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 NEW HOUSE
Tran/Land/Bldg 0 1 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Fr. A-Homesite (Fract)	39,000.00	29,410.76	100%		29,411
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.47					Land Total	38,211

Accpt Land 38,200 **Accepted Bldg** 0 **Total** 38,200

Map/Lot: 005-001-B2
Account: 1090 Card: 1 of 1 Location: 23 BALSAM DR

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Gravel

Sale Data

Sale Date	05/04/2012
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.31	Acre-Rear Land 1 <= 50 Acs	650.00	221.65	100%		222
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.31					Land Total	34,542

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	704 Sqft	Grade B 100	Base	175,454
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,379
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Very Good	Typical	185,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	168,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	16	B 100	539	V.G.	91%	100%	100%	490
Wood Deck	1995	16	B 100	539	V.G.	91%	100%	100%	490
							Outbuilding Total		980

Accpt Land	34,500	**Accepted Bldg**	169,600	**Total**	204,100

Account: 1091 Card: 1 of 1 Map/Lot: 010-003 Location: 100 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/10/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 132	Front-Road Frontage	325.00	33,969.66	100%		33,970
74 x 132	Front-Road Frontage	325.00	25,137.55	70.0%	Excess Frtg.	17,596
Total Acres 0.52					Land Total	51,566

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	780 Sqft	Grade C 100	Base	153,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,977
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Typical	156,440

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	75,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	96	C 100	6.127	Avg.	50%	100%	100%	3.064
Frame Garage	1900	300	D 100	8.118	Avg.	50%	100%	100%	4.059
							Outbuilding Total		7,123

Accpt Land 51,600 **Accepted Bldg** 82,200 **Total** 133,800

Account: 1092 Card: 1 of 1 Map/Lot: 003-009 Location: 514 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/24/2013
Sale Price	38,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.00					Land Total	35,035

Dwelling Description

				Replacement Cost New	
Conventional	One Story	648 Sqft	Grade C 100	Base	100,698
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Good	Typical	96,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	96%	100%	70,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1940	288	C 100	23.602	Good	76%	100%	100%	17,938
Frame Garage	1977	360	D 100	9.742	Fair	56%	100%	100%	5,456
							Outbuilding Total		23,394

Accpt Land	35,000	**Accepted Bldg**	94,100	**Total**	129,100

Map/Lot: 011-072
Account: 1094 Card: 1 of 1 Location: 7 WATER ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	02/27/2017
Sale Price	37,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 20
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60 x 66	Front-Road Frontage	650.00	23,497.30	100%		23,497
Total Acres 0.09					Land Total	23,497

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	406 Sqft	Grade C 100	Base	122,584
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-10,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-420
Rooms	9				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	None	Typical	Below Average	Typical	114,555

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	88%	100%	40,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1870	580	C 100	64.641	Avg-	40%	100%	100%	25,856
							Outbuilding Total		25,856

Accpt Land	23,500	**Accepted Bldg**	66,200	**Total**	89,700

Name: GRAY, TRUSTEE, LESLIE
ZACHARY SHERMAN SPEC. NEEDS TRUST
Account: 1095 Card: 1 of 1
Map/Lot: 014-093
Location: 26 COOPER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/05/2018
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	PRICE		
Tran/Land/Bldg	9 2 18		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 180	Front-Road Frontage	325.00	24,527.82	100%		24,528
Total Acres 0.29					Land Total	24,528

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	984 Sqft	Grade C 125	Base	242,325
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,362
Rooms	10				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,865
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1937	0	Modern	Modern	Good	Typical	252,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	189,414

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1935	52	C 125	5.320	Good	75%	100%	100%	3.990
Open Frame Porch	1935	32	C 125	1.925	Good	75%	100%	100%	1.444
								Outbuilding Total	5,434

Accpt Land	24,500	**Accepted Bldg**	194,800	**Total**	219,300

Account: 1096 Card: 1 of 1 Map/Lot: 014-088 Location: 101 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 06/27/2024
Sale Price 400,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 PUB & BREWERY TIF
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 x 410	Front-Road Frontage	325.00	51,362.48	100%		51,362
Total Acres 1.27					Land Total	51,362

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1014 Sqft	Grade C 105	Base	207,756
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	4,544
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-9,721
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,699
Attic	Floor & Stairs			Attic	3,068
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1868	2021	None	None	Below Average	Typical	200,034

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	81%	100%	64,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1890	560	C 105	65.533	Avg-	40%	100%	100%	26.213
Unfin Basement	1890	560	C 105	18.598	Avg-	40%	100%	100%	7.439
Two Story Frame	2021	720	B 100	106.541	Avg.	95%	100%	100%	101.214
1 & 1/2 Story Fr	1890	594	B 100	80.765	Avg.	50%	100%	100%	40.382
One Story Frame	2021	224	B 100	22.396	Avg.	95%	100%	100%	21.276
Open Frame Porch	1890	30	C 105	1.554	Avg-	40%	100%	100%	622
Wood Deck	2021	821	C 100	12.919	Avg.	95%	100%	100%	12.273
Plumbing Fixture	2021	10	B 100	20.801	Avg.	95%	100%	100%	19.761
								Outbuilding Total	229,180

Accpt Land	51,400	**Accepted Bldg**	294,000	**Total**	345,400

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 19		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58 x 168	Front-Road Frontage	325.00	20,183.33	100%		20,183
Total Acres 0.22				Land Total		20,183

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1616 Sqft	Grade C 100	Base	292,087
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,986
Rooms	0				
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	307,654

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	147,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	576	D 141	21.977	Avg.	87%	100%	100%	19,120
						Outbuilding Total			19,120

Accpt Land	20,200	**Accepted Bldg**	166,800	**Total**	187,000

Name: MATHEWS, DEVISEES OF LINDA S
MATHEWS, DEVISEES OF LEE J

Map/Lot: 08A-022
Account: 1100 Card: 1 of 1 Location: 51 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	01/29/2015
Sale Price	79,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Fr. A-Homesite (Fract)	26,000.00	23,928.48	100%		23,928
Total Acres 0.70					Land Total	23,928

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1056 Sqft	Grade C 115	Base	158,099
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,128
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Modern	Modern	Good	Typical	162,227

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	137,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	96	C 115	1.934	Good	85%	100%	100%	1.644
							Outbuilding Total		1,644

Accpt Land	23,900	**Accepted Bldg**	139,500	**Total**	163,400

Map/Lot: 005-043-A
Account: 1102 Card: 1 of 1 Location: 305 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	Paved

Sale Data

Sale Date	11/14/2014
Sale Price	75,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	6 20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	26,000.00	20,223.26	100%		20,223
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.50					Land Total	24,623

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,841
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Above Average	Typical	150,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	96%	100%	114,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1974	48	C 107	4.522	Avg+	79%	100%	100%	3.572
Wood Deck	1974	48	C 107	1.004	Avg+	79%	100%	100%	793
							Outbuilding Total		4,365

Accpt Land	24,600	**Accepted Bldg**	118,800	**Total**	143,400

Account: 1103 Card: 1 of 1 Map/Lot: 005-050 Location: DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date 09/10/2022
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
6.00	Acre-Wasteland	75.00	495.00	100%		495
43.00	Acre-Rear Land 1 <= 50 Acs	650.00	30,745.00	100%		30,745
5.00	Acre-Rear Land 2 >50 <=	455.00	2,502.50	100%		2,503
Total Acres 55.00					Land Total	90,943

Accpt Land 90,900 **Accepted Bldg** 0 **Total** 90,900

Map/Lot: 015-001
Account: 1104 Card: 1 of 1 Location: 103 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 08/01/2006
Sale Price 1,100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 39
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
164 x 275	Front-Road Frontage	650.00	131,100.66	100%		131,101
Total Acres 1.04				Land Total		131,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					1,530,000
							Outbuilding Total		1,530,000

Accpt Land	131,100	**Accepted Bldg**	1,530,000	**Total**	1,661,100

Map/Lot: 007-011-B
Account: 1105 Card: 1 of 1 Location: 75 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 43		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Commercial Site (Fract)	32,500.00	50,558.13	100%		50,558
6.74	Acre-Rear Land 1 <= 50 Acs	650.00	4,819.10	100%		4,819
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 8.74					Land Total	63,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1997	6601	C 100	660.100	Avg.	84%	100%	100%	554.484
CmmlBldg-SeeFile	2000	4610	C 100	461.000	Avg.	86%	100%	100%	396.460
CmmlBldg-SeeFile	2001	6756	C 100	675.600	Avg.	87%	100%	100%	587.772
								Outbuilding Total	1,538,716

Accpt Land	64,000	**Accepted Bldg**	1,538,700	**Total**	1,602,700

Account: 1106 Card: 1 of 1 Map/Lot: 014-087 Location: 23 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	11/30/2011
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 19		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 x 255	Front-Road Frontage	325.00	42,812.42	100%		42,812
Total Acres 0.69					Land Total	42,812

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1487 Sqft	Grade C 105	Base	274,016
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,832
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	285,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	136,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1890	463	C 105	39.840	Avg.	50%	100%	100%	19.920
Open Frame Porch	1890	132	C 105	4.763	Avg.	50%	100%	100%	2.382
Encl Frame Porch	1890	44	C 105	4.270	Avg.	50%	100%	100%	2.135
One Story Frame	2000	660	B 100	65.986	V.G.	92%	100%	100%	60.707
							Outbuilding Total		85,144

Accpt Land	42,800	**Accepted Bldg**	222,000	**Total**	264,800

Name: YOUNG, LINDA SUE
YOUNG, RANDOLPH E
Map/Lot: 001-020&021
Account: 1107 Card: 1 of 1 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Fr. A-Baselot (Fract)	11,700.00	9,885.63	100%		9,886
Total Acres 0.59				Land Total		9,886

Accpt Land	9,900	**Accepted Bldg**	0	**Total**	9,900

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	10/25/2019
Sale Price	29,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 9 3		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 79	Front-Road Frontage	325.00	21,298.08	100%		21,298
Total Acres 0.12					Land Total	21,298

Dwelling Description

Conventional	One & 1/2 Story	748 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	156,669
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Crawl Space	Basement	-6,913
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,740
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2020	Modern	Modern	Above Average	Typical	155,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	100,961

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	384	C 100	31.469	Avg+	65%	100%	100%	20.455
One Story Frame	1900	108	C 100	8.851	Avg+	65%	100%	100%	5.753
							Outbuilding Total		26,208

Accpt Land	21,300	**Accepted Bldg**	127,200	**Total**	148,500

Account: 1109 Card: 1 of 1 Map/Lot: 015-081 Location: 27 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Sloping
Utilities All Public None
Street Paved

Sale Data

Sale Date	02/10/2022
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 x 165	Front-Road Frontage	325.00	51,409.56	80.0%	Topography	41,128
Total Acres 0.56					Land Total	41,128

Accpt Land 41,100 **Accepted Bldg** 0 **Total** 41,100

Name: THE BANK OF MAINE
CAMDEN NATIONAL BANK
Map/Lot: 009-020-C
Account: 1110 Card: 1 of 1 Location: 6 M&M PL

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 31
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/17/2008
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
222 x 184	Front-Road Frontage	650.00	145,163.22	100%		145,163
Total Acres 0.94				Land Total		145,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1998	4390	C 100	439,000	Exc.	93%	100%	100%	408,270
						Outbuilding Total			408,270

Accpt Land	145,200	**Accepted Bldg**	408,300	**Total**	553,500

Map/Lot: 001-042-E
Account: 1111 Card: 1 of 1 Location: 125 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	Dug Well Septic System
Street	Paved

Sale Data

Sale Date	09/01/2020
Sale Price	7,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	NEW HOUSE 5/2021
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.21	Acre-Rear Land 1 <= 50 Acs	650.00	150.15	100%		150
2.00	Impr-Lot Improvements	3,900.00	8,580.00	20.0%	Unimproved	1,716
Total Acres 1.21					Land Total	27,606

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade D 90	Base	85,868
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-8,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,298
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	720	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1993	0	Typical	Typical	Poor	Typical	74,920

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Delapidation	None	18%	29%	100%	3,911

Accpt Land 27,600 **Accepted Bldg** 3,900 **Total** 31,500

Name: NORTHERN NEW ENGLAND TELEPHONE OPS
FAIRPOINT COMMUNICATIONS INC
Account: 1113 Card: 1 of 1
Map/Lot: 014-007
Location: 22 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/31/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 40		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
185 x 120	Front-Road Frontage	325.00	62,247.75	100%		62,248
Total Acres 0.51					Land Total	62,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1980	3466	C 100	346,600	V.G.	88%	100%	100%	305,008
							Outbuilding Total		305,008

Accpt Land	62,200	**Accepted Bldg**	305,000	**Total**	367,200

Account: 1114 Card: 1 of 1 Map/Lot: 011-092
Location: 40 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99 x 156	Front-Road Frontage	325.00	34,196.48	100%		34,196
Total Acres 0.35				Land Total		34,196

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Above Average	Typical	151,002

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	96%	100%	94,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	C 100	26.224	Avg+	65%	100%	100%	17.046
Two Story Frame	1992	144	C 100	17.466	Avg+	65%	100%	100%	11.353
Open Frame Porch	1900	108	C 100	3.817	Avg+	65%	100%	100%	2.481
Barn - GBA	1900	792	D 100	20.525	Avg-	40%	100%	100%	8.210
						Outbuilding Total			39,090

Accpt Land 34,200 **Accepted Bldg** 133,300 **Total** 167,500

Map/Lot: 011-172
Account: 1115 Card: 1 of 1 Location: 3 BARTLETT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 11/03/2016
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
70 x 153	Front-Road Frontage	325.00	24,132.43	100%		24,132
Total Acres 0.25					Land Total	24,132

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	896 Sqft	Grade C 117	Base	195,803
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	2008	Typical	Typical	Very Good	Typical	200,140

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	80%	96%	100%	153,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2009	98	C 117	9.396	Good	93%	100%	100%	8.738
Wood Deck	2009	36	B 100	917	Good	93%	100%	100%	853
							Outbuilding Total		9,591

Accpt Land 24,100 **Accepted Bldg** 163,300 **Total** 187,400

Account: 1116 Card: 1 of 1 Map/Lot: 006-013-A Location: 42 SNOW CONE RD

Neighborhood 2	Elm St - Rural
Tree Growth	2020
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None
TG PLAN YEAR....	2020

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	WASTEWATER PUMP HOUSE
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
4.00	Acre-Wasteland	65.00	286.00	100%		286
36.00	Acre-Softwood TG	136.00	4,896.00	100%		4,896
30.00	Acre-Mixed Wood TG	165.00	4,950.00	100%		4,950
3.00	Acre-Class II Roads	3,250.00	10,725.00	100%		10,725
4.00	Acre-Rear Land 2 >50 <=	455.00	2,002.00	100%		2,002
Total Acres 78.00					Land Total	40,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	480	B 110	21.257	Avg.	95%	100%	100%	20.194
							Outbuilding Total		20,194

Accpt Land 40,700 **Accepted Bldg** 20,200 **Total** 60,900

Map/Lot: 007-038
Account: 1117 Card: 1 of 1 Location: COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved

Sale Data

Sale Date	09/28/2016
Sale Price	85,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
9.00	Acre-Blueberries	1,900.00	18,810.00	100%		18,810
22.00	Acre-Rear Land 1 <= 50 Acs	650.00	15,730.00	100%		15,730
Total Acres 32.00				Land Total		52,415

Accpt Land 52,400 **Accepted Bldg** 0 **Total** 52,400

Account: 1119 Card: 1 of 1 Map/Lot: 007-037 Location: 443 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 6 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.00					Land Total	51,700

Dwelling Description **Replacement Cost New**

Conventional	One Story	1106 Sqft	Grade C 100	Base	141,984
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-2,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,759
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Modern	Modern	Above Average	Typical	143,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	95%	100%	91,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	192	C 100	9.928	Avg+	67%	95%	100%	6.319
								Outbuilding Total	6,319

Accpt Land	51,700	Accepted Bldg	97,500	Total	149,200

Account: 1121 Card: 1 of 1 Map/Lot: 015-074 Location: 14 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 07/13/2022
Sale Price 74,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 x 230	Front-Road Frontage	325.00	46,682.05	100%		46,682
Total Acres 0.69					Land Total	46,682

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	1008 Sqft	Grade C 100	Base	162,976
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	162,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	88%	100%	57,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	102	C 100	6.364	Avg-	40%	100%	100%	2.546
Frame Garage	1900	456	D 100	12.339	Avg-	40%	100%	100%	4.936
One Story Frame	1900	192	C 100	15.734	Avg-	40%	100%	100%	6.294
							Outbuilding Total		13,776

Accpt Land 46,700 **Accepted Bldg** 70,800 **Total** 117,500

Name: BUTLER, DEBRA A
BUTLER, THOMAS W
Map/Lot: 001-064-A
Account: 1122 Card: 1 of 1 Location: 642 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	60.0%	View/Enviro	15,444
1.70	Acre-Rear Land 1 <= 50 Acs	650.00	1,215.50	60.0%		729
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.70					Land Total	24,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1976	14 x 60	0	45.839	Fair	28%	100%	100%	12.835
							Outbuilding Total		12,835

Accpt Land	24,800	**Accepted Bldg**	12,800	**Total**	37,600

Account: 1123 Card: 1 of 1 Map/Lot: 009-032-B
Location: 18 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 10/24/2014
Sale Price 48,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Fr. A-Homesite (Fract)	52,000.00	46,116.11	90.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	0
		0.00	0.00	85.00%	View/Enviro	17,639
Total Acres 0.65					Land Total	17,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1990	14 x 76	B 0	64.639	Avg.	40%	100%	100%	25.856
							Outbuilding Total		25,856

Accpt Land 17,600 **Accepted Bldg** 25,900 **Total** 43,500

Account: 1124 Card: 1 of 1 Map/Lot: 002-02A-011
Location: HOLWAY POINT

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Gravel

Sale Data

Sale Date	09/17/2024
Sale Price	69,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 10 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
200 x 220	Front-Shorefrontage	200.00	65,262.55	70.0%	Excess Frtg.	45,684
100 x 220	Front-Shorefrontage	200.00	32,631.27	50.0%	Excess Frtg.	16,316
2.65	Acre-Rear Land 1 <= 50 Acs	500.00	1,457.50	100%		1,458
Total Acres 5.18				Land Total		128,721

Accpt Land 128,700 **Accepted Bldg** 0 **Total** 128,700

Map/Lot: 008-002
Account: 1126 Card: 1 of 1 Location: 160 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/18/2022
Sale Price	1,000,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 2 15		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 187	Front-Road Frontage	650.00	131,839.49	100%		131,839
105 x 186	Front-Road Frontage	650.00	69,030.41	70.0%	Excess Frtg.	48,321
Total Acres 1.31					Land Total	180,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1996	7810	C 100	781,000	Avg+	88%	100%	100%	687,280
								Outbuilding Total	687,280

Accpt Land	180,200	**Accepted Bldg**	687,300	**Total**	867,500

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	10/04/2022
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
3.00	Acre-Wasteland	65.00	214.50	100%		215
24.00	Acre-Rear Land 1 <= 50 Acs	650.00	17,160.00	100%		17,160
Total Acres 28.00					Land Total	30,245

Accpt Land	30,200	**Accepted Bldg**	0	**Total**	30,200

Neighborhood 11	Downtown Commercial		
Zoning/Use	Shore-GeneralDevelopment	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 87		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	43	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 75	Front-Road Frontage	650.00	34,232.55	100%		34,233
Total Acres 0.14				Land Total		34,233

Accpt Land	34,200	**Accepted Bldg**	0	**Total**	34,200

Map/Lot: 011-050
Account: 1130 Card: 1 of 1 Location: 46 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Fr. A-Homesite (Fract)	52,000.00	44,306.93	100%		44,307
Total Acres 0.60					Land Total	44,307

Dwelling Description **Replacement Cost New**

Conventional	One Story	1434 Sqft	Grade C 105	Base	180,130
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,118
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Modern	Modern	Average	Typical	185,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	174,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	185	C 105	6.430	Avg.	94%	100%	100%	6.044
Wood Deck	2015	240	C 105	4.110	Avg.	94%	100%	100%	3.863
Frame Shed	0			----SOUND VALUE----					200
								Outbuilding Total	10,107

Accpt Land 44,300 **Accepted Bldg** 184,200 **Total** 228,500

Name: HORVATH, ANTOINETTE
HORVATH, RICHARD S
Account: 1132 Card: 1 of 1 Map/Lot: 001-019 Location: 293 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	08/20/2015
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	DECK ETC		
Tran/Land/Bldg	3 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.10	Acre-Rear Land 1 <= 50 Acs	650.00	2,216.50	100%		2,217
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.10				Land Total		36,537

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	848 Sqft	Grade B 100	Base	196,992
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,275
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,272	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Above Average	Typical	207,727

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	176,568

Accpt Land	36,500	**Accepted Bldg**	176,600	**Total**	213,100

Map/Lot: 001-041
Account: 1133 Card: 1 of 1 Location: 101 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	03/08/2016
Sale Price	97,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 4.00					Land Total	36,465

Dwelling Description

				Replacement Cost New	
Conventional	One Story	878 Sqft	Grade C 100	Base	121,431
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,984
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Modern	Typical	Average	Typical	124,415

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	58%	98%	100%	70,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	672	C 100	22.176	Avg-	71%	100%	100%	15,745
							Outbuilding Total		15,745

Accpt Land	36,500	**Accepted Bldg**	86,500	**Total**	123,000

Account: 1134 Card: 1 of 1 Map/Lot: 012-022 Location: MAIN ST

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	45
Land Schedule	1

Sale Data

Sale Date	09/25/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
177 x 75	Front-Road Frontage	650.00	73,892.20	100%		73,892
Total Acres 0.30				Land Total		73,892

Accpt Land	73,900	**Accepted Bldg**	0	**Total**	73,900

Account: 1135 Card: 1 of 1 Map/Lot: 015-010 Location: 60 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/21/2022
Sale Price 224,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 18
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
267 x 74	Front-Road Frontage	650.00	110,718.92	100%		110,719
Total Acres 0.45				Land Total		110,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1975	1128	B 100	137,616	Good	85%	100%	100%	116,974
						Outbuilding Total			116,974

Accpt Land	110,700	**Accepted Bldg**	117,000	**Total**	227,700

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	12/09/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
2.00	Acre-Blueberries	2,340.00	5,148.00	100%		5,148
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
Total Acres 7.00				Land Total		20,878

Accpt Land 20,900 **Accepted Bldg** 0 **Total** 20,900

Neighborhood 1	Kennebec - Rural
Zoning/Use	None None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 25		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.22	Fr. A-Homesite (Fract)	23,400.00	28,430.75	100%		28,431
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
1.00	Impr-Mobile Home Site	0.00	0.00	100%		0
Total Acres 1.22				Land Total		37,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1980	1158	C 100	115.800	Avg-	68%	60%	100%	47.246
						Outbuilding Total			47,246

Accpt Land	37,000	**Accepted Bldg**	47,200	**Total**	84,200

Name: LITHGOW, CRAIG D
LITHGOW, BERNICE E

Map/Lot: 003-032-B

Account: 1138 Card: 1 of 1 Location: 342 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	08/08/2022
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Fr. A-Baselot (Fract)	11,700.00	13,187.82	100%		13,188
Total Acres 1.05					Land Total	13,188

Accpt Land	13,200	**Accepted Bldg**	0	**Total**	13,200

Account: 1139 Card: 1 of 1 Map/Lot: 014-104 Location: COOPER ST

Neighborhood	5 NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	B P
Reference 2	
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	47
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 170	Front-Road Frontage	325.00	27,175.24	100%		27,175
0.04	Acre-Intown Excess Land	13,000.00	572.00	100%		572
Total Acres 0.34					Land Total	27,747

Accpt Land	27,700	**Accepted Bldg**	0	**Total**	27,700

Account: 1140 Card: 1 of 1 Map/Lot: 005-007-B Location: 128 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 08/30/2017
Sale Price 21,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	70.0%	Topography	18,018
0.40	Acre-Rear Land 1 <= 50 Acs	650.00	286.00	100%		286
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.40					Land Total	26,884

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1200 Sqft	Grade D 80	Base	98,700
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-11,878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,200	Insulation	-632
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1987	0	Typical	Typical	Fair	Typical	83,168

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	42%	96%	100%	33,533

Accpt Land 26,900 **Accepted Bldg** 33,500 **Total** 60,400

Map/Lot: 011-111
Account: 1141 Card: 1 of 1 Location: 3 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 09/06/2004
Sale Price 94,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 3
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
129 x 90	Front-Road Frontage	325.00	42,174.29	100%		42,174
Total Acres 0.27					Land Total	42,174

Dwelling Description

					Replacement Cost New
Conventional	Two Story	1320 Sqft	Grade C 100	Base	250,622
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Fair	Typical	259,747

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	26%	96%	100%	64,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	504	D 100	13.283	Fair	26%	100%	100%	3.454
Frame Shed	1900	528	D 100	13.867	Fair	26%	100%	100%	3.605
Frame Garage	1900	440	C 100	14.520	Fair	26%	100%	100%	3.775
								Outbuilding Total	10,834

Accpt Land 42,200 **Accepted Bldg** 75,700 **Total** 117,900

Map/Lot: 08A-042
Account: 1142 Card: 1 of 1 Location: 19 SMITHFIELD DR

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	07/06/2022
Sale Price	49,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Fr. A-Homesite (Fract)	26,000.00	16,919.99	100%		16,920
Total Acres 0.35					Land Total	16,920

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1056 Sqft	Grade C 105	Base	144,351
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Below Average	Typical	148,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	108,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	16	C 100	442	Fair	70%	100%	100%	309
Wood Deck	1995	16	C 100	442	Fair	70%	100%	100%	309
							Outbuilding Total		618

Accpt Land	16,900	**Accepted Bldg**	108,700	**Total**	125,600

Account: 1143 Card: 1 of 1 Map/Lot: 011-001 Location: 63 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	2019 TIF
Tran/Land/Bldg	0 1 19
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/03/2018
Sale Price	121,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 95	Front-Road Frontage	325.00	65,740.97	100%		65,741
52 x 95	Front-Road Frontage	325.00	17,092.66	70.0%	Excess Frtg.	11,965
Total Acres 0.55					Land Total	77,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2019	4641	C 100	464.100	Avg.	95%	100%	100%	440.895
Open Frame Porch	2019	270	B 100	10.577	Avg.	95%	100%	100%	10.048
Open Frame Porch	2019	285	B 100	11.126	Avg.	95%	100%	100%	10.570
Wood Deck	2019	116	B 100	2.430	Avg.	95%	100%	100%	2.308
								Outbuilding Total	463,821

Accpt Land	77,700	**Accepted Bldg**	463,800	**Total**	541,500

Map/Lot: 001-066
Account: 1144 Card: 1 of 1 Location: 653 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Dug Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Fr. A-Homesite (Fract)	23,400.00	23,731.10	100%		23,731
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
1.00	Impr-Lot Improvements	3,900.00	4,290.00	50.0%	Unimproved	2,145
Total Acres 0.85					Land Total	30,166

Dwelling Description — **Replacement Cost New**

Conventional	One & 3/4 Story	1120 Sqft	Grade D 120	Base	200,155
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	412
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,404
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Average	Typical	204,971

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	170,126

Accpt Land	30,200	**Accepted Bldg**	170,100	**Total**	200,300

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 05/06/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
6.70	Acre-Rear Land 1 <= 50 Acs	650.00	4,790.50	100%		4,791
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 7.70					Land Total	56,491

Dwelling Description **Replacement Cost New**

Conventional	One Story	480 Sqft	Grade C 100	Base	85,554
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-4,707
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,632
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,216
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Inadequate	93,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	91%	100%	42,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1930	330	C 100	27.044	Avg.	50%	100%	100%	13.522
One Story Frame	1930	272	C 100	22.290	Avg.	50%	100%	100%	11.145
One Story Frame	1930	126	C 100	10.326	Avg.	50%	100%	100%	5.163
Encl Frame Porch	1930	270	C 100	13.017	Avg.	50%	100%	100%	6.508
Open Frame Porch	1930	119	C 100	4.146	Avg.	50%	100%	100%	2.073
Barn - GBA	1930	1600	C 100	42.662	Avg-	40%	100%	100%	17.065
Frame Garage	1930	840	C 100	27.720	Avg-	40%	100%	100%	11.088
								Outbuilding Total	66,564

Accpt Land 56,500 **Accepted Bldg** 109,000 **Total** 165,500

Name: PARADIS, RICHARD A
PARADIS, SUSAN J
Account: 1146 Card: 1 of 1

Map/Lot: 007-012
Location: 74 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	23,400.00	18,200.93	100%		18,201
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	0 Sqft	Grade C 100	Base	57,506
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1880	0	Modern	Modern	Good	Typical	57,506

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(RcnId)**
None	None	75%	100%	100%	43,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	1880	320	C 100	26.224	Good	75%	100%	100%	19.668
Unfin Basement	1880	320	C 100	14.993	Good	75%	100%	100%	11.245
Open Frame Porch	1880	115	C 100	4.027	Good	75%	100%	100%	3.020
2S Frame Garage	1970	1008	C 100	51.227	Avg+	78%	100%	100%	39.957
Frame Garage	1988	432	C 100	14.256	Avg+	85%	100%	100%	12.118
								Outbuilding Total	86,008

Accpt Land	26,800	**Accepted Bldg**	129,100	**Total**	155,900

Account: 1147 Card: 1 of 1 Map/Lot: 005-049-A Location: 271 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
0.16	Acre-Rear Land 1 <= 50 Acs	650.00	114.40	100%		114
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 1.16					Land Total	33,114

Accpt Land	33,100	**Accepted Bldg**	0	**Total**	33,100

Neighborhood 2	Elm St - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	08/09/2022
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
19.00	Acre-Rear Land 1 <= 50 Acs	650.00	13,585.00	100%		13,585
Total Acres 20.00					Land Total	31,460

Accpt Land	31,500	**Accepted Bldg**	0	**Total**	31,500

Name: WEAVER, WILLIAM R
WEAVER, DONNA M
Map/Lot: 015-053
Account: 1149 Card: 1 of 1 Location: 11 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20 2	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85 x 127	Front-Road Frontage	325.00	28,762.93	100%		28,763
0.74	Acre-Intown Excess Land	13,000.00	10,582.00	100%		10,582
Total Acres 0.99				Land Total		39,345

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	352 Sqft	Grade C 100	Base	100,660
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,795
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	105,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	65,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	234	C 100	26.079	Avg+	65%	100%	100%	16.951
Frame Garage	1900	460	C 100	15.180	Avg+	65%	100%	100%	9.867
Finished Attic	1900	100	C 100	9.494	Avg+	65%	100%	100%	6.171
Encl Frame Porch	1900	208	C 100	10.562	Avg+	65%	100%	100%	6.865
Frame Bay Window	1900	60	C 100	10.609	Avg+	65%	100%	100%	6.896
							Outbuilding Total		46,750

Accpt Land	39,300	**Accepted Bldg**	112,400	**Total**	151,700

Account: 1150 Card: 1 of 1 Map/Lot: 06A-013
Location: 115 STACKPOLE RD

Sale Data

Sale Date	10/11/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Accpt Land	39,300	**Accepted Bldg**	112,400	**Total**	151,700

Name: SQUIRE, TAZ (PERS REP)
BENNETT, DEVISEES OF NANCY
Map/Lot: 011-067
Account: 1151 Card: 1 of 1 Location: 21 WATER ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
53 x 77	Front-Road Frontage	325.00	17,059.21	100%		17,059
Total Acres 0.09					Land Total	17,059

Dwelling Description

				Replacement Cost New	
Conventional	One Story	360 Sqft	Grade D 100	Base	61,284
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-8,271
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-721
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,258
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Old Type	Old Type	Below Average	Typical	59,417

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	92%	100%	21,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	108	D 100	7.258	Avg-	40%	100%	100%	2.903
Frame Garage	1920	240	D 100	6.494	Avg-	40%	100%	100%	2.598
							Outbuilding Total		5,501

Accpt Land	17,100	**Accepted Bldg**	27,400	**Total**	44,500

Account: 1153 Card: 1 of 1 Map/Lot: 015-064 Location: 19 BRUCE ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 56	Front-Road Frontage	325.00	29,619.39	100%		29,619
Total Acres 0.12					Land Total	29,619

Dwelling Description

Conventional	One Story	1398 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	205,334
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,797
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Very Good	Typical	214,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	195,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	131	B 100	5.497	V.G.	91%	100%	100%	5.002
Frame Garage	1995	484	B 100	19.486	V.G.	91%	100%	100%	17.732
							Outbuilding Total		22,734

Accpt Land	29,600	**Accepted Bldg**	218,200	**Total**	247,800

Name: COLLINS, CORI L
CARTER, CATHY C

Map/Lot: 011-081
Account: 1154 Card: 1 of 1 Location: 2 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	0 9 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
106 x 127	Front-Road Frontage	325.00	35,869.06	100%		35,869
Total Acres 0.31					Land Total	35,869

Dwelling Description

Conventional	Two Story	1008 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	206,915
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,852
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Good	Typical	223,160

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	92%	100%	153,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	288	C 100	23.602	Good	75%	100%	100%	17.702
							Outbuilding Total		17,702

Accpt Land	35,900	**Accepted Bldg**	171,700	**Total**	207,600

Account: 1155 Card: 1 of 1 Map/Lot: 008-017
Location: 0 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/31/2022
Sale Price 80,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
84 x 450	Front-Road Frontage	650.00	85,897.45	100%		85,897
Total Acres 0.87				Land Total		85,897

Accpt Land 85,900 **Accepted Bldg** 0 **Total** 85,900

Account: 1156 Card: 1 of 1 Map/Lot: 008-018 Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/31/2022
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Agent
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
113 x 480	Front-Road Frontage	650.00	119,342.12	100%		119,342
0.41	Acre-Intown Excess Land	13,000.00	5,863.00	100%		5,863
Total Acres 1.66				Land Total		125,205

Accpt Land 125,200 **Accepted Bldg** 0 **Total** 125,200

Map/Lot: 014-072
Account: 1157 Card: 1 of 1 Location: 49 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	03/23/2015
Sale Price	94,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 147	Front-Road Frontage	325.00	32,620.39	100%		32,620
Total Acres 0.32					Land Total	32,620

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	952 Sqft	Grade C 105	Base	182,930
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Modern	Modern	Good	Typical	187,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	151,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1959	48	C 105	4.437	Good	81%	100%	100%	3.594
							Outbuilding Total		3,594

Accpt Land	32,600	**Accepted Bldg**	155,400	**Total**	188,000

Neighborhood 14 Hoyttown-Rural

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	39,000.00	30,935.63	100%		30,936
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.52					Land Total	39,736

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1008 Sqft	Grade C 105	Base	198,527
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,296
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1972	0	Typical	Typical	Average	Typical	207,956

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	70%	91%	100%	132,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	128	C 100	7.394	Avg.	70%	100%	100%	5,176
								Outbuilding Total	5,176

Accpt Land	39,700	**Accepted Bldg**	137,600	**Total**	177,300

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Level
Utilities	Drilled Well Septic System
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	6 20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 100	Front-Shorefrontage	455.00	67,487.41	50.0%	Topography	33,744
50 x 100	Front-Shorefrontage	455.00	16,871.86	70.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	5,905
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
1.00	Impr-Lot Improvements	3,900.00	4,290.00	60.0%	Unimproved	2,574
Total Acres 0.57					Land Total	46,513

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	546 Sqft	Grade C 90	Base	112,000
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,124
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,505
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,861
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1955	Modern	Modern	Average	Typical	114,820

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	57,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	378	C 90	27.879	Avg.	50%	100%	100%	13.940
Encl Frame Porch	1900	48	C 90	3.803	Avg.	50%	100%	100%	1.902
Wood Deck	1990	176	C 90	2.630	Avg.	50%	100%	100%	1.315
Frame Garage	1950	440	C 100	14.520	Avg.	58%	100%	100%	8.422
								Outbuilding Total	25,579

Accpt Land	46,500	**Accepted Bldg**	83,000	**Total**	129,500

Map/Lot: 012-016
Account: 1160 Card: 1 of 1 Location: 11 LINCOLN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/25/2019
Sale Price 11,400
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Homesite (Fract)	52,000.00	47,513.88	100%		47,514
Total Acres 0.69					Land Total	47,514

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1159 Sqft	Grade C 100	Base	217,208
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-5,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,879
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Typical	Typical	Above Average	Typical	226,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	141,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1820	342	C 100	28.027	Avg+	65%	100%	100%	18.218
1 & 1/2 Story Fr	1820	599	C 100	66.759	Avg+	65%	100%	100%	43.393
							Outbuilding Total		61,611

Accpt Land 47,500 **Accepted Bldg** 202,800 **Total** 250,300

Name: HOYT, VELMA E
HOYT, MICHAEL C
Map/Lot: 015-036
Account: 1161 Card: 1 of 1 Location: 18 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street None

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 181	Front-Road Frontage	325.00	29,099.11	100%		29,099
Total Acres 0.34					Land Total	29,099

Dwelling Description

				Replacement Cost New	
Conventional	One Story	744 Sqft	Grade C 100	Base	109,352
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	1/4 Finished			Attic	9,660
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Good	Typical	122,850

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	96%	100%	88,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	576	C 100	47.203	Good	75%	100%	100%	35.402
Encl Frame Porch	1900	56	C 100	4.543	Good	75%	100%	100%	3.407
Frame Garage	1900	832	C 100	27.456	Good	75%	100%	100%	20.592
							Outbuilding Total		59,401

Accpt Land	29,100	**Accepted Bldg**	147,900	**Total**	177,000

Neighborhood 1	Kennebec - Rural		
Zoning/Use	Shore-StreamProtect	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	Drilled Well Septic System	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.10	Acre-Wasteland	65.00	78.65	100%		79
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 5.10					Land Total	36,544

Dwelling Description — **Replacement Cost New**

Conventional	One Story	896 Sqft	Grade D 126	Base	127,139
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,147
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	896	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Typical	Typical	Above Average	Typical	125,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	96%	100%	84,447

Accpt Land	36,500	**Accepted Bldg**	84,400	**Total**	120,900

Map/Lot: 011-094
Account: 1163 Card: 1 of 1 Location: 1 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/21/2020
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
198 x 133	Front-Road Frontage	325.00	67,310.71	100%		67,311
Total Acres 0.60					Land Total	67,311

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	151,507

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	98,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	266	C 100	21.799	Avg+	65%	100%	100%	14.169
Frame Garage	1900	624	C 100	20.592	Avg.	50%	100%	100%	10.296
Barn - GBA	1900	572	D 100	16.589	Fair	26%	100%	100%	4.313
							Outbuilding Total		28,778

Accpt Land 67,300 **Accepted Bldg** 127,300 **Total** 194,600

Neighborhood 2	Elm St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	06/30/2023
Utilities	None None	Sale Price	15,000
Street	Paved	Sale Type	Land Only
		Financing	Unknown
		Verified	Public Record
		Validity	Other Non Valid
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 3	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
Total Acres 5.00					Land Total	20,735

Accpt Land	20,700	**Accepted Bldg**	0	**Total**	20,700

Account: 1165 Card: 1 of 1 Map/Lot: 010-014 Location: 91 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	06/16/2006
Sale Price	43,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
83 x 132	Front-Road Frontage	325.00	28,194.82	100%		28,195
Total Acres 0.25					Land Total	28,195

Dwelling Description

Conventional	Two Story	500 Sqft	Grade D 126	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	133,580
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,512
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Below Average	Typical	136,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	52,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1947	140	D 126	11.854	Avg-	40%	100%	100%	4.742
Unfin Basement	1947	140	D 126	10.581	Avg-	40%	100%	100%	4.232
Wood Deck	1990	144	D 100	1.989	Avg-	40%	100%	100%	796
Frame Shed	0			----SOUND VALUE----					200
								Outbuilding Total	9,970

Accpt Land	28,200	**Accepted Bldg**	62,400	**Total**	90,600

Name: KELLEY SR, TRUSTEE WILLARD M
WMK TRUST F/B/O J L P KELLEY

Map/Lot: 013-001-D
Account: 1167 Card: 1 of 1 Location: 220 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 04/07/1998
Sale Price 60,000
Sale Type Land Only
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 19
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
3.61	Acre-Intown Excess Land	13,000.00	51,623.00	100%		51,623
Total Acres 4.61					Land Total	108,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					670.000
								Outbuilding Total	670,000

Accpt Land	108,800	Accepted Bldg	670,000	Total	778,800

Name: MACHIAS, TOWN OF
SEWAGE TREATMENT PLANT
Map/Lot: 015-089-A
Account: 1168 Card: 1 of 1 Location: 33 KILTON LN

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 40		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
0.75	Acre-Rear Land 1 <= 50 Acs	650.00	536.25	100%		536
Total Acres 1.75					Land Total	43,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1972	12000	B 100	1,464,000	Avg.	70%	100%	100%	1,024,800
								Outbuilding Total	1,024,800

Accpt Land	43,400	**Accepted Bldg**	1,024,800	**Total**	1,068,200

Map/Lot: 007-009
Account: 1169 Card: 1 of 1 Location: 5 CROW'S WAY

Neighborhood 4 Broadway-Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 01/15/2021
Sale Price 17,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Fr. A-Homesite (Fract)	23,400.00	24,419.11	100%		24,419
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 0.90					Land Total	32,999

Accpt Land 33,000 **Accepted Bldg** 0 **Total** 33,000

Map/Lot: 014-062
Account: 1170 Card: 1 of 1 Location: 65 NORTH ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	01/13/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 x 118	Front-Road Frontage	325.00	49,714.57	100%		49,715
Total Acres 0.40					Land Total	49,715

Dwelling Description

Conventional	One & 1/2 Story	720 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	167,643
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,564
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,501
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,222
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Modern	Modern	Very Good	Typical	175,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	143,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1960	160	C 115	15.079	V.G.	82%	100%	100%	12.365
One Story Frame	1960	64	C 115	6.032	V.G.	82%	100%	100%	4.946
Encl Frame Porch	1960	32	C 115	4.131	V.G.	82%	100%	100%	3.387
Wood Deck	1990	312	C 115	5.784	V.G.	82%	100%	100%	4.743
Frame Garage	1990	280	C 110	10.164	Good	89%	100%	100%	9.046
								Outbuilding Total	34,487

Accpt Land	49,700	**Accepted Bldg**	178,200	**Total**	227,900

Map/Lot: 006-002-001
Account: 1171 Card: 1 of 1 Location: 72 MESERVE PT RD

Neighborhood 2	Elm St - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/10/2013
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	100%		85,800
200 x 220	Front-Shorefrontage	390.00	85,800.00	70.0%	Excess Frtg.	60,060
250 x 220	Front-Shorefrontage	390.00	107,250.00	50.0%	Excess Frtg.	53,625
8.22	Acre-Rear Land 1 <= 50 Acs	650.00	5,877.30	100%		5,877
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 11.50				Land Total		214,162

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	1612 Sqft	Grade A 100	Base	295,466
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-33,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,427
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,435
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Modern	Modern	Above Average	Typical	282,267

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	242,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1993	744	A 100	36.828	Avg+	86%	100%	100%	31.672
Swimming Pool	0			- - - - S O U N D V A L U E - - - -					10.000
							Outbuilding Total		41,672

Accpt Land	214,200	Accepted Bldg	284,400	Total	498,600

Account: 1172 Card: 1 of 1 Map/Lot: 08A-016 Location: 0

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level Level		
Utilities	All Public All Public		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	26,000.00	20,223.26	70.0%	Access	14,156
Total Acres 0.50					Land Total	14,156

Accpt Land	14,200	**Accepted Bldg**	0	**Total**	14,200

Name: THIBODEAU, PATRICK A
THIBODEAU, CHELSEA N
Account: 1173 Card: 1 of 1

Map/Lot: 001-069-A
Location: 657 KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/25/2019
Sale Price	99,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
12.00	Acre-Rear Land 1 <= 50 Acs	650.00	8,580.00	100%		8,580
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 13.00					Land Total	42,900

Dwelling Description

				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade C 100	Base	85,554
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-3,282
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,172
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,216
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Average	Typical	92,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	56%	96%	100%	49,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1947	240	C 100	11.829	Avg.	56%	96%	100%	6,359
Frame Garage	2008	384	B 100	15.460	Avg+	92%	100%	100%	14,223
							Outbuilding Total		20,582

Accpt Land	42,900	**Accepted Bldg**	70,200	**Total**	113,100

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	09/29/2014
Sale Price	114,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 98	Front-Road Frontage	325.00	32,972.84	100%		32,973
Total Acres 0.22					Land Total	32,973

Dwelling Description

Conventional	One Story	1728 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	239,151
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-7,879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,754
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,863
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,728	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Very Good	Typical	244,889

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	220,401

Accpt Land	33,000	**Accepted Bldg**	220,400	**Total**	253,400

Map/Lot: 009-023
Account: 1175 Card: 1 of 1 Location: 35 HARWOOD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/13/2007
Sale Price	18,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Fr. A-Homesite (Fract)	52,000.00	56,335.47	85.00%	View/Enviro	47,885
Total Acres 0.97					Land Total	47,885

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	572 Sqft	Grade D 100	Base	94,192
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	898
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	94,688

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	92%	100%	22,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	252	D 100	16.934	Fair	26%	100%	100%	4.403
							Outbuilding Total		4,403

Accpt Land	47,900	**Accepted Bldg**	27,100	**Total**	75,000

Name: LARSON, RICHARD
LARSON, ELSIE

Map/Lot: 014-011
Account: 1178 Card: 1 of 1 Location: 8 CHARLES ST

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20 4	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
154 x 102	Front-Road Frontage	325.00	50,981.72	100%		50,982
Total Acres 0.36				Land Total		50,982

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	980 Sqft	Grade C 105	Base	186,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,188
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Modern	Modern	Very Good	Typical	190,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	156,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	336	C 100	11.088	V.G.	90%	100%	100%	9.979
Open Frame Porch	1960	56	C 105	2.372	V.G.	82%	100%	100%	1.945
Wood Deck	1960	265	C 105	4.516	V.G.	82%	100%	100%	3.703
						Outbuilding Total			15,627

Accpt Land	51,000	**Accepted Bldg**	171,900	**Total**	222,900

Account: 1179 Card: 1 of 1 Map/Lot: 015-078-A
Location: 11 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 100	Front-Road Frontage	325.00	16,519.77	100%		16,520
Total Acres 0.11				Land Total		16,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1969	12 x 50	C 0	35,076	Poor	20%	100%	100%	7,015
						Outbuilding Total			7,015

Accpt Land 16,500 **Accepted Bldg** 7,000 **Total** 23,500

Map/Lot: 001-067
Account: 1180 Card: 1 of 1 Location: 658 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.50	Acre-Wasteland	65.00	250.25	100%		250
2.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,787.50	100%		1,788
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 7.00					Land Total	36,358

Dwelling Description **Replacement Cost New**

Conventional	One Story	851 Sqft	Grade C 100	Base	118,997
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Modern	Modern	Above Average	Typical	118,997

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	77,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1930	416	C 100	34.091	Avg+	65%	100%	100%	22,159
							Outbuilding Total		22,159

Accpt Land	36,400	Accepted Bldg	99,500	Total	135,900

Name: SPENCER, LEWIS II
SPENCER, PATRICK SR
Map/Lot: 009-035
Account: 1182 Card: 1 of 1 Location: 30 HARWOOD ST

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 305	Front-Road Frontage	325.00	24,378.54	85.00%	View/Enviro	20,722
Total Acres 0.46					Land Total	20,722

Accpt Land	20,700	**Accepted Bldg**	0	**Total**	20,700

Account: 1183 Card: 1 of 1 Map/Lot: 08A-002 Location: 26 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use	None
Topography	Level Level
Utilities	All Public All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Fr. A-Homesite (Fract)	26,000.00	18,754.27	100%		18,754
Total Acres 0.43					Land Total	18,754

Dwelling Description **Replacement Cost New**

Ranch	One Story	1056 Sqft	Grade C 115	Base	158,099
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,128
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Typical	162,227

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	56%	91%	100%	82,671

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	80	C 100	1.434	Poor	64%	100%	100%	918
							Outbuilding Total		918

Accpt Land	18,800	**Accepted Bldg**	83,600	**Total**	102,400

Account: 1184 Card: 1 of 1 Map/Lot: 005-052 Location: 135 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/11/2024
Sale Price	603,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
217 x 593	Front-Road Frontage	650.00	254,730.99	100%		254,731
1.46	Acre-Commercial Site	48,000.00	77,088.00	100%		77,088
Total Acres 4.41					Land Total	331,819

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	963 Sqft	Grade C 100	Base	175,567
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,908
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Typical	187,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	18%	92%	100%	30,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	1900	744	D 100	31.004	Avg-	40%	100%	100%	12.402
Finished Attic	1900	372	D 100	15.310	Avg-	40%	100%	100%	6.124
1 & 1/2 Story Fr	1950	4048	D 100	369.943	Fair	36%	100%	100%	133.179
Barn - GBA	1900	868	D 100	21.886	Poor	18%	50%	100%	1.970
Frame Shed	0			- - - - S O U N D V A L U E - - - -					1.000
Encl Frame Porch	1900	102	D 100	5.218	Poor	18%	100%	100%	939
							Outbuilding Total		155,614

Accpt Land	331,800	Accepted Bldg	186,600	Total	518,400

Map/Lot: 001-048
Account: 1185 Card: 1 of 1 Location: 25 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 11/15/2016
Sale Price 53,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	80.0%	View/Enviro	20,592
0.60	Acre-Rear Land 1 <= 50 Acs	650.00	429.00	100%		429
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.60					Land Total	29,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1991	14 x 70	B 0	60.454	Avg-	35%	100%	100%	21.159
One Story Frame	1991	416	B 100	41.591	Avg-	74%	100%	100%	30.777
								Outbuilding Total	51,936

Accpt Land 29,600 **Accepted Bldg** 51,900 **Total** 81,500

Account: 1186 Card: 1 of 1 Map/Lot: 011-053
Location: 88 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/11/2020
Sale Price 46,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128 x 200	Front-Road Frontage	325.00	45,325.93	100%		45,326
Total Acres 0.59					Land Total	45,326

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	816 Sqft	Grade C 100	Base	157,546
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,160
Rooms	6				
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1870	0	Typical	Typical	Fair	Typical	163,990

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	26%	96%	100%	40,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	552	C 100	45.236	Fair	26%	100%	100%	11.761
Frame Garage	1950	432	C 100	14.256	Fair	26%	100%	100%	3.707
								Outbuilding Total	15,468

Accpt Land 45,300 **Accepted Bldg** 56,400 **Total** 101,700

Account: 1187 Card: 1 of 1 Map/Lot: 003-071 Location: 21 RIDGE BROOK FARM LN

Neighborhood 1	Kennebec - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities	Dug Well None		
Street	Street Surface		
Reference 1			
Reference 2	CAMP		
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
4.00	Acre-Wasteland	65.00	286.00	100%		286
23.00	Acre-Rear Land 1 <= 50 Acs	650.00	16,445.00	100%		16,445
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
Total Acres 28.00					Land Total	46,761

Dwelling Description — **Replacement Cost New**

Conventional	One Story	405 Sqft	Grade E 115	Base	45,306
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-6,047
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-569
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,037
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Typical	Typical	Average	Typical	43,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	93%	86%	100%	35,058

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2012	50	E 115	557	Avg.	93%	100%	100%	518
Frame Shed	2012	240	D 100	6,858	Avg-	88%	100%	100%	6,035
							Outbuilding Total		6,553

Accpt Land	46,800	**Accepted Bldg**	41,600	**Total**	88,400

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 71		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 x 102	Front-Road Frontage	325.00	43,698.62	100%		43,699
Total Acres 0.31					Land Total	43,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1836	24800	C 100	2,480,000	Avg.	50%	100%	100%	1,240,000
CmmlBldg-SeeFile	2006	3689	C 100	368,900	V.G.	93%	100%	100%	343,077
Frame Shed	2018	336	B 100	13,679	Avg.	95%	100%	100%	12,995
								Outbuilding Total	1,596,072

Accpt Land	43,700	**Accepted Bldg**	1,596,100	**Total**	1,639,800

Map/Lot: 003-022
Account: 1189 Card: 1 of 1 Location: 423 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 03/20/2025
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.00					Land Total	35,035

Dwelling Description

				Replacement Cost New	
Conventional	One Story	342 Sqft	Grade D 100	Base	53,958
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-8,130
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-685
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1907	0	Typical	Typical	Average	Typical	44,066

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	96%	100%	21,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1907	162	D 100	10,886	Avg.	50%	100%	100%	5,443
Frame Garage	1997	384	B 100	15,460	Avg.	84%	100%	100%	12,986
							Outbuilding Total		18,429

Accpt Land 35,000 **Accepted Bldg** 39,600 **Total** 74,600

Map/Lot: 007-007-F
Account: 1190 Card: 1 of 1 Location: 122 BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	06/30/2023
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
15.10	Acre-Rear Land 1 <= 50 Acs	650.00	10,796.50	100%		10,797
Total Acres 16.10					Land Total	23,667

Accpt Land 23,700 **Accepted Bldg** 0 **Total** 23,700

Account: 1191 Card: 1 of 1 Map/Lot: 011-074 Location: 4 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/11/2016
Sale Price 362,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 16
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
220 x 78	Front-Road Frontage	650.00	93,662.27	100%		93,662
Total Acres 0.39					Land Total	93,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1900	4707	C 100	470,700	Avg+	65%	100%	100%	305,955
							Outbuilding Total		305,955

Accpt Land 93,700 **Accepted Bldg** 306,000 **Total** 399,700

Account: 1192 Card: 1 of 1 Map/Lot: 011-010 Location: 53 FREMONT ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	08/21/2023
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	CONVERTING TO APTS		
Tran/Land/Bldg	3 2 19		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
248 x 207	Front-Road Frontage	325.00	88,121.63	50.0%	Topography	44,061
90 x 202	Front-Road Frontage	325.00	31,901.53	100%		31,902
Total Acres 1.60					Land Total	75,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2007	2105	C 100	210,500	V.G.	93%	100%	100%	195,765
								Outbuilding Total	195,765

Accpt Land	76,000	**Accepted Bldg**	195,800	**Total**	271,800

Map/Lot: 015-029
Account: 1194 Card: 1 of 1 Location: 65 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 02/25/2021
Sale Price 5,000
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 9 2
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58 x 165	Front-Road Frontage	325.00	20,147.00	100%		20,147
Total Acres 0.22				Land Total		20,147

Accpt Land 20,100 **Accepted Bldg** 0 **Total** 20,100

Name: MULHOLLAND, ANDREW M
LANG, DANA M
Account: 1195

Map/Lot: 007-007-C
Location: 36 MULHOLLAND DR

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	44,300	205,500	249,800	44,300	205,500	249,800
2	0	35,600	35,600	0	35,600	35,600
TOTAL	44,300	241,100	285,400	44,300	241,100	285,400

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Dug Well Septic System
Street	Right-Of-Way

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
11.40	Acre-Rear Land 1 <= 50 Acs	650.00	8,151.00	100%		8,151
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
2.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,787.50	100%		1,788
Total Acres 14.90					Land Total	44,259

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 110	Base	167,458
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Crawl Space	Basement	-7,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,610
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,886
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	163,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	96%	100%	147,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2012	140	E 100	5.736	Avg.	93%	100%	100%	5.334
Frame Shed	2016	340	D 100	9.291	Avg.	95%	100%	100%	8.826
Wood Deck	2015	64	C 110	1.305	Avg.	94%	100%	100%	1.227
Open Frame Porch	2015	224	C 110	8.021	Avg.	94%	100%	100%	7.540
Canopy	2016	340	D 100	5.865	Avg.	95%	100%	100%	5.572
Wood Deck	2012	96	C 110	1.850	Avg.	94%	100%	100%	1.739
Frame Shed	2012	96	E 100	2.044	Avg.	93%	100%	100%	1.901
Frame Shed	0			----SOUND VALUE----					300
Open Frame Porch	2012	50	E 100	1.040	Avg.	93%	100%	100%	967
1 & 1/2 Story Fr	2011	292	D 100	26.685	Avg.	92%	100%	100%	24.550
							Outbuilding Total		57,956

Accpt Land	44,300	**Accepted Bldg**	205,500	**Total**	249,800

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Dug Well Septic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Poly Greenhouse	2017	800	E 100	2.700	Avg.	95%	100%	100%	2.565
Frame Garage	2018	864	B 100	34.785	Avg.	95%	100%	100%	33.046
							Outbuilding Total		35,611

Accpt Land	0	**Accepted Bldg**	35,600	**Total**	35,600

Account: 1196 Card: 1 of 1 Map/Lot: 007-020 Location: 285 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	03/11/2011
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	46	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.00					Land Total	51,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	1108 Sqft	Grade C 117	Base	166,333
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,406
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Very Good	Typical	174,230

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	151,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	48	C 117	4.944	V.G.	87%	100%	100%	4.301
Frame Garage	1975	576	B 100	23.190	V.G.	87%	100%	100%	20.175
							Outbuilding Total		24,476

Accpt Land	51,700	**Accepted Bldg**	176,100	**Total**	227,800

Map/Lot: 006-023-T19
Account: 1198 Card: 1 of 1 Location: 19 ARMSTRONG LN

Neighborhood 99

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Sale Data

Sale Date	03/02/2018
Sale Price	0
Sale Type	Mobile Home
Financing	Private Finance
Verified	Seller
Validity	Other Non Valid

Land	0	**Bldg Override**	3,400	**Total**	3,400

Account: 1199 Card: 1 of 1 Map/Lot: 006-002-002
Location: 59 MESERVE PT RD

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities None None
Street Paved

Sale Data

Sale Date	11/02/2021
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	100%		85,800
200 x 220	Front-Shorefrontage	390.00	85,800.00	70.0%	Excess Frtg.	60,060
100 x 220	Front-Shorefrontage	390.00	42,900.00	50.0%	Excess Frtg.	21,450
11.67	Acre-Rear Land 1 <= 50 Acs	650.00	8,344.05	100%		8,344
Total Acres 14.20				Land Total		175,654

Accpt Land 175,700 **Accepted Bldg** 0 **Total** 175,700

Name: MACKIE, WILLIAM A & LYNNE CHICK
GADDIS, JOHN W

Map/Lot: 013-001-B
Account: 1200 Card: 1 of 1 Location: 0 COURT ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	32,500.00	35,750.00	100%		35,750
8.40	Acre-Rear Land 1 <= 50 Acs	650.00	6,006.00	100%		6,006
Total Acres 9.40					Land Total	41,756

Accpt Land	41,800	**Accepted Bldg**	0	**Total**	41,800

Map/Lot: 001-001
Account: 1201 Card: 1 of 1 Location: 363 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	12/03/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
17.00	Acre-Rear Land 1 <= 50 Acs	650.00	12,155.00	100%		12,155
Total Acres 18.00					Land Total	37,895

Dwelling Description

				Replacement Cost New	
Other	One Story	360 Sqft	Grade E 100	Base	37,368
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-5,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-822
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-145
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	30,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	96%	100%	22,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1986	77	D 100	2.890	Avg.	78%	100%	100%	2.254
								Outbuilding Total	2,254

Accpt Land	37,900	**Accepted Bldg**	25,200	**Total**	63,100

Name: SPRAGUE, CHRISTOPHER J
SPRAGUE, LAUREN M
Map/Lot: 016-001-A
Account: 1202 Card: 1 of 1 Location: ROUTE 1 NORTH

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-ResourceProtect
Topography Low
Utilities None
Street None

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	13,000.00	14,300.00	100%		14,300
25.00	Acre-Wasteland	75.00	2,062.50	100%		2,063
Total Acres 26.00					Land Total	16,363

Accpt Land 16,400 **Accepted Bldg** 0 **Total** 16,400

Map/Lot: 08A-017
Account: 1203 Card: 1 of 1 Location: 0

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None		
Topography	Level Level		
Utilities	All Public All Public		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	42	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	26,000.00	19,397.47	70.0%	Access	13,578
Total Acres 0.46					Land Total	13,578

Accpt Land	13,600	**Accepted Bldg**	0	**Total**	13,600

Neighborhood 9	Rt 1 Commercial South
Tree Growth	1995
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Street Surface
TG PLAN YEAR....	2016

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37.00	Acre-Mixed Wood TG	166.00	6,142.00	100%		6,142
20.00	Acre-Wasteland	75.00	1,650.00	100%		1,650
52.00	Acre-Blueberries	1,800.00	102,960.00	100%		102,960
1.00	Acre-Class II Roads	3,300.00	3,630.00	100%		3,630
Total Acres 110.00					Land Total	114,382

Accpt Land	114,400	**Accepted Bldg**	0	**Total**	114,400

Account: 1206 Card: 1 of 1 Map/Lot: 008-006-A
Location: 4 PENTACOSTAL DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 71
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 41 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
1.10	Acre-Rear Land 1 <= 50 Acs	650.00	786.50	100%		787
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.10					Land Total	38,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1995	1084	C 100	108.400	Good	90%	100%	100%	97.560
							Outbuilding Total		97,560

Accpt Land 38,200 **Accepted Bldg** 97,600 **Total** 135,800

Account: 1207 Card: 1 of 1 Map/Lot: 010-024-A
Location: 180 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 71
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 41 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 x 215	Front-Road Frontage	325.00	57,068.65	100%		57,069
Total Acres 0.79				Land Total		57,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1973	4429	C 100	442,900	Good	84%	100%	100%	372,036
						Outbuilding Total			372,036

Accpt Land	57,100	**Accepted Bldg**	372,000	**Total**	429,100

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2	BUILDING?		
Tran/Land/Bldg	7 1 9		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 163	Front-Road Frontage	325.00	28,448.96	100%		28,449
Total Acres 0.31				Land Total		28,449

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Maple Leaf	M/H	1994	14 x 53	C 0	42,753		10%	100%	100%	4,275
							Outbuilding Total			4,275

Accpt Land	28,400	**Accepted Bldg**	4,300	**Total**	32,700

Map/Lot: 015-038
Account: 1209 Card: 1 of 1 Location: 22 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/21/2022
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 2
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 191	Front-Road Frontage	325.00	35,248.21	100%		35,248
100 x 191	Front-Road Frontage	325.00	35,248.21	70.0%	Excess Frtg.	24,674
18 x 191	Front-Road Frontage	325.00	6,344.68	50.0%	Excess Frtg.	3,172
Total Acres 0.96					Land Total	63,094

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1156 Sqft	Grade C 110	Base	250,413
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,644
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,487
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	Typical	Typical	Below Average	Typical	269,453

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	103,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	56	C 110	5.048	Ava-	40%	100%	100%	2.019
One Story Frame	1900	56	C 110	5.048	Ava-	40%	100%	100%	2.019
One Story Frame	1900	200	C 110	18.029	Ava-	40%	100%	100%	7.212
Unfin Basement	1900	312	C 110	14.630	Ava-	40%	100%	100%	5.852
Encl Frame Porch	1900	132	C 110	8.307	Ava-	40%	100%	100%	3.323
Encl Frame Porch	1900	60	C 110	5.171	Ava-	40%	100%	100%	2.068
Barn - GBA	1900	864	C 110	29.262	Fair	26%	100%	100%	7.608
							Outbuilding Total		30,101

Accpt Land 63,100 **Accepted Bldg** 133,600 **Total** 196,700

Map/Lot: 006-023-T8
Account: 1210 Card: 1 of 1 Location: 8 ARMSTRONG LN

Neighborhood 99

Sale Data

Sale Date	01/13/2024
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land	0	**Bldg Override**	3,500	**Total**	3,500

Map/Lot: 015-049
Account: 1211 Card: 1 of 1 Location: 8 BOWKER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/16/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 x 128	Front-Road Frontage	325.00	34,881.24	100%		34,881
Total Acres 0.30					Land Total	34,881

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1044 Sqft	Grade C 117	Base	159,583
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,152
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Modern	Modern	Very Good	Typical	163,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	140,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1968	56	C 117	5.315	V.G.	86%	100%	100%	4.571
Frame Garage	1968	480	C 100	15.840	V.G.	86%	100%	100%	13.622
							Outbuilding Total		18,193

Accpt Land	34,900	**Accepted Bldg**	159,000	**Total**	193,900

Name: CATHOLIC CHURCH, HOLY NAME
PARISH HALL

Map/Lot: 014-053
Account: 1213 Card: 1 of 1 Location: 42 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 77		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	41	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 x 165	Front-Road Frontage	325.00	46,199.13	100%		46,199
Total Acres 0.50				Land Total		46,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1960	902	B 100	110,044	Avg+	74%	100%	100%	81,433
						Outbuilding Total			81,433

Accpt Land	46,200	**Accepted Bldg**	81,400	**Total**	127,600

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	None	**Sale Data**	
Topography	Level Level	Sale Date	12/30/1899
Utilities	All Public All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	42	Land Schedule 1	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	26,000.00	19,397.47	70.0%	Access	13,578
Total Acres 0.46					Land Total	13,578

Accpt Land	13,600	**Accepted Bldg**	0	**Total**	13,600

Account: 1215 Card: 1 of 1 Map/Lot: 015-013 Location: 86 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use	None None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/31/2023
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
228 x 54	Front-Road Frontage	650.00	80,765.60	100%		80,766
Total Acres 0.28					Land Total	80,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1968	2037	B 100	248.514	Avg.	68%	90%	100%	152.091
							Outbuilding Total		152,091

Accpt Land	80,800	**Accepted Bldg**	152,100	**Total**	232,900

Name: FINN, HARRISON R
PATRYN, MARK O
Map/Lot: 010-026
Account: 1216 Card: 1 of 1 Location: 192 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	05/17/2016
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 2 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 158	Front-Road Frontage	325.00	34,585.94	100%		34,586
Total Acres 0.36				Land Total		34,586

Dwelling Description

				Replacement Cost New	
Conventional	One Story	3200 Sqft	Grade B 100	Base	403,513
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-45,388
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,018
Rooms	4				
Bedrooms	0	Add Fixtures	7		
Baths	1	Half Baths	4	Plumbing	27,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,200	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Modern	Modern	Above Average	Typical	372,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	309,104

Accpt Land	34,600	Accepted Bldg	309,100	Total	343,700

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	14	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Fr. A-Homesite (Fract)	26,000.00	13,106.17	100%		13,106
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 0.21					Land Total	17,506

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	480 Sqft	Grade D 100	Base	103,828
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	None	Basement	-9,211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Old Type	Old Type	Fair	Typical	94,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	26%	92%	100%	22,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	100	D 100	2.933	Fair	26%	100%	100%	763
							Outbuilding Total		763

Accpt Land	17,500	**Accepted Bldg**	23,300	**Total**	40,800

Map/Lot: 004-011
Account: 1218 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Tree Growth	1973
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	None None
Street	None
TG PLAN YEAR....	2023

Sale Data

Sale Date	03/17/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0 2ND MORTGAGE 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acre-Wasteland	65.00	429.00	100%		429
33.00	Acre-Softwood TG	136.00	4,488.00	100%		4,488
61.00	Acre-Mixed Wood TG	165.00	10,065.00	100%		10,065
Total Acres 100.00				Land Total		14,982

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Name: STRACHAN, ANDREW F
STRACHAN, DONNA D
Map/Lot: 012-018
Account: 1219 Card: 1 of 1 Location: 36 ELM ST

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 x 170	Front-Road Frontage	325.00	40,066.05	100%		40,066
Total Acres 0.45					Land Total	40,066

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1080 Sqft	Grade C 100	Base	206,668
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,342
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	Floor & Stairs			Attic	3,035
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Modern	Modern	Average	Typical	220,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	110,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1820	840	C 100	93.618	Avg.	50%	100%	100%	46,809
One Story Frame	1820	892	C 100	73.099	Fair	26%	100%	100%	19,006
One Story Frame	1820	300	C 100	24.585	Avg.	50%	100%	100%	12,292
							Outbuilding Total		78,107

Accpt Land	40,100	**Accepted Bldg**	188,400	**Total**	228,500

Account: 1220 Card: 1 of 1 Map/Lot: 013-003 Location: 252 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 07/25/2024
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	100%		57,200
10.60	Acre-Rear Land 1 <= 50 Acs	650.00	7,579.00	100%		7,579
Total Acres 11.60					Land Total	64,779

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1968	0	Modern	Modern	Average	Typical	149,339

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	68%	100%	100%	101,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1968	624	C 107	22.033	Avg.	68%	100%	100%	14,982
							Outbuilding Total		14,982

Accpt Land	64,800	**Accepted Bldg**	116,500	**Total**	181,300

Name: CHERRYFIELD FOODS - LESSEE
MAINE WILD BLUEBERRY CO.

Map/Lot: 012-002
Account: 1222 Card: 1 of 1 Location: ELM ST

Neighborhood 2	Elm St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1	B P		
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	100%		1,430
Total Acres 3.00					Land Total	19,305

Accpt Land	19,300	**Accepted Bldg**	0	**Total**	19,300

Name: VAN HOOSE, STEPHAN PAUL
VAN HOOSE, STEVEN GEORGE
Account: 1223 Card: 1 of 1 Map/Lot: 006-001-A
Location: 408 ELM ST

Neighborhood 2	Elm St - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/23/2013
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	4 20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	70.0%	Restriction	60,060
25 x 220	Front-Shorefrontage	390.00	10,725.00	70.0%	Excess Frtg.	0
		0.00	0.00	70.0%	Restriction	5,255
2.33	Acre-Rear Land 1 <= 50 Acs	650.00	1,665.95	100%		1,666
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 3.47					Land Total	75,781

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	903 Sqft	Grade C 100	Base	192,206
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-15,271
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-377
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Average	Typical	184,017

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	96%	100%	125,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1974	576	C 100	19.008	Avg.	71%	96%	100%	12.956
Wood Deck	2013	389	C 100	6.223	Avg.	93%	100%	100%	5.787
1SFr Overhang	1974	92	C 100	7.529	Avg.	71%	96%	100%	5.132
								Outbuilding Total	23,875

Accpt Land	75,800	**Accepted Bldg**	149,300	**Total**	225,100

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 9 3		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66 x 145	Front-Road Frontage	325.00	22,631.57	100%		22,632
Total Acres 0.22					Land Total	22,632

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	640 Sqft	Grade C 100	Base	135,968
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	135,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	65,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	504	C 100	41.303	Avg.	50%	100%	100%	20.652
Unfin Basement	1900	252	C 100	12.233	Avg.	50%	100%	100%	6.116
2S Frame Garage	2003	505	C 110	28.231	Avg.	88%	100%	100%	24.843
Finished Attic	2003	505	C 110	21.666	Avg.	88%	100%	100%	19.066
Wood Deck	2003	195	C 100	3.216	Avg.	88%	100%	100%	2.830
Frame Shed	2015	144	B 100	6.727	Avg.	94%	100%	100%	6.323
Plumbing Fixture	2016	4	C 100	6.820	Avg.	95%	100%	100%	6.479
							Outbuilding Total		86,309

Accpt Land	22,600	**Accepted Bldg**	151,300	**Total**	173,900

Name: HICKEY, JAMES A
HICKEY, CARLA C
Map/Lot: 012-017
Account: 1225 Card: 1 of 1 Location: 32 ELM ST

Neighborhood 8	SoRiver-SoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	05/01/2020
Sale Price	107,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
290 x 241	Front-Road Frontage	325.00	104,624.52	100%		104,625
Total Acres 1.60				Land Total		104,625

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1120 Sqft	Grade C 100	Base	143,246
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,807
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	Full Finished			Attic	28,125
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Modern	Modern	Average	Typical	182,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	91,491

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1800	640	C 100	77.626	Avg.	50%	100%	100%	38.813
Unfin Basement	1800	640	C 100	19.136	Avg.	50%	100%	100%	9.568
Open Frame Porch	1800	60	C 100	2.379	Avg.	50%	100%	100%	1.190
Encl Frame Porch	1800	54	C 100	4.463	Avg.	50%	100%	100%	2.232
Encl Frame Porch	1800	36	C 100	3.751	Avg.	50%	100%	100%	1.876
Wood Deck	1970	140	C 100	2.364	Avg.	50%	100%	100%	1.182
Barn - GBA	1800	0	C 100	7.750	Avg.	50%	100%	100%	3.875
Frame Shed	1800	0	C 100	1.240	Avg.	50%	100%	100%	620
						Outbuilding Total			59,356

Accpt Land	104,600	**Accepted Bldg**	150,800	**Total**	255,400

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/02/2014
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Baselot (Fract)	11,700.00	9,100.47	20.0%	Size/Shape	1,820
Total Acres 0.50					Land Total	1,820

Accpt Land	1,800	**Accepted Bldg**	0	**Total**	1,800

Map/Lot: 003-061
Account: 1227 Card: 1 of 1 Location: EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Tree Growth	2014
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Paved
TG PLAN YEAR....	2014

Sale Data

Sale Date	07/13/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115.00	Acre-Softwood TG	136.00	15,640.00	100%		15,640
90.00	Acre-Mixed Wood TG	165.00	14,850.00	100%		14,850
1.00	Acre-Wasteland	65.00	71.50	100%		72
Total Acres 206.00					Land Total	30,562

Accpt Land 30,600 **Accepted Bldg** 0 **Total** 30,600

Account: 1228 Card: 1 of 1 Map/Lot: 015-037 Location: 22 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
184 x 97	Front-Road Frontage	325.00	60,607.83	100%		60,608
Total Acres 0.41					Land Total	60,608

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1344 Sqft	Grade C 100	Base	241,890
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	3	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Below Average	Typical	245,213

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	40%	96%	100%	94,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	1600	C 100	131.120	Avg-	40%	100%	100%	52,448
							Outbuilding Total		52,448

Accpt Land	60,600	**Accepted Bldg**	146,600	**Total**	207,200

Account: 1230 Card: 1 of 1 Map/Lot: 007-004-T1 Location: BROADWAY

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Above Street
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Belmont	M/H	1967	12 x 56	D 0	32.585	Poor	20%	100%	100%	6.517
								Outbuilding Total		6,517

Accpt Land	0	**Accepted Bldg**	6,500	**Total**	6,500

Account: 1231 Card: 1 of 1 Map/Lot: 009-014-A
Location: 7 BERRY AVE

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 6 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Fr. A-Homesite (Fract)	52,000.00	22,880.00	100%		22,880
Total Acres 0.16				Land Total		22,880

Accpt Land	22,900	**Accepted Bldg**	0	**Total**	22,900

Name: POTTER-RIVERA, JACOB
POTTER-RIVERA, KATELIN R
Account: 1232 Card: 1 of 1 Map/Lot: 017-023 Location: 37 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/20/2021
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.00	Acre-Rear Land 1 <= 50 Acs	650.00	715.00	100%		715
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 2.00					Land Total	52,415

Dwelling Description

				Replacement Cost New	
Conventional	One Story	720 Sqft	Grade C 100	Base	107,188
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	128,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	61,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	472	C 100	38,680	Avg.	50%	96%	100%	18,566
Frame Garage	1920	322	C 100	10,626	Avg.	50%	96%	100%	5,100
Frame Shed	1920	576	C 100	18,336	Avg-	40%	100%	100%	7,334
							Outbuilding Total		31,000

Accpt Land 52,400 **Accepted Bldg** 92,700 **Total** 145,100

Neighborhood 11	Downtown Commercial		
Zoning/Use	Shore-GeneralDevelopment		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
82 x 165	Front-Road Frontage	650.00	50,775.07	100%		50,775
13000	SQFT-Paving/Parking Areas	1.00	14,300.00	100%		14,300
Total Acres 0.31				Land Total		65,075

Accpt Land	65,100	**Accepted Bldg**	0	**Total**	65,100

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	None

Sale Data

Sale Date	12/09/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
11.00	Acre-Rear Land 1 <= 50 Acs	650.00	7,865.00	100%		7,865
Total Acres 12.00					Land Total	20,735

Accpt Land	20,700	**Accepted Bldg**	0	**Total**	20,700

Account: 1236 Card: 1 of 1 Map/Lot: 013-010-B
Location: 4 HEAVENS WAY

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities All Public None
Street Right-Of-Way

Sale Data

Sale Date	01/30/2023
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Fr. A-Homesite (Fract)	39,000.00	37,152.49	70.0%	Access	26,007
Total Acres 0.75					Land Total	26,007

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2240 Sqft	Grade D 100	Base	200,251
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Piers	Basement	None	Basement	-22,990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,670
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1980	0	Typical	Typical	Poor	Inadequate	166,539

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Delapidation	None	18%	27%	100%	8,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2001	864	D 100	22.045	Avg.	87%	100%	100%	19.179
Frame Shed	2001	49	E 100	1.347	Fair	74%	100%	100%	997
								Outbuilding Total	20,176

Accpt Land	26,000	**Accepted Bldg**	28,300	**Total**	54,300

Name: MACHIAS, TOWN OF
WATER STREET PARKING
Map/Lot: 011-036
Account: 1237 Card: 1 of 1 Location:

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	Shore-LmtdResidential		
Topography	Level		
Utilities	None None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 10 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 100	Front-Road Frontage	325.00	25,770.83	100%		25,771
Total Acres 0.18				Land Total		25,771

Accpt Land	25,800	**Accepted Bldg**	0	**Total**	25,800

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Low
Utilities	None None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 11
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	25.00%	Topography	3,218
Total Acres 1.00					Land Total	3,218

Accpt Land	3,200	**Accepted Bldg**	0	**Total**	3,200

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/18/2011
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.75	Acre-Rear Land 1 <= 50 Acs	650.00	536.25	100%		536
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 1.75					Land Total	34,856

Dwelling Description

				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 90	Base	115,941
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-14,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Above Average	Typical	102,211

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	96%	100%	79,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	432	D 100	11,690	Avg.	85%	100%	100%	9,936
							Outbuilding Total		9,936

Accpt Land	34,900	**Accepted Bldg**	89,400	**Total**	124,300

Map/Lot: 006-023-T12
Account: 1241 Card: 1 of 1 Location: 12 ARMSTRONG LN

Neighborhood 99

Zoning/Use	
Topography	
Utilities	None None
Street	None

Sale Data

Sale Date	08/22/2014
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1			
Reference 2	MOVED 8/2014		
Tran/Land/Bldg	2 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land	0	**Bldg Override**	0	**Total**	0

Map/Lot: 014-019-A
Account: 1242 Card: 1 of 1 Location: 32-56 LOUISE DR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Fr. A-Homesite (Fract)	52,000.00	154,440.00	100%		154,440
Total Acres 2.70				Land Total		154,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1996	280	B 100	27.994	Good	90%	100%	100%	25.195
CmmlBldg-SeeFile	1975	8519	B 100	1.039.318	Avg+	80%	100%	100%	831.454
						Outbuilding Total			856,649

Accpt Land	154,400	**Accepted Bldg**	856,600	**Total**	1,011,000

Map/Lot: 006-013
Account: 1243 Card: 1 of 1 Location: 63 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
1.94	Acre-Rear Land 1 <= 50 Acs	650.00	1,387.10	100%		1,387
Total Acres 2.94					Land Total	44,287

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1036 Sqft	Grade C 107	Base	145,171
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,524
Rooms	14				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,174
Attic	Full Finished			Attic	28,699
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1900	0	Typical	Typical	Average	Inadequate	186,617

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	50%	87%	100%	81,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1985	566	C 100	46.384	Avg.	78%	100%	100%	36,180
Unfin Basement	1985	566	C 100	17.819	Avg.	78%	100%	100%	13,899
Encl Frame Porch	1900	126	C 107	7.827	Avg.	50%	80%	100%	3,131
							Outbuilding Total		53,210

Accpt Land 44,300 **Accepted Bldg** 134,400 **Total** 178,700

Account: 1244 Card: 1 of 1 Map/Lot: 015-075 Location: 1 & 3 LONGFELLOW LN

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	20	Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	52,000.00	57,200.00	60.0%	Access	34,320
0.62	Acre-Intown Excess Land	13,000.00	8,866.00	100%		8,866
Total Acres 1.62					Land Total	43,186

Dwelling Description **Replacement Cost New**

Conventional	One Story	919 Sqft	Grade C 100	Base	131,384
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-15,424
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Above Average	Inadequate	123,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	95%	100%	98,804

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	389	C 100	6.223	Avg.	85%	100%	100%	5.290
Frame Garage	1998	598	C 100	19.734	Avg.	85%	100%	100%	16.774
One Story Frame	1970	807	D 100	54.230	Avg+	78%	100%	100%	42.299
Unfin Basement	1970	587	D 100	14.918	Avg+	78%	100%	100%	11.636
Encl Frame Porch	1998	100	C 100	6.285	Avg.	85%	100%	100%	5.342
							Outbuilding Total		81,341

Accpt Land	43,200	Accepted Bldg	180,100	Total	223,300

Account: 1245 Card: 1 of 1 Map/Lot: 009-031-A Location: 0 HARWOOD ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved
Reference 1	
Reference 2	POLE LOT
Tran/Land/Bldg	0 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
129 x 80	Front-Road Frontage	325.00	41,680.46	100%		41,680
Total Acres 0.24				Land Total		41,680

Accpt Land	41,700	**Accepted Bldg**	0	**Total**	41,700

Account: 1247 Card: 1 of 1 Map/Lot: 014-105 Location: 83 COURT ST

Neighborhood	5 NoRiver-WestCenterSt		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 86		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	47	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
340 x 205	Front-Road Frontage	325.00	120,694.66	100%		120,695
0.08	Acre-Intown Excess Land	13,000.00	1,144.00	100%		1,144
Total Acres 1.68				Land Total		121,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1880	43200	A 100	6.480.000	V.G.	80%	100%	100%	5.184.000
CmmlBldg-SeeFile	2014	64000	C 100	6.400.000	Avg.	94%	100%	100%	6.016.000
						Outbuilding Total			11,200,000

Accpt Land	121,800	**Accepted Bldg**	11,200,000	**Total**	11,321,800

Neighborhood 14	Hoyttown-Rural		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Right-Of-Way	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 3	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acre-Intown Excess Land	13,000.00	17,017.00	100%		17,017
Total Acres 1.19				Land Total		17,017

Accpt Land	17,000	**Accepted Bldg**	0	**Total**	17,000

Account: 1249 Card: 1 of 1 Map/Lot: 006-023-T1
Location: 1 ARMSTRONG LN

Neighborhood 99

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use			
Topography			
Utilities	None None		
Street	None		
Reference 1	B P		
Reference 2			
Tran/Land/Bldg	0 1 11		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land	0	**Bldg Override**	5,600	**Total**	5,600

Map/Lot: 010-018-A
Account: 1250 Card: 1 of 1 Location: 2 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	11/23/2022
Sale Price	109,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1974	14 x 70	C 0	53.186	Avg+	45%	100%	100%	23.934
Encl Frame Porch	1974	112	C 100	6.760	Avg+	79%	100%	100%	5.340
Open Frame Porch	1974	100	C 100	3.577	Avg+	79%	100%	100%	2.826
								Outbuilding Total	32,100

Accpt Land 0 **Accepted Bldg** 32,100 **Total** 32,100

Name: BARRETT, MATTHEW J
BARRETT, BREANNA L
Account: 1254 Card: 1 of 1 Map/Lot: 010-017 Location: 29 WEST ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/26/2013
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 263	Front-Road Frontage	325.00	36,393.96	100%		36,394
65 x 263	Front-Road Frontage	325.00	23,656.07	70.0%	Excess Frtg.	16,559
22 x 150	Front-Road Frontage	325.00	7,569.47	70.0%	Excess Frtg.	5,299
Total Acres 1.07					Land Total	58,252

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	968 Sqft	Grade C 100	Base	176,180
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-6,581
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,935
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,452	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Average	Typical	176,688

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	96%	100%	84,810

Accpt Land 58,300 **Accepted Bldg** 84,800 **Total** 143,100

Account: 1255 Card: 1 of 1 Map/Lot: 010-013 Location: 93 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use	None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
72 x 308	Front-Road Frontage	325.00	26,620.81	100%		26,621
Total Acres 0.51					Land Total	26,621

Dwelling Description

Conventional	Two Story	384 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	113,812
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2009	Modern	Modern	Good	Typical	120,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	90,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2008	1584	C 113	146.684	Good	93%	90%	100%	122.774
Frame Garage	2008	672	C 100	22.176	Good	93%	100%	100%	20.624
Open Frame Porch	2008	98	C 100	3.517	Good	93%	100%	100%	3.271
Plumbing Fixture	2008	2	C 100	3.410	Good	93%	100%	100%	3.171
Jacuzzi #	2008	1	C 100	5.600	Good	93%	100%	100%	5.208
							Outbuilding Total		155,048

Accpt Land	26,600	**Accepted Bldg**	245,800	**Total**	272,400

Name: JAM-RYNOR TRUST 1/6/2021
EVERETT, CHRISTOPHER JAMES & PAMELA
Account: 1256 Card: 1 of 1
Map/Lot: 011-075
Location: 10 COLONIAL WAY

Neighborhood 11	Downtown Commercial
Zoning/Use	None
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 2 18
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	06/25/2022
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61 x 64	Front-Road Frontage	650.00	23,524.18	100%		23,524
Total Acres 0.09					Land Total	23,524

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	1885	1584	C 100	158,400	Good	75%	100%	100%	118,800
							Outbuilding Total		118,800

Accpt Land	23,500	**Accepted Bldg**	118,800	**Total**	142,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,500	1,356,700	1,411,200	54,500	670,500	725,000
2	0	0	0	0	0	0
TOTAL	54,500	1,356,700	1,411,200	54,500	670,500	725,000

Account: 1258 Card: 1 of 2 Map/Lot: 015-031-A
Location: 10 KING AVE

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None None
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date	01/27/2022
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 8 UNIT APT BLDG
Tran/Land/Bldg 0 1 7
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Commercial Site (Fract)	52,000.00	47,513.88	100%		47,514
20 x 165	Front-Road Frontage	325.00	6,947.24	100%		6,947
Total Acres 0.77					Land Total	54,461

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	8214 Sqft	Grade B 100	Base	1,978,629
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-4	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-103,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	68,123
Rooms	32				
Bedrooms	20	Add Fixtures	5		
Baths	12	Half Baths	0	Plumbing	81,904
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	2024	Modern	Modern	Average	Typical	2,024,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	95%	70%	100%	1,346,533

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2022	270	B 100	5.342	Avg.	95%	100%	100%	5.075
Wood Deck	2022	270	B 100	5.342	Avg.	95%	100%	100%	5.075
								Outbuilding Total	10,150

Accpt Land	54,500	**Bldg Override**	670,500	**Total**	725,000

Map/Lot: 015-031-A
Account: 1258 Card: 2 of 2 Location: 10 KING AVE

Neighborhood 6	NoRiver-EastCenterSt		
Zoning/Use	None None		
Topography	Level		
Utilities	All Public		
Street	Paved		
Reference 1			
Reference 2	4 APTS 2025		
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	01/27/2022
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Account: 1259 Card: 1 of 1 Map/Lot: 014-060 Location: 45 BROADWAY

Neighborhood 5	NoRiver-WestCenterSt		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
52 x 288	Front-Road Frontage	325.00	19,097.50	100%		19,098
20 x 268	Front-Road Frontage	325.00	7,292.52	100%		7,293
Total Acres 0.46				Land Total		26,391

Dwelling Description **Replacement Cost New**

Conventional	One Story	964 Sqft	Grade D 100	Base	105,931
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-13,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,930
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	87,966

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	96%	100%	58,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	320	C 100	10.560	Avg-	61%	100%	100%	6,442
Frame Shed	0			- - - - S O U N D V A L U E - - - -					200
								Outbuilding Total	6,642

Accpt Land	26,400	**Accepted Bldg**	64,900	**Total**	91,300

Account: 1261 Card: 1 of 1 Map/Lot: 016-004-A
Location: 26 HADLEY LAKE RD

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Commercial Site (Fract)	52,000.00	80,893.02	100%		80,893
8.10	Acre-Rear Land 1 <= 50 Acs	650.00	5,791.50	100%		5,792
Total Acres 10.10					Land Total	86,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2002	7750	C 110	852.500	Good	92%	100%	100%	784.300
								Outbuilding Total	784,300

Accpt Land 86,700 **Accepted Bldg** 784,300 **Total** 871,000

Account: 1263 Card: 1 of 1 Map/Lot: 001-053 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural		
Zoning/Use			
Topography			
Utilities			
Street	Street Surface		
Reference 1	ERODED LOT W/TAX BALANCE		
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)	45	Land Schedule 1	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land	100	**Bldg Override**	0	**Total**	100

Name: ARMSTRONG, LARRY S
ARMSTRONG, ANNETTE E
Map/Lot: 001-024
Account: 1264 Card: 1 of 1 Location: W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Tree Growth	1998
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	
Street	Paved
TG PLAN YEAR....	2008
Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Acre-Hardwood TG	129.00	3,354.00	100%		3,354
Total Acres 26.00				Land Total		3,354

Accpt Land	3,400	**Accepted Bldg**	0	**Total**	3,400

Account: 1265 Card: 1 of 1 Location:

Neighborhood 1	Kennebec - Rural
Tree Growth	1983
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Right-Of-Way
TG PLAN YEAR....	2009

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	TREE GROWTH CLASSIFICATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acre-Softwood TG	136.00	3,400.00	100%		3,400
6.00	Acre-Mixed Wood TG	165.00	990.00	100%		990
2.00	Acre-Wasteland	65.00	143.00	100%		143
Total Acres 33.00				Land Total		4,533

Accpt Land	4,500	**Accepted Bldg**	0	**Total**	4,500

Name: JOHNSON, FRANK R
HATCH, CHERYL
Account: 1267 Card: 1 of 1 Map/Lot: 003-057 Location: 22 PORCUPINE MTN LN

Neighborhood 1	Kennebec - Rural
Tree Growth	1976
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well
Street	Paved
TG PLAN YEAR....	2009

Sale Data

Sale Date	02/16/2018
Sale Price	42,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acre-Softwood TG	136.00	952.00	100%		952
91.00	Acre-Mixed Wood TG	165.00	15,015.00	100%		15,015
1.00	Impr-Lot Improvements	3,900.00	4,290.00	100%		4,290
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
0.00	Acre-Rear Land 2 >50 <=	455.00	0.00	100%		0
0.00	Acre-Rear Land 3 > 100	320.00	0.00	100%		0
Total Acres 102.00					Land Total	48,142

Dwelling Description — **Replacement Cost New**

Other	One Story	616 Sqft	Grade D 100	Base	80,207
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-10,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,234
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,223
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-406
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	Obsolete	Obsolete	Average	Inadequate	65,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	82%	100%	50,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2021	64	D 100	3.984	Avg.	95%	100%	100%	3.785
Canopy	2021	88	D 100	2.460	Avg.	95%	100%	100%	2.337
							Outbuilding Total		6,122

Accpt Land	48,100	**Accepted Bldg**	56,900	**Total**	105,000

Neighborhood 1	Kennebec - Rural
Tree Growth	1972
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	
Street	Street Surface
TG PLAN YEAR....	2017

Sale Data

Sale Date	10/04/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	4 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acre-Softwood TG	136.00	408.00	100%		408
49.00	Acre-Mixed Wood TG	165.00	8,085.00	100%		8,085
6.00	Acre-Hardwood TG	129.00	774.00	100%		774
Total Acres 58.00					Land Total	9,267

Accpt Land	9,300	**Accepted Bldg**	0	**Total**	9,300

Account: 1271 Card: 1 of 1 Map/Lot: 005-051-B Location: OCTOBER LN

Neighborhood 9	Rt 1 Commercial South
Tree Growth	1981
Zoning/Use	None None
Topography	Rolling
Utilities	
Street	Paved
TG PLAN YEAR....	2016
Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/10/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	100%		21,450
49.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,035.00	100%		35,035
Total Acres 50.00					Land Total	56,485

Accpt Land 56,500 **Accepted Bldg** 0 **Total** 56,500

Map/Lot: 008-011
Account: 1273 Card: 1 of 1 Location: 10 BILLS AVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities All Public
Street Right-Of-Way

Sale Data

Sale Date	01/30/2024
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	26,000.00	28,600.00	100%		28,600
1.20	Acre-Rear Land 1 <= 50 Acs	650.00	858.00	100%		858
Total Acres 2.20					Land Total	29,458

Dwelling Description **Replacement Cost New**

Conventional	One Story	1512 Sqft	Grade C 100	Base	178,583
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-21,086
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Good	Typical	157,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	146,675

Accpt Land	29,500	**Accepted Bldg**	146,700	**Total**	176,200

Map/Lot: 011-055-A
Account: 1274 Card: 1 of 1 Location: 75 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Sloping
Utilities All Public
Street Paved

Sale Data

Sale Date	05/01/2019
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
162 x 106	Front-Road Frontage	325.00	53,836.82	100%		53,837
Total Acres 0.39					Land Total	53,837

Dwelling Description

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	133,026
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	Modern	Modern	Above Average	Typical	136,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	95%	100%	83,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1890	270	C 100	30.092	Avg+	65%	100%	100%	19,560
							Outbuilding Total		19,560

Accpt Land	53,800	**Accepted Bldg**	103,500	**Total**	157,300

Account: 1277 Card: 1 of 1 Map/Lot: 011-019 Location: 7 HILL ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/13/2018
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 x 125	Front-Road Frontage	325.00	36,487.87	100%		36,488
Total Acres 0.31					Land Total	36,488

Dwelling Description

Conventional	One & 1/2 Story	1176 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	211,765
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,996
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,764	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Above Average	Typical	227,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	141,770

Accpt Land	36,500	**Accepted Bldg**	141,800	**Total**	178,300

Name: MILLER, STEVEN M
MININA, VALENTINA I
Account: 1280 Card: 1 of 1
Map/Lot: 005-028-C
Location: 458 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	07/11/2022
Sale Price	287,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	75.00%	Unimproved	42,900
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 4.00				Land Total		53,845

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1500 Sqft	Grade C 100	Base	177,502
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-20,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Modern	Modern	Good	Typical	152,306

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	140,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2003	1200	C 100	98,340	Avg.	88%	100%	100%	86,539
Concrete Slab	2003	1200	C 100	18,794	Avg.	88%	100%	100%	16,539
							Outbuilding Total		103,078

Accpt Land 53,800 **Accepted Bldg** 243,200 **Total** 297,000

Account: 1282 Card: 1 of 1 Map/Lot: 005-001-B9 Location: KENNEBEC BALSAMS

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Street Surface
Reference 1	SHARED OWNERSHIP
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	0%	Fract. Share	0
2.87	Acre-Rear Land 1 <= 50 Acs	650.00	2,052.05	0%	Fract. Share	0
Total Acres 3.87					Land Total	0

Land	0	**Bldg Override**	0	**Total**	0

Neighborhood 1	Kennebec - Rural
Zoning/Use	
Topography	
Utilities	
Street	Street Surface
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	1

Sale Data

Sale Date	11/13/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Split/Assemblage

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	2016	14 x 74	C 0	55,640	Avg.	95%	100%	100%	52,858
							Outbuilding Total		52,858

Accpt Land	0	**Accepted Bldg**	52,900	**Total**	52,900

Account: 1284 Card: 1 of 1 Map/Lot: 005-038 Location: 7 VIP DRIVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date	09/16/2010
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 17
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
6.99	Acre-Rear Land 1 <= 50 Acs	650.00	4,997.85	100%		4,998
20.00	Acre-Wasteland	75.00	1,650.00	100%		1,650
Total Acres 27.99					Land Total	68,248

Dwelling Description **Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Very Good	Typical	144,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	134,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	2006	960	C 107	124.589	V.G.	93%	100%	100%	115,868
Unfin Basement	2006	960	C 107	26.566	V.G.	93%	100%	100%	24,706
Open Frame Porch	2006	400	C 107	13.445	V.G.	93%	100%	100%	12,504
							Outbuilding Total		153,078

Accpt Land	68,200	Accepted Bldg	287,500	Total	355,700

Neighborhood 13	Holway Point - East Kennebec
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 10 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	200.00	65,262.55	100%		65,263
3.89	Acre-Rear Land 1 <= 50 Acs	500.00	2,139.50	100%		2,140
Total Acres 4.90					Land Total	67,403

Accpt Land	67,400	**Accepted Bldg**	0	**Total**	67,400

Account: 1288 Card: 1 of 1 Map/Lot: 009-055 Location: 2 BEDFORD ST

Neighborhood 7	SoRiver-NoRoute1		
Zoning/Use	None	**Sale Data**	
Topography	Level	Sale Date	12/30/1899
Utilities	All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 98	Front-Road Frontage	325.00	32,972.84	60.0%	Size/Shape	19,784
72 x 98	Front-Road Frontage	325.00	23,740.44	70.0%	Excess Frtg.	0
		0.00	0.00	60.0%	Size/Shape	9,971
Total Acres 0.38					Land Total	29,755

Accpt Land 29,800 **Accepted Bldg** 0 **Total** 29,800

Account: 1290 Card: 1 of 1 Map/Lot: 015-002-A-SP Location: 95 MAIN ST

Neighborhood 11	Downtown Commercial
Zoning/Use	None
Topography	
Utilities	
Street	Street Surface
Reference 1	
Reference 2	12X24 ADD 2/2020
Tran/Land/Bldg	0 0 20
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/15/2010
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2004	439	C 100	43,900	Good	92%	100%	100%	40,388
							Outbuilding Total		40,388

Accpt Land	0	**Accepted Bldg**	40,400	**Total**	40,400

Account: 1292 Card: 1 of 1 Map/Lot: 001-045-T Location: 44 DAVIS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	08/01/2020
Sale Price	1,800
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	ON M1 L45		
Reference 2	1989 FAIRMONT 14X66 BROWN		
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fairmount	M/H	1989	14 x 66	C 0	50,731	Avg.	40%	100%	100%	20,292
								Outbuilding Total		20,292

Accpt Land	0	**Accepted Bldg**	20,300	**Total**	20,300

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/13/2013
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 31
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
389 x 96	Front-Road Frontage	520.00	146,983.95	60.0%	Size/Shape	88,190
Total Acres 0.86					Land Total	88,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					7,100
								Outbuilding Total	7,100

Accpt Land	88,200	**Accepted Bldg**	7,100	**Total**	95,300

Map/Lot: 001-042-C
Account: 1295 Card: 1 of 1 Location: 104 W KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	07/19/2024
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.50	Acre-Rear Land 1 <= 50 Acs	650.00	1,072.50	100%		1,073
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 2.50					Land Total	35,393

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1344 Sqft	Grade C 110	Base	179,783
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,025
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Good	Typical	184,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	171,872

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2008	672	C 100	22.176	Avg.	91%	100%	100%	20,180
Encl Frame Porch	2010	144	A 100	12.040	Avg+	93%	100%	100%	11,197
							Outbuilding Total		31,377

Accpt Land	35,400	**Accepted Bldg**	203,200	**Total**	238,600

Account: 1298 Card: 1 of 1 Map/Lot: 009-020 Location: 10 M & M PL

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities
Street Right-Of-Way

Sale Data

Sale Date 08/30/2005
Sale Price 145,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 220	Front-Road Frontage	650.00	35,750.00	100%		35,750
2.00	Acre-Commercial Site	48,000.00	105,600.00	100%		105,600
4.01	Acre-Intown Excess Land	13,000.00	57,343.00	100%		57,343
Total Acres 6.26				Land Total		198,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2007	4633	C 100	463.300	Good	93%	100%	100%	430.869
CmmlBldg-SeeFile	2012	4494	C 100	449.400	V.G.	94%	100%	100%	422.436
CmmlBldg-SeeFile	2012	5184	C 100	518.400	V.G.	94%	100%	100%	487.296
							Outbuilding Total		1,340,601

Accpt Land 198,700 **Bldg Override** 1,900,000 **Total** 2,098,700

Map/Lot: 005-037
Account: 1299 Card: 1 of 1 Location: 393 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date 03/30/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 0 2 71
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 41 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
1.20	Acre-Rear Land 1 <= 50 Acs	650.00	858.00	100%		858
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 2.20					Land Total	62,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2006	2834	C 105	297.570	V.G.	93%	100%	100%	276.740
							Outbuilding Total		276,740

Accpt Land 62,500 **Accepted Bldg** 276,700 **Total** 339,200

Map/Lot: 001-064-B
Account: 1300 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Paved
Reference 1	W3-175
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	02/12/2018
Sale Price	9,600
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
11.25	Acre-Wasteland	65.00	804.38	100%		804
Total Acres 12.25					Land Total	13,674

Accpt Land 13,700 **Accepted Bldg** 0 **Total** 13,700

Account: 1301 Card: 1 of 1 Map/Lot: 008-016-00A Location: HUDSON BLVD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Low
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	90.0%	Restriction	19,305
Total Acres 1.00					Land Total	19,305

Accpt Land	19,300	**Accepted Bldg**	0	**Total**	19,300

Name: JACKSON, TITUS W
JACKSON, JESSICA R
Account: 1302

Map/Lot: 010-006
Location: 27 HILL FARM RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,600	268,900	323,500	54,600	268,900	323,500
2	0	0	0	0	0	0
TOTAL	54,600	268,900	323,500	54,600	268,900	323,500

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	11/30/2021
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 5.00				Land Total		54,560

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1260 Sqft	Grade C 117	Base	269,899
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	12,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Very Good	Typical	286,029

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	268,868

Accpt Land	54,600	**Accepted Bldg**	268,900	**Total**	323,500

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	11/30/2021
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	IN LAW DWELLING UNIT		
Tran/Land/Bldg	4 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Name: PHIPPS, ELBERT L
PHIPPS, BONNIE J
Map/Lot: 002-003-B
Account: 1303 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Tree Growth	1985
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Street Surface
TG PLAN YEAR....	2019
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	02/15/2018
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acre-Softwood TG	136.00	816.00	100%		816
16.00	Acre-Mixed Wood TG	165.00	2,640.00	100%		2,640
Total Acres 22.00					Land Total	3,456

Accpt Land	3,500	**Accepted Bldg**	0	**Total**	3,500

Map/Lot: 005-049-00A-TR
Account: 1305 Card: 1 of 1 Location: 271 DUBLIN ST

Neighborhood 1	Kennebec - Rural
Zoning/Use	
Topography	
Utilities	
Street	Street Surface
Reference 1	14X76MBHM WHITE VINYL
Reference 2	
Tran/Land/Bldg	4 0 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	03/05/2024
Sale Price	13,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
14Mobile Home	1990	14 x 76	C 0	56.867	Avg.	40%	100%	100%	22.747
Frame Shed	0			- - - - S O U N D V A L U E - - - -					0
								Outbuilding Total	22,747

Accpt Land	0	**Accepted Bldg**	22,700	**Total**	22,700

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	
Street	Street Surface

Sale Data

Sale Date	03/30/2007
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	19,500.00	21,450.00	100%		21,450
1.40	Acre-Wasteland	75.00	115.50	100%		116
1.00	Acre-Commercial Site	48,000.00	52,800.00	100%		52,800
6.80	Acre-Rear Land 1 <= 50 Acs	650.00	4,862.00	100%		4,862
Total Acres 10.20				Land Total		79,228

Accpt Land 79,200 **Accepted Bldg** 0 **Total** 79,200

Name: MCCURDY, ARTHUR R
MCCURDY, ANITA M

Map/Lot: 002-002-C

Account: 1307 Card: 1 of 1 Location: EAST KENNEBEC RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	PROVISIONAL CLASS FARM
Tran/Land/Bldg	4 4 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acre-Rear Land 1 <= 50 Acs	650.00	893.75	100%		894
Total Acres 1.25				Land Total		894

Accpt Land	900	**Accepted Bldg**	0	**Total**	900

Map/Lot: 006-009-001
Account: 1308 Card: 1 of 1 Location: 158 ELM ST

Neighborhood 2	Elm St - Rural
Zoning/Use	Shore-LmtdResidential
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/05/2007
Sale Price	110,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Shorefrontage	390.00	85,800.00	100%		85,800
167 x 220	Front-Shorefrontage	390.00	71,643.00	70.0%	Excess Frtg.	50,150
5.75	Acre-Rear Land 1 <= 50 Acs	650.00	4,111.25	100%		4,111
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 7.60					Land Total	148,861

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	1024 Sqft	Grade C 110	Base	201,350
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Modern	Modern	Average	Typical	201,350

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	90%	100%	172,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Shed	2015	576	C 100	22.277	Avg.	94%	100%	100%	20,940
Frame Shed	2015	96	C 100	4.089	Avg.	94%	100%	100%	3,844
							Outbuilding Total		24,784

Accpt Land	148,900	**Accepted Bldg**	196,900	**Total**	345,800

Map/Lot: 015-045-A
Account: 1309 Card: 1 of 1 Location: 63 CENTER ST

Neighborhood 6	NoRiver-EastCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	07/03/2018
Sale Price	7,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1986	14 x 60	C 0	47.049	Fair	28%	100%	100%	13.174
Frame Shed	0			- - - - S O U N D V A L U E - - - -					200
								Outbuilding Total	13,374

Accpt Land	0	**Accepted Bldg**	13,400	**Total**	13,400

Account: 1312 Card: 1 of 1 Map/Lot: 014-040-T0 Location: GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2 MOBIL HOMES SITES ENDED
Tran/Land/Bldg 1 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 150	Front-Road Frontage	325.00	34,406.69	70.0%	Excess Frtg.	24,085
Total Acres 0.34					Land Total	24,085

Accpt Land 24,100 **Accepted Bldg** 0 **Total** 24,100

Name: MOORES, MICHAEL
NORMAN, ASHLEY
Map/Lot: 008-004-T5
Account: 1314 Card: 1 of 1 Location: 5 JD LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	
Topography	
Utilities	
Street	Street Surface
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	09/03/2019
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1982	14 x 66	C 0	50,731	Avg.	40%	100%	100%	20,292
							Outbuilding Total		20,292

Accpt Land	0	**Accepted Bldg**	20,300	**Total**	20,300

Map/Lot: 008-004-T04-DUB
Account: 1315 Card: 1 of 1 Location: 4 DUBE LN

Neighborhood 1	Kennebec - Rural		
Zoning/Use			
Topography			
Utilities			
Street	Street Surface		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					12.000
								Outbuilding Total	12,000

Accpt Land	0	**Accepted Bldg**	12,000	**Total**	12,000

Map/Lot: 009-011-MBHM
Account: 1316 Card: 1 of 1 Location: 20 BERRY AVE

Neighborhood 1	Kennebec - Rural
Zoning/Use	
Topography	
Utilities	
Street	Street Surface

Sale Data

Sale Date	04/01/2017
Sale Price	0
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	1

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1994	14 x 72	D 0	46,387	Avg.	40%	100%	100%	18,555
								Outbuilding Total		18,555

Accpt Land	0	**Accepted Bldg**	18,600	**Total**	18,600

Account: 1321 Card: 1 of 1 Map/Lot: 006-019-A
Location: 265 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 17		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 208	Front-Road Frontage	520.00	55,618.12	100%		55,618
0.13	Acre-Rear Land 1 <= 50 Acs	650.00	92.95	100%		93
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.61					Land Total	64,511

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1288 Sqft	Grade C 100	Base	158,391
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Crawl Space	Basement	-9,491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-666
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,288	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Above Average	Typical	151,218

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	140,633

Accpt Land	64,500	**Accepted Bldg**	140,600	**Total**	205,100

Account: 1325 Card: 1 of 1 Map/Lot: 011-150 Location: COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 01/07/2010
Sale Price 35,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 47 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80 x 146	Front-Road Frontage	325.00	27,451.06	100%		27,451
0.13	Acre-Intown Excess Land	13,000.00	1,859.00	100%		1,859
Total Acres 0.40					Land Total	29,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	264	C 100	8,712	Avg.	69%	100%	100%	6,011
								Outbuilding Total	6,011

Accpt Land 29,300 **Accepted Bldg** 6,000 **Total** 35,300

Account: 1326 Card: 1 of 1 Map/Lot: 011-054-A
Location: 34 WEST ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	03/26/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
73 x 83	Front-Road Frontage	325.00	23,673.61	100%		23,674
Total Acres 0.14					Land Total	23,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1950	420	D 100	11,365	Fair	36%	100%	100%	4,091
							Outbuilding Total		4,091

Accpt Land	23,700	**Accepted Bldg**	4,100	**Total**	27,800

Map/Lot: 005-014-B
Account: 1327 Card: 1 of 1 Location: KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Drilled Well Public Sewer
Street Paved

Sale Data

Sale Date 01/31/2022
Sale Price 17,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acre-Rear Land 1 <= 50 Acs	650.00	13,585.00	100%		13,585
15.00	Acre-Wasteland	65.00	1,072.50	100%		1,073
1.00	Fr. A-Baselot (Fract)	16,250.00	17,875.00	100%		17,875
Total Acres 35.00				Land Total		32,533

Accpt Land 32,500 **Accepted Bldg** 0 **Total** 32,500

Map/Lot: 005-033-B
Account: 1328 Card: 1 of 1 Location: 0 ROUTE 1

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	None None
Street	Paved

Sale Data

Sale Date	10/25/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
2.12	Acre-Rear Land 1 <= 50 Acs	650.00	1,515.80	100%		1,516
Total Acres 3.12					Land Total	58,716

Accpt Land	58,700	**Accepted Bldg**	0	**Total**	58,700

Map/Lot: 009-039-001
Account: 1330 Card: 1 of 1 Location: 105 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved

Sale Data

Sale Date	12/05/2016
Sale Price	4,642
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 2		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95 x 99	Front-Road Frontage	325.00	31,356.02	100%		31,356
Total Acres 0.22					Land Total	31,356

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	122,171
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Below Average	Typical	127,727

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	49,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	178	C 100	5.914	Avg-	40%	100%	100%	2.366
Encl Frame Porch	1920	40	C 100	3.909	Avg-	40%	100%	100%	1.564
							Outbuilding Total		3,930

Accpt Land	31,400	**Accepted Bldg**	53,000	**Total**	84,400

Account: 1331 Card: 1 of 1 Map/Lot: 007-023-T2 Location: 307 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	3

Sale Data

Sale Date	04/01/2011
Sale Price	5,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Beaumont Pres.	1978	14 x 66	D 0	43,248	Avg-	35%	100%	100%	15,137
							Outbuilding Total		15,137

Accpt Land	0	**Accepted Bldg**	15,100	**Total**	15,100

Map/Lot: 015-072
Account: 1336 Card: 1 of 1 Location: 8 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 05/25/2023
Sale Price 27,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2 NEW MBHM
Tran/Land/Bldg 3 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
43 x 94	Front-Road Frontage	325.00	14,119.36	100%		14,119
Total Acres 0.09				Land Total		14,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good Rcnld	Value
10Mobile Home	0			- - - - S O U N D V A L U E - - - -					1.000	
								Outbuilding Total		1,000

Accpt Land 14,100 **Accepted Bldg** 1,000 **Total** 15,100

Account: 1343 Card: 1 of 1 Map/Lot: 003-028-C
Location: 11 ROBERTS LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	06/18/2021
Sale Price	144,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) 20 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.20	Acre-Rear Land 1 <= 50 Acs	650.00	1,573.00	100%		1,573
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 3.20					Land Total	35,893

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1344 Sqft	Grade C 107	Base	174,880
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,502
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,888
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Above Average	Typical	187,270

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	96%	100%	142,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	144	C 107	8.589	Avg+	79%	100%	100%	6.785
Encl Frame Porch	1972	160	C 107	9.267	Avg+	79%	100%	100%	7.321
Frame Garage	1986	720	C 100	23.760	Avg.	78%	100%	100%	18.533
Barn - GBA	1986	576	D 100	16.661	Avg-	71%	100%	100%	11.829
							Outbuilding Total		44,468

Accpt Land	35,900	Accepted Bldg	186,500	Total	222,400

Name: DOWN EAST COMMUNITY HOSPITAL
UPPER LEVEL LEFT - LEASED CONDOMINIUM
Account: 1344 Card: 1 of 1
Map/Lot: 006-019-D-TAX
Location: 229 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 19		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	46	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 220	Front-Road Frontage	520.00	114,400.00	25.00%	Fract. Share	28,600
46 x 220	Front-Road Frontage	520.00	26,312.00	70.0%	Excess Frtg.	0
		0.00	0.00	25.00%	Fract. Share	4,605
2.00	Impr-Lot Improvements	4,000.00	8,800.00	25.00%	Fract. Share	2,200
2.00	Acre-Rear Land 1 <= 50 Acs	650.00	1,430.00	25.00%	Fract. Share	358
Total Acres 3.24					Land Total	35,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2000	14742	C 100	1.474.200	V.G.	92%	25%	100%	339.066
								Outbuilding Total	339,066

Accpt Land	35,800	**Accepted Bldg**	339,100	**Total**	374,900

Account: 1345 Card: 1 of 1 Map/Lot: 008-015-001 Location: 6 HUDSON BLVD

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 2 15
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/03/2013
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
97 x 215	Front-Road Frontage	650.00	68,562.34	100%		68,562
Total Acres 0.48					Land Total	68,562

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2013	1142	D 100	93.644	Avg.	93%	100%	100%	87.089
CmmlBldg-SeeFile	2022	1017	B 100	124.074	Avg.	95%	100%	100%	117.870
								Outbuilding Total	204,959

Accpt Land	68,600	**Accepted Bldg**	205,000	**Total**	273,600

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1972	12 x 56	D 0	32.585	Fair	28%	100%	100%	9.124
Wood Deck	1999	60	C 100	1.124	Fair	72%	100%	100%	809
Frame Garage	1999	384	D 90	9.352	Avg-	79%	100%	100%	7.388
Frame Shed	0			----SOUND VALUE----					500
								Outbuilding Total	17,821

Accpt Land	0	**Accepted Bldg**	17,800	**Total**	17,800

Account: 1351 Card: 1 of 1 Map/Lot: 001-045-001
Location: 40 RUSTY TR

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	None

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
9.40	Acre-Rear Land 1 <= 50 Acs	650.00	6,721.00	100%		6,721
2.00	Impr-Lot Improvements	3,900.00	8,580.00	100%		8,580
Total Acres 10.40					Land Total	41,041

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	832 Sqft	Grade C 100	Base	159,507
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-1,373
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,002
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2014	Typical	Typical	Below Average	Typical	160,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	61,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1960	1500	C 100	49,500	Fair	44%	100%	100%	21,780
							Outbuilding Total		21,780

Accpt Land	41,000	**Accepted Bldg**	83,300	**Total**	124,300

Account: 1352 Card: 1 of 1 Map/Lot: 005-032-A Location: 473 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	NEW BLDG
Tran/Land/Bldg	3 2 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/30/2015
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Fr. A-Commercial Site (Fract)	52,000.00	53,352.61	100%		53,353
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 0.87					Land Total	62,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	0			- - - - S O U N D V A L U E - - - -					150.000
								Outbuilding Total	150,000

Accpt Land	62,200	**Accepted Bldg**	150,000	**Total**	212,200

Name: SADDLER, KARL A
SADDLER, TERESA L

Map/Lot: 005-028-A-ON
Account: 1354 Card: 1 of 1 Location: 382 DUBLIN ST

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None
Topography	Level
Utilities	Public Water Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	576	C 100	47.203	V.G.	90%	100%	100%	42.483
Concrete Slab	1990	576	C 100	9.122	Avg.	80%	100%	100%	7.298
Plumbing Fixture	1990	3	C 100	5.115	Avg.	80%	100%	100%	4.092
							Outbuilding Total		53,873

Accpt Land	0	**Accepted Bldg**	53,900	**Total**	53,900

Map/Lot: 011-055-TR
Account: 1356 Card: 1 of 1 Location: 28 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	06/29/2018
Sale Price	3,100
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 9
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Crown	M/H	1973	12 x 60	C 0	40,337	Avg-	35%	40%	100%	5,647
								Outbuilding Total		5,647

Accpt Land	0	**Accepted Bldg**	5,600	**Total**	5,600

Map/Lot: 005-028-TWR
Account: 1358 Card: 1 of 1 Location: 62 HUNTLEY LN

Neighborhood 9	Rt 1 Commercial South		
Zoning/Use	Shore-StreamProtect	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 3	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SelfSupportCellular/LF	2015	190	C 100	149,988	Avg.	94%	100%	100%	140,989
							Outbuilding Total		140,989

Accpt Land	0	**Accepted Bldg**	141,000	**Total**	141,000

Name: HENNESSEY BROTHERS LLC - LESSEE
MACHIAS CEMETERY ASSOCIATION

Map/Lot: 007-034
Account: 1359 Card: 1 of 1 Location: COURT ST

Neighborhood 3	Court St - Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities		Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 3	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.80	Acre-Blueberries	1,900.00	10,032.00	100%		10,032
0.00	Acre-Rear Land 1 <= 50 Acs	650.00	0.00	100%		0
Total Acres 4.80				Land Total		10,032

Accpt Land 10,000 **Accepted Bldg** 0 **Total** 10,000

Account: 1360 Card: 1 of 1 Map/Lot: 017-003-ON
Location: MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 FIBER OPTIC CABLE STATION
Reference 2
Tran/Land/Bldg 0 2 79
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2014	230	A 100	12.099	Avg.	94%	100%	100%	11.373
Frame Shed	2017	230	A 100	12.099	Avg.	95%	100%	100%	11.494
								Outbuilding Total	22,867

Accpt Land 0 **Accepted Bldg** 22,900 **Total** 22,900

Neighborhood 3	Court St - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities			
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	CREMATORY/OFFICE/MAINT BLDG 4/2016		
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acre-Blueberries	1,900.00	0.00	100%		0
20.40	Acre-Rear Land 1 <= 50 Acs	650.00	14,586.00	100%		14,586
Total Acres 20.40					Land Total	14,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
.....	0			- - - - S O U N D V A L U E - - - -					130.000
							Outbuilding Total		130,000

Accpt Land	14,600	**Accepted Bldg**	130,000	**Total**	144,600

Map/Lot: 007-028-001
Account: 1363 Card: 1 of 1 Location: 345 COURT ST

Neighborhood 3	Court St - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/07/2023
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.00					Land Total	51,700

Dwelling Description — **Replacement Cost New**

Conventional	One Story	672 Sqft	Grade D 100	Base	84,346
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	-4,464
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	10,700
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-442
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1	Typical	Typical	Below Average	Typical	89,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	96%	100%	34,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	80	D 100	2.442	Avg-	40%	96%	100%	938
Encl Frame Porch	1948	56	D 100	3.725	Avg-	40%	96%	100%	1.430
								Outbuilding Total	2,368

Accpt Land	51,700	**Accepted Bldg**	36,800	**Total**	88,500

Neighborhood 3	Court St - Rural		
Zoning/Use	None		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	45	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Fr. A-Homesite (Fract)	39,000.00	52,541.56	100%		52,542
2.00	Impr-Lot Improvements	4,000.00	8,800.00	100%		8,800
Total Acres 1.50					Land Total	61,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CmmlBldg-SeeFile	2017	223	C 120	26.760	Avg.	95%	100%	100%	25.422
Camper Trailer	2000	34 x 8	C 0	52.056	Avg.	51%	100%	100%	26.549
								Outbuilding Total	51,971

Accpt Land	61,300	**Accepted Bldg**	52,000	**Total**	113,300

Neighborhood 1	Kennebec - Rural
Tree Growth	1976
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Paved
TG PLAN YEAR....	2019

Sale Data

Sale Date	06/11/2018
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acre-Softwood TG	136.00	408.00	100%		408
13.00	Acre-Mixed Wood TG	165.00	2,145.00	100%		2,145
0.00	Acre-Hardwood TG	129.00	0.00	100%		0
0.00	Fr. A-Homesite (Fract)	23,400.00	0.00	100%		0
0.00	Acre-Rear Land 1 <= 50 Acs	650.00	0.00	100%		0
0.00	Acre-Rear Land 2 >50 <=	455.00	0.00	100%		0
0.00	Acre-Rear Land 3 > 100	320.00	0.00	100%		0
Total Acres 16.00				Land Total		2,553

Accpt Land	2,600	**Accepted Bldg**	0	**Total**	2,600

Map/Lot: 004-002-001
Account: 1369 Card: 1 of 1 Location: OFF ELM ST

Neighborhood 2	Elm St - Rural
Tree Growth	1998
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Right-Of-Way
TG PLAN YEAR....	2020

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 8 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acre-Softwood TG	136.00	3,672.00	100%		3,672
56.00	Acre-Mixed Wood TG	165.00	9,240.00	100%		9,240
1.00	Acre-Wasteland	65.00	71.50	100%		72
0.00	Fr. A-Baselot (Fract)	16,250.00	0.00	70.0%	Access	0
0.00	Acre-Rear Land 1 <= 50 Acs	650.00	0.00	100%		0
0.00	Acre-Rear Land 2 >50 <=	455.00	0.00	100%		0
Total Acres 84.00				Land Total		12,984

Accpt Land 13,000 **Accepted Bldg** 0 **Total** 13,000

Map/Lot: 011-057-T1
Account: 1371 Card: 1 of 1 Location: 20 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date	10/06/2021
Sale Price	300
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 MBHM ON LEASED LOT
Tran/Land/Bldg 0 0 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1970	14 x 66	D 0	43.248	Poor	20%	50%	100%	4.325
							Outbuilding Total		4,325

Accpt Land 0 **Accepted Bldg** 4,300 **Total** 4,300

Account: 1372 Card: 1 of 1 Map/Lot: 011-057-T2
Location: 67 WATER ST

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	09/18/2020
Sale Price	4,750
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2	MOBILE HOME		
Tran/Land/Bldg	0 0 9		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1987	14 x 56	B 0	50,688	Avg.	40%	100%	100%	20,275
							Outbuilding Total		20,275

Accpt Land	0	**Accepted Bldg**	20,300	**Total**	20,300

Account: 1373 Card: 1 of 1 Map/Lot: 013-012-C&D
Location: 1 EMERY LN

Neighborhood 5	NoRiver-WestCenterSt
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	MBHM ON SITE 1986 56'
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1986	14 x 56	D 0	38.017	Fair	28%	100%	100%	10.645
							Outbuilding Total		10,645

Accpt Land	0	**Accepted Bldg**	10,600	**Total**	10,600

Neighborhood 1	Kennebec - Rural	**Sale Data**	
Zoning/Use	None	Sale Date	12/30/1899
Topography		Sale Price	0
Utilities		Sale Type	
Street	Street Surface	Financing	
		Verified	
		Validity	
Reference 1			
Reference 2	MBHM ON LOT		
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE	2ND MORTGAGE		
Exemption(s)	Land Schedule 4		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1985	14 x 46	D 0	32.785	Avg.	40%	100%	100%	13,114
							Outbuilding Total		13,114

Accpt Land	0	**Accepted Bldg**	13,100	**Total**	13,100

Map/Lot: 001-043-C
Account: 1377 Card: 1 of 1 Location: 18 DAVIS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	07/23/2020
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
3.20	Acre-Rear Land 1 <= 50 Acs	650.00	2,288.00	100%		2,288
Total Acres 4.20					Land Total	15,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	0			- - - - S O U N D V A L U E - - - -					6,000
							Outbuilding Total		6,000

Accpt Land	15,200	**Accepted Bldg**	6,000	**Total**	21,200

Account: 1378 Card: 1 of 1 Map/Lot: 008-004-T10 DUBE
Location: 10 DUBE LN

Neighborhood 1	Kennebec - Rural		
Zoning/Use			
Topography			
Utilities			
Street	Street Surface		
Reference 1			
Reference 2	MBHM		
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE		2ND MORTGAGE	
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					20.000
								Outbuilding Total	20,000

Accpt Land	0	**Accepted Bldg**	20,000	**Total**	20,000

Account: 1380 Card: 1 of 1 Map/Lot: 017-001-BLDG
Location: 305 MAIN ST

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	RETAIL SHED
Tran/Land/Bldg	0 1 1
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2019	384	C 100	31.469	Avg.	95%	100%	100%	29.896
							Outbuilding Total		29,896

Accpt Land	0	**Accepted Bldg**	29,900	**Total**	29,900

Neighborhood 10	Rt 1 Commercial North
Zoning/Use	None
Topography	Level Low
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	TAKE OUT TRAILER
Tran/Land/Bldg	0 2 16
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					6,000
								Outbuilding Total	6,000

Accpt Land	0	**Accepted Bldg**	6,000	**Total**	6,000

Account: 1382 Card: 1 of 1 Map/Lot: 003-007-001 Location: KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 12/02/2021
Sale Price 27,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 WHAT BUILDINGS WENT WITH?
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
5.20	Acre-Rear Land 1 <= 50 Acs	650.00	3,718.00	100%		3,718
0.00	Acre-Wasteland	65.00	0.00	100%		0
Total Acres 6.20					Land Total	29,458

Accpt Land 29,500 **Accepted Bldg** 0 **Total** 29,500

Account: 1383 Card: 1 of 1 Map/Lot: 008-004-T6 DUBE
Location: 6 DUBE LN

Neighborhood 1	Kennebec - Rural		
Zoning/Use			
Topography			
Utilities			
Street	Street Surface		
Reference 1			
Reference 2	MBHM		
Tran/Land/Bldg	0 0 0		
1ST MORTGAGE		2ND MORTGAGE	
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					45.000
								Outbuilding Total	45,000

Accpt Land	0	**Accepted Bldg**	45,000	**Total**	45,000

Map/Lot: 005-051-C
Account: 1384 Card: 1 of 1 Location: 14 OCTOBER LN

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None None
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	SUBSTATION
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	10/05/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.01	Fr. A-Commercial Site (Fract)	52,000.00	198,229.15	100%		198,229
53 x 173	Front-Road Frontage	650.00	33,604.21	100%		33,604
Total Acres 12.22					Land Total	231,833

Accpt Land	231,800	**Accepted Bldg**	0	**Total**	231,800

Account: 1385 Card: 1 of 1 Map/Lot: 010-002-MBHM
Location: 98 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All Public None
Street Paved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2 52X14 COMMODORE NOVA 1983 $5K
Tran/Land/Bldg 3 3 0
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1983	14 x 52	D 0	35.924	Fair	28%	100%	100%	10.059
							Outbuilding Total		10,059

Accpt Land	0	**Accepted Bldg**	10,100	**Total**	10,100

Map/Lot: 001-062-B
Account: 1386 Card: 1 of 1 Location: 44 PRESTON LN

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Gravel
Reference 1	
Reference 2	MBHM SV??
Tran/Land/Bldg	4 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	20
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Fr. A-Homesite (Fract)	23,400.00	16,481.64	100%		16,482
Total Acres 0.41					Land Total	16,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					40.000
								Outbuilding Total	40,000

Accpt Land	16,500	**Accepted Bldg**	40,000	**Total**	56,500

Name: FULK, BRITTANY
SPARKS, SHERMAN

Map/Lot: 002-007

Account: 1387 Card: 1 of 1 Location: 128 RANDY RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Street Surface
TG PLAN YEAR....	2017
Reference 1	
Reference 2	TREE GROWTH
Tran/Land/Bldg	3 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acre-Softwood TG	136.00	2,176.00	100%		2,176
45.00	Acre-Mixed Wood TG	165.00	7,425.00	100%		7,425
2.00	Acre-Wasteland	65.00	143.00	100%		143
3.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,145.00	100%		2,145
2.00	Acre-Class II Roads	3,250.00	7,150.00	100%		7,150
Total Acres 68.00					Land Total	19,039

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Map/Lot: 002-007-001
Account: 1389 Card: 1 of 1 Location: 0

Neighborhood 1	Kennebec - Rural
Tree Growth	2008
Zoning/Use	None
Topography	Rolling
Utilities	
Street	Street Surface
TG PLAN YEAR....	2017
Reference 1	
Reference 2	
Tran/Land/Bldg	4 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/23/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Fr. A-Baselot (Fract)	11,700.00	13,061.62	100%		13,062
Total Acres 1.03					Land Total	13,062

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Map/Lot: 009-037-MBHM
Account: 1390 Card: 1 of 1 Location: 115 DUBLIN ST

Neighborhood 7	SoRiver-NoRoute1
Zoning/Use	None
Topography	Level
Utilities	All Public None
Street	Paved
Reference 1	
Reference 2	MOBILE HOME
Tran/Land/Bldg	4 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	0			- - - - S O U N D V A L U E - - - -					10.000
								Outbuilding Total	10,000

Accpt Land	0	**Bldg Override**	10,000	**Total**	10,000

Account: 1391 Card: 1 of 1 Map/Lot: 001-044-MBHM
Location: 32 DAVIS RD

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Level
Utilities	Drilled Well Septic System
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 9
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	2021	14 x 40	B 0	39.527	Avg.	95%	100%	100%	37.551
Concrete Slab	2021	560	B 100	10.826	Avg.	95%	100%	100%	10.285
Wood Deck	0			- - - - S O U N D V A L U E - - - -					1.000
								Outbuilding Total	48,836

Accpt Land	0	**Accepted Bldg**	48,800	**Total**	48,800

Map/Lot: 005-042-001
Account: 1392 Card: 1 of 1 Location: 333 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Public Water Septic System
Street Paved

Sale Data

Sale Date	05/02/2024
Sale Price	25,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST MORTGAGE 0 2ND MORTGAGE 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	39,000.00	42,900.00	100%		42,900
2.00	Acre-Wasteland	65.00	143.00	100%		143
4.00	Acre-Rear Land 1 <= 50 Acs	650.00	2,860.00	100%		2,860
1.00	Impr-Lot Improvements	4,000.00	4,400.00	100%		4,400
Total Acres 7.00					Land Total	50,303

Accpt Land 50,300 **Accepted Bldg** 0 **Total** 50,300

Neighborhood 8	SoRiver-SoRoute1		
Zoning/Use	None		
Topography	Level		
Utilities	All Public None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 6 1		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)	20	Land Schedule	2

Sale Data

Sale Date	06/28/2022
Sale Price	1
Sale Type	Mobile Home
Financing	
Verified	
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1973	12 x 60	C 0	40.337	Fair	28%	100%	100%	11.294
							Outbuilding Total		11,294

Accpt Land	0	**Accepted Bldg**	11,300	**Total**	11,300

Map/Lot: 007-007-E2
Account: 1395 Card: 1 of 1 Location: LOT 2 SUBDIVISION 2022

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling Swampy
Utilities	None None
Street	Gravel

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.88	Acre-Rear Land 1 <= 50 Acs	650.00	629.20	50.0%	Topography	315
Total Acres 1.88					Land Total	26,055

Accpt Land	26,100	**Accepted Bldg**	0	**Total**	26,100

Map/Lot: 007-007-E3
Account: 1396 Card: 1 of 1 Location: LOT 3 SUBDIVISION 2022

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Gravel

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.87	Acre-Rear Land 1 <= 50 Acs	650.00	622.05	100%		622
Total Acres 1.87					Land Total	26,362

Accpt Land	26,400	**Accepted Bldg**	0	**Total**	26,400

Map/Lot: 007-007-E4
Account: 1397 Card: 1 of 1 Location: LOT 4 SUBDIVISION 2022

Neighborhood 4	Broadway-Rural		
Zoning/Use	None	**Sale Data**	
Topography	Rolling	Sale Date	12/30/1899
Utilities	None None	Sale Price	0
Street	Gravel	Sale Type	
		Financing	
		Verified	
		Validity	
Reference 1			
Reference 2			
Tran/Land/Bldg	0 3 0		
1ST MORTGAGE	0	2ND MORTGAGE 0	
Exemption(s)		Land Schedule 4	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
0.87	Acre-Rear Land 1 <= 50 Acs	650.00	622.05	100%		622
Total Acres 1.87					Land Total	26,362

Accpt Land	26,400	**Accepted Bldg**	0	**Total**	26,400

Map/Lot: 007-007-E5
Account: 1398 Card: 1 of 1 Location: LOT 5 SUBDIVISION 2022

Neighborhood 4	Broadway-Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Gravel

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
1.15	Acre-Rear Land 1 <= 50 Acs	650.00	822.25	100%		822
Total Acres 2.15					Land Total	26,562

Accpt Land	26,600	**Accepted Bldg**	0	**Total**	26,600

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	Shore-StreamProtect
Topography	Rolling
Utilities	
Street	Right-Of-Way

Sale Data

Sale Date	05/19/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 2 0		
1ST MORTGAGE	0	2ND MORTGAGE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Commercial Site (Fract)	52,000.00	57,200.00	100%		57,200
4.20	Acre-Rear Land 1 <= 50 Acs	650.00	3,003.00	100%		3,003
Total Acres 5.20					Land Total	60,203

Accpt Land	60,200	**Accepted Bldg**	0	**Total**	60,200

Neighborhood 9	Rt 1 Commercial South
Zoning/Use	None None
Topography	Rolling
Utilities	
Street	Paved
TG PLAN YEAR....	2016
Reference 1	
Reference 2	SOLAR ARRAY
Tran/Land/Bldg	3 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	10/05/2023
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.32	Fr. A-Commercial Site (Fract)	52,000.00	200,771.19	100%		200,771
Total Acres 12.32				Land Total		200,771

Accpt Land	200,800	**Accepted Bldg**	0	**Total**	200,800

Name: HERTZ, JAMES M
HINSON, BRIAN

Map/Lot: 003-069-002
Account: 1401 Card: 1 of 1 Location: 15 BOBCAT PATH

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	Rolling
Utilities	None None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 0
1ST MORTGAGE	0
2ND MORTGAGE	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	08/24/2023
Sale Price	30,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	23,400.00	25,740.00	100%		25,740
2.80	Acre-Rear Land 1 <= 50 Acs	650.00	2,002.00	100%		2,002
Total Acres 3.80					Land Total	27,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	149	B 100	14.897	Avg.	80%	100%	100%	11.918
Two Story Frame	1990	144	B 100	21.309	Avg.	80%	100%	100%	17.047
								Outbuilding Total	28,965

Accpt Land	27,700	**Accepted Bldg**	29,000	**Total**	56,700

Account: 1402 Card: 1 of 1 Map/Lot:
Location:

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Name: JACKSON, TITUS W
JACKSON, JESSICA R
Account: 1403 Card: 1 of 1 Map/Lot: 010-006-A
Location: 27 HILL FARM RD

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Dwelling Description

Ranch	One Story	1177 Sqft	Grade B 100	Base	181,029
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-21,823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,881
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,177	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2024	0	Modern	Modern	Very Good	Typical	164,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	155,882

Accpt Land	0	**Accepted Bldg**	155,900	**Total**	155,900

Account: 1404 Card: 1 of 1 Map/Lot: 004-002-B Location: ELM STREET

Neighborhood 1	Kennebec - Rural
Zoning/Use	None
Topography	
Utilities	
Street	Street Surface
Reference 1	
Reference 2	
Tran/Land/Bldg	0 3 0
1ST MORTGAGE	2ND MORTGAGE
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/30/1899
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Baselot (Fract)	11,700.00	12,870.00	100%		12,870
50.00	Acre-Rear Land 1 <= 50 Acs	650.00	35,750.00	100%		35,750
26.00	Acre-Rear Land 2 >50 <=	455.00	13,013.00	100%		13,013
Total Acres 77.00					Land Total	61,633

Accpt Land 61,600 **Accepted Bldg** 0 **Total** 61,600