

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

B5436P121

Previous Owner
CARSON, ROBERT B.
669 AROOSTOOK ROAD

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

Previous Owner
TOWN OF WASHBURN
1287 MAIN STREET

WASHBURN ME
Sale Date: 12/08/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

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

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	8,600	14,400	23,000	0		
1ST MORTGAGE 0			2012	8,600	14,400	23,000	0		
2ND MORTGAGE 0			2013	11,200	14,400	25,600	0		
Zone/Land Use 2 Commercial			2015	11,200	14,400	25,600	0		
Secondary Zone			2018	11,200	24,000	0	35,200		
Topography 1 Level			2019	10,200	54,200	0	64,400		
1.Level 4.Below St 7.LevelBog			2020	10,200	53,500	0	63,700		
2.Rolling 5.Low 8.			2021	10,200	54,200	0	64,400		
3.Above St 6.Swampy 9.			2022	10,200	56,900	0	67,100		
Utilities									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 5/20/2015			Front Foot	Type	Effective		Influence		Influence Codes
Price 3,500					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle			%		2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle			%		3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land			%		4.Size/Shape	
Financing			15.Class I Road			%		5.Access	
1.Convent 4.Seller 7.						%		6.Restriction	
2.FHA/VA 5.Private 8.						%		7.Open Space	
3.Assumed 6.Cash 9.Unknown						%		8.View/Environ	
Validity 1 Arms Length Sale						%		9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road			%		30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese			%		31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago			%		32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit			%		33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas			%		34.Softwood F&O	
3.Lender 6.MLS 9.						%		35.Mixed Wood F&O	
			Fract. Acre	Acreege/Sites				36.Hardwood F&O	
			21.Developed Pave	25	0.31	100	%	0	
			22.Undev Paved (F			%		37.Softwood TG	
			23.Developed Grav			%		38.Mixed Wood TG	
			Acres			%		39.Hardwood TG	
			24.Undev Gravel (%		40.Wasteland	
			25.Comm Base Pave			%		41.Open Space	
			26.Comm Base Grav			%		42.Mobile Home Si	
			27.Backlot			%		43.Condo Site	
			28.Rear Land			%		44.Lot Improvemen	
			29.Pavement			%		45.Subdivision Lo	
			Total Acreage			0.31		46.Heavy Ind Sit	

Washburn

Map Lot 011-001

Account 744

Location 12 GOULD STREET

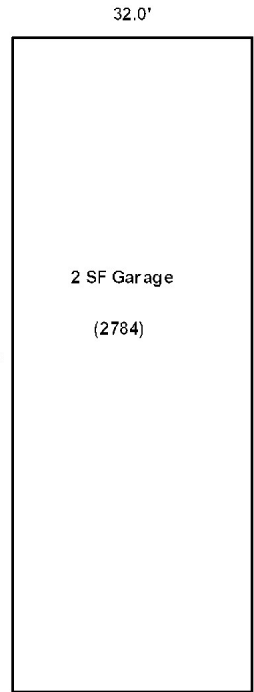
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
43 2S Frame Garage	1977	2784	3	100	4	0 % 85 %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
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						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	



TURNER, AARON
PO BOX 264
WASHBURN ME 04786

B2712P302

Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	500	0	0	500		
1ST MORTGAGE 0			2012	500	0	0	500		
2ND MORTGAGE 0			2013	7,100	0	0	7,100		
Zone/Land Use 1 Residential			2015	7,100	0	0	7,100		
Secondary Zone			2018	7,100	0	0	7,100		
Topography 1 Level			2019	5,800	0	0	5,800		
1.Level 4.Below St 7.LevelBog			2020	5,800	0	0	5,800		
2.Rolling 5.Low 8.			2021	5,800	0	0	5,800		
3.Above St 6.Swampy 9.			2022	5,800	0	0	5,800		
Utilities									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5.R/O/W 8.			Front Foot		Effective		Influence		Influence Codes
3.Gravel 6. 9.None				Frontage	Depth	Factor	Code		
TG PLAN YEAR 0			11.Regular Lot			%		1.Unimproved	
Tif District # 0			12.Delta Triangle			%		2.Excess Frtg	
Sale Date			13.Nabla Triangle			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 1 Land Only			15.Class I Road			%		5.Access	
1.Land 4.Mobile 7.C/I L&B						%		6.Restriction	
2.L & B 5.Other 8.			Square Foot		Square Feet			7.Open Space	
3.Building 6.C/I Land 9.			16.Class II Road			%		8.View/Environ	
Financing			17.Municipal Rese			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Munic Sep Lago			%		30.Utility R O W	
2.FHA/VA 5.Private 8.			19.Gravel Pit			%		31.Tillable	
3.Assumed 6.Cash 9.Unknown			20.Industrial Bas			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreage/Sites			34.Software F&O	
2.Related 5.Partial 8.Other			21.Developed Pave	22	0.41	100	%	0	35.Mixed Wood F&O
3.Distress 6.Exempt 9.			22.Undev Paved (F			%		36.Hardwood F&O	
Verified 5 Public Record			23.Developed Grav			%		37.Software TG	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood TG	
2.Seller 5.Pub Rec 8.Other			24.Undev Gravel (%		39.Hardwood TG	
3.Lender 6.MLS 9.			25.Comm Base Pave			%		40.Wasteland	
			26.Comm Base Grav			%		41.Open Space	
			27.Backlot			%		42.Mobile Home Si	
			28.Rear Land	Total Acreage 0.41				43.Condo Site	
			29.Pavement						44.Lot Improvemen
									45.Subdivision Lo
									46.Heavy Ind Sit


Washburn

Map Lot 011-002

Account 682

Location GOULD STREET

Card 1 Of 1 12/09/2022

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

Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		1.One Story Fram
					%	%		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

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

B5632P66

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

Washburn

Property Data		
Neighborhood	1 Neighborhood One	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	1 Residential	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	9/20/2011	
Price	15,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2009	3,800	5,376	0	9,176
2012	3,800	5,400	0	9,200
2013	4,900	5,400	0	10,300
2015	4,900	5,400	0	10,300
2018	4,900	5,400	0	10,300
2019	4,100	8,300	0	12,400
2020	4,100	8,300	0	12,400
2021	4,100	8,300	0	12,400
2022	4,100	8,700	0	12,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot						Acres
16.Class II Road				%		30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage				0.21		

Washburn

Map Lot 011-003

Account 1041

Location 7 GOULD STREET

Card 1 Of 1 12/09/2022

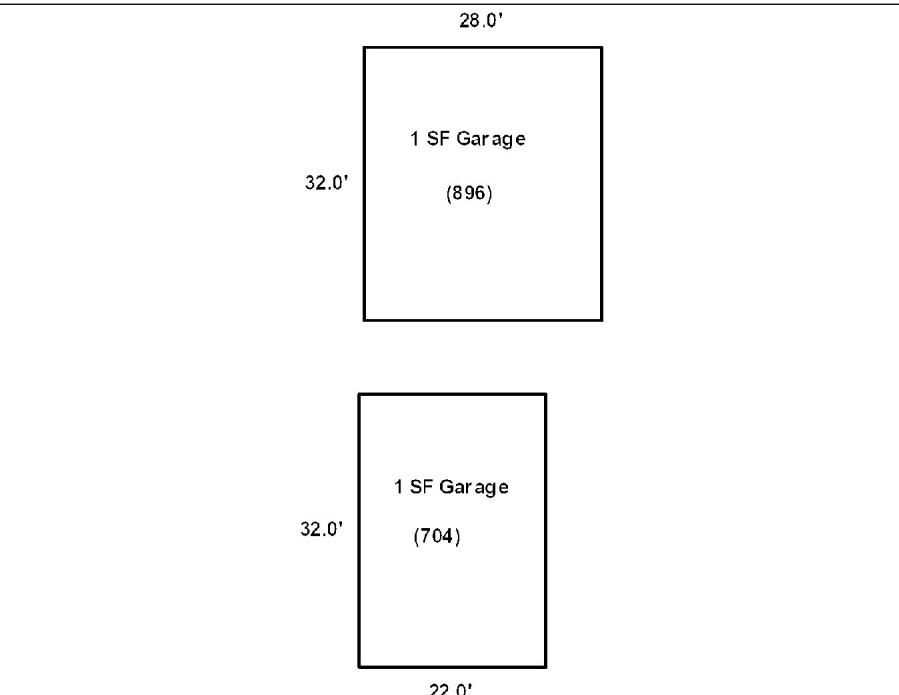
Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA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



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



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

B5632P66

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2009	4,000	69,500	0	73,500			
1ST MORTGAGE 0			2012	4,000	97,300	0	101,300			
2ND MORTGAGE 0			2013	5,200	97,300	0	102,500			
Zone/Land Use 1 Residential			2015	5,200	97,300	0	102,500			
Secondary Zone			2018	5,200	97,300	0	102,500			
Topography 2 Rolling			2019	6,700	151,000	0	157,700			
1.Level 4.Below St 7.LevelBog			2020	6,700	151,000	0	157,700			
2.Rolling 5.Low 8.			2021	6,700	151,000	0	157,700			
3.Above St 6.Swampy 9.			2022	6,700	158,600	0	165,300			
Utilities 2 Public Water 3 Public Sewer										
1.Public 4.Dr Well 7.Cesspool										
2.Water 5.Dug Well 8.										
3.Sewer 6.Septic 9.None										
Street 1 Paved										
1.Paved 4.Proposed 7.										
2.Semi Imp 5.R/O/W 8.										
3.Gravel 6. 9.None										
TG PLAN YEAR 0										
Tif District # 0										
Sale Data			Land Data							
Sale Date 4/23/2001			Front Foot	Type	Effective		Influence		Influence Codes	
Price			11.Regular Lot		Frontage	Depth	Factor	Code	1.Unimproved	
Sale Type 2 Land & Buildings			12.Delta Triangle				%		2.Excess Frtg	
1.Land 4.Mobile 7.C/I L&B			13.Nabla Triangle				%		3.Topography	
2.L & B 5.Other 8.			14.Rear Land				%		4.Size/Shape	
3.Building 6.C/I Land 9.			15.Class I Road				%		5.Access	
Financing							%		6.Restriction	
1.Convent 4.Seller 7.							%		7.Open Space	
2.FHA/VA 5.Private 8.							%		8.View/Environ	
3.Assumed 6.Cash 9.Unknown							%		9.Fract Share	
Validity 1 Arms Length Sale			Square Foot	Square Feet				Acres		
1.Valid 4.Split 7.Renovate			16.Class II Road	29	200		100	%	0	30.Utility R O W
2.Related 5.Partial 8.Other			17.Municipal Rese				%		31.Tillable	
3.Distress 6.Exempt 9.			18.Munic Sep Lago				%		32.Pasture	
Verified 5 Public Record			19.Gravel Pit				%		33.Orchard	
1.Buyer 4.Agent 7.Family			20.Industrial Bas				%		34.Softwood F&O	
2.Seller 5.Pub Rec 8.Other							%		35.Mixed Wood F&O	
3.Lender 6.MLS 9.							%		36.Hardwood F&O	
			Fract. Acre	Acreage/Sites						
			21.Developed Pave	21	0.14		100	%	0	37.Softwood TG
			22.Undev Paved (F				%		38.Mixed Wood TG	
			23.Developed Grav				%		39.Hardwood TG	
							%		40.Wasteland	
			24.Undev Gravel (%		41.Open Space	
			25.Comm Base Pave				%		42.Mobile Home Si	
			26.Comm Base Grav				%		43.Condo Site	
			27.Backlot				%		44.Lot Improvemen	
			28.Rear Land				%		45.Subdivision Lo	
			29.Pavement				%		46.Heavy Ind Sit	
			Total Acreage 0.14							

Washburn

Map Lot 011-004

Account 89

Location 1278 MAIN STREET

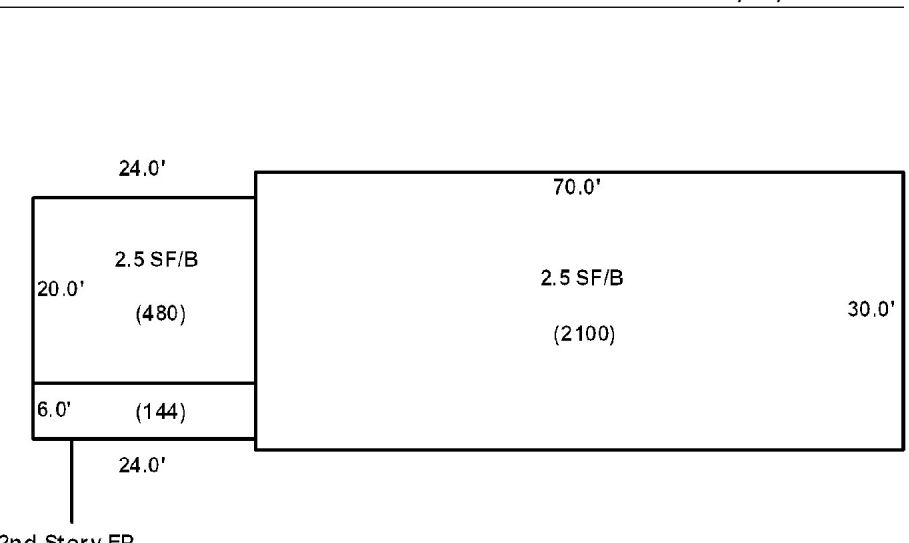
Card 1 Of 1 12/09/2022

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 6	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 6 Two & 1/2 Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 2100
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 28	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 14	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 6	Phys. % Good 0%
Year Built 1910	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
16 2.5 Story/Bsmt	1910	480	9 100	9	0 %	100 %	
22 Encl Frame Porch	1950	144	9 100	9	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



2nd Story EP



THOMPSON, ADAM E
P.O. BOX 41
WASHBURN ME 04786

B4753P133 B4753P135

Previous Owner
Albert, Camille R.
Albert, Brenda H.
P.O. Box 283
Washburn ME 04786
Sale Date: 9/24/2009

Previous Owner
Albert, Daniel J.
c/o Camille Albert
P.O. Box 283
Washburn ME 04786
Sale Date: 8/10/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record																																																																																																																																																																																																														
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																										
Tree Growth Year 0			2009	3,900	113,800	0	117,700																																																																																																																																																																																																										
1ST MORTGAGE 0			2012	3,900	113,800	0	117,700																																																																																																																																																																																																										
2ND MORTGAGE 0			2013	5,000	113,800	0	118,800																																																																																																																																																																																																										
Zone/Land Use 1 Residential			2015	5,000	113,800	0	118,800																																																																																																																																																																																																										
Secondary Zone			2018	5,000	113,800	0	118,800																																																																																																																																																																																																										
Topography 1 Level			2019	5,500	106,600	0	112,100																																																																																																																																																																																																										
1.Level 4.Below St 7.LevelBog			2020	5,500	106,600	0	112,100																																																																																																																																																																																																										
2.Rolling 5.Low 8.			2021	5,500	106,600	0	112,100																																																																																																																																																																																																										
3.Above St 6.Swampy 9.			2022	5,500	111,900	0	117,400																																																																																																																																																																																																										
Utilities 2 Public Water 3 Public Sewer																																																																																																																																																																																																																	
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2.Water 5.Dug Well 8.																																																																																																																																																																																																																	
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Sale Data			<table border="1"> <thead> <tr> <th>Front Foot</th> <th>Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th></th> <th></th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Regular Lot</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Delta Triangle</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr> <tr><td>13.Nabla Triangle</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Class I Road</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Utility R O W</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Softwood F&O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood F&O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood F&O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Lot Improvemen</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Subdivision Lo</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Heavy Ind Sit</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes			Frontage	Depth	Factor	Code	11.Regular Lot				%		1.Unimproved	12.Delta Triangle				%		2.Excess Frtg	13.Nabla Triangle				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Class I Road				%		5.Access					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Utility R O W					%		31.Tillable					%		32.Pasture					%		33.Orchard					%		34.Softwood F&O					%		35.Mixed Wood F&O					%		36.Hardwood F&O					%		37.Softwood TG					%		38.Mixed Wood TG					%		39.Hardwood TG					%		40.Wasteland					%		41.Open Space					%		42.Mobile Home Si					%		43.Condo Site					%		44.Lot Improvemen					%		45.Subdivision Lo					%		46.Heavy Ind Sit
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Washburn

Map Lot 011-005

Account 345

Location 1280 MAIN STREET

Card 1

Of 1

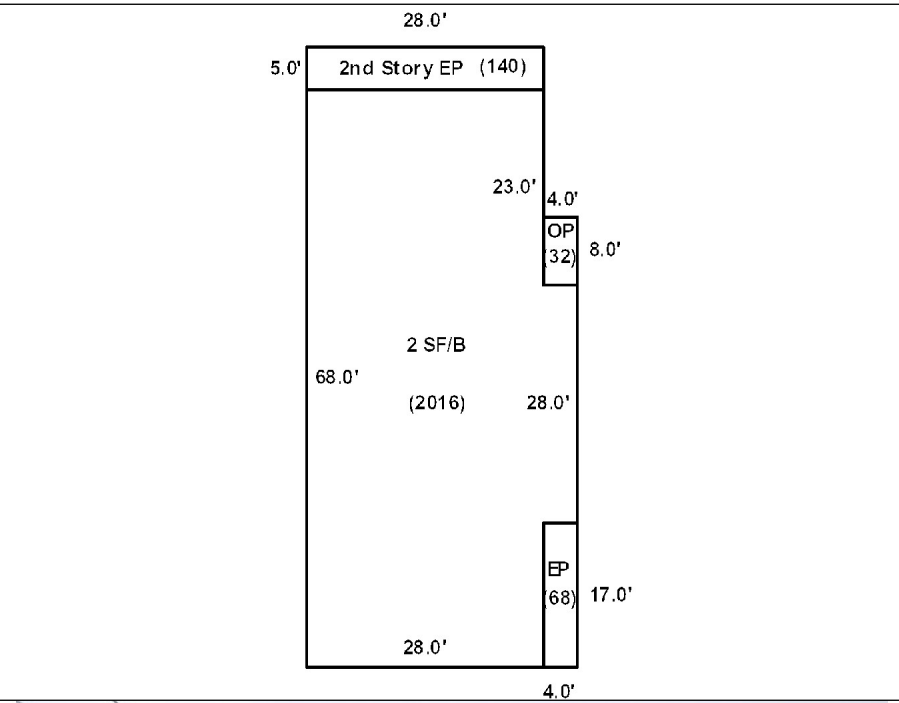
12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



MCINTOSH, JEREMIAH M
ATTN: PROPERTY MANAGEMENT
WASHBURN ME 04786

B3457P250 B5684P106

Previous Owner
KATAHDIN TRUST COMPANY
ATTN: PROPERTY MANAGEMENT
P.O. BOX 36
HOULTON ME 04730
Sale Date: 7/26/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 Check 2023 for completions.
 Check for upgrades. Heat pumps and remodel on upstairs apartments.
 *2-1-2019 Revalued property after informal meeting with owner to portion with 1 SBrick/B. Graded B for brick construction and reduced to match obs for wood frame portion that has unfinished obs. Finished Basement no add.

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	15,300	142,900	0	158,200		
1ST MORTGAGE 0			2012	15,300	142,900	0	158,200		
2ND MORTGAGE 0			2013	19,800	142,900	0	162,700		
Zone/Land Use 2 Commercial			2015	19,800	142,900	0	162,700		
Secondary Zone			2018	19,800	142,900	0	162,700		
Topography 1 Level			2019	23,200	120,100	0	143,300		
1.Level 4.Below St 7.LevelBog			2020	23,200	120,100	0	143,300		
2.Rolling 5.Low 8.			2021	23,200	120,100	0	143,300		
3.Above St 6.Swampy 9.			2022	23,200	126,100	0	149,300		
Utilities 2 Public Water 3 Public Sewer									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 7/26/2017			Front Foot	Type	Effective		Influence		Influence Codes
Price 50,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle			%		2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle			%		3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land			%		4.Size/Shape	
Financing 1 Conventional			15.Class I Road			%		5.Access	
1.Convent 4.Seller 7.						%		6.Restriction	
2.FHA/VA 5.Private 8.						%		7.Open Space	
3.Assumed 6.Cash 9.Unknown						%		8.View/Environ	
Validity 3 Distressed Sale			Square Foot	Square Feet				9.Fract Share	
1.Valid 4.Split 7.Renovate			16.Class II Road	29	2,000	75	%	0	
2.Related 5.Partial 8.Other			17.Municipal Rese				%		
3.Distress 6.Exempt 9.			18.Munic Sep Lago				%		
Verified 5 Public Record			19.Gravel Pit				%		
1.Buyer 4.Agent 7.Family			20.Industrial Bas				%		
2.Seller 5.Pub Rec 8.Other			Fract. Acre	Acreage/Sites					
3.Lender 6.MLS 9.			21.Developed Pave	25	0.59	100	%	0	
			22.Undev Paved (F				%		
			23.Developed Grav				%		
			Acres				%		
			24.Undev Gravel (%		
			25.Comm Base Pave				%		
			26.Comm Base Grav				%		
			27.Backlot				%		
			28.Rear Land				%		
			29.Pavement				%		
			Total Acreage		0.59				
							44.Lot Improvemen		
							45.Subdivision Lo		
							46.Heavy Ind Sit		

Washburn

Map Lot 011-006

Account 571

Location 1282 MAIN STREET

Card 1 Of 1 12/09/2022

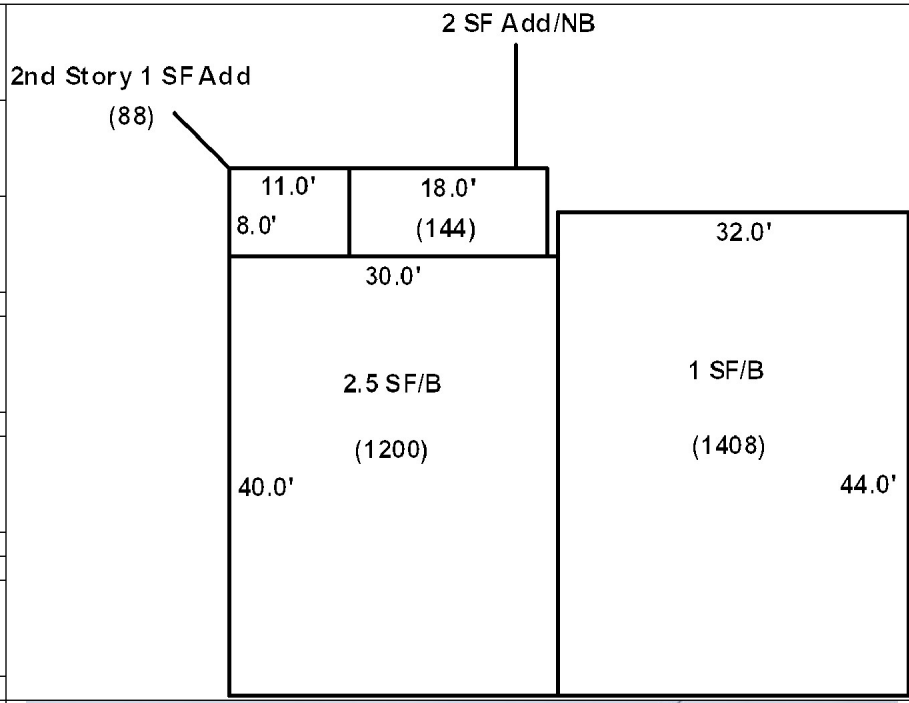
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Pool 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 2	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1880	# Half Baths 2	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1920	88	2 105	5	0 %	100 %	
2 Two Story Frame	1920	144	2 105	5	0 %	80 %	
20 1 Story/Bsmt	1920	1408	4 100	5	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 011-007

Account 312

Location 1284 MAIN STREET

Card 1 Of 1 12/09/2022

COUNTRY FARMS PROPERTIES, INC.
 P.O. BOX 72
 WASHBURN ME 04786

B5054P74 B5054P76 B5054P87 B5061P323

Previous Owner
 D & L Grocery, Inc.
 d/b/a Washburn Food Mart
 c/o Daniel & Leslie Martin
 Washburn ME 04786
 Sale Date: 5/09/2012

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	7,600	123,200	0	130,800
1ST MORTGAGE 0			2012	7,600	123,200	0	130,800
2ND MORTGAGE 0			2013	9,800	139,300	0	149,100
Zone/Land Use 2 Commercial			2015	9,800	139,300	0	149,100
Secondary Zone			2018	9,800	139,300	0	149,100
Topography 2 Rolling			2019	9,800	178,700	0	188,500
1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2020	9,800	178,700	0	188,500
			2021	9,800	178,700	0	188,500
Utilities 2 Public Water 3 Public Sewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None			2022	9,800	187,700	0	197,500
			Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None				
TG PLAN YEAR 0 Tif District # 0							

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
 *Store priced as 2SF-B

Sale Data		
Sale Date 5/10/2012		
Price 235,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing 1 Conventional		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Class II Road	29	500	75	%	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
Total Acreage				0.27		45.Subdivision Lo
						46.Heavy Ind Sit

Washburn

Washburn

Map Lot 011-007

Account 312

Location 1284 MAIN STREET

Card 1 Of 1

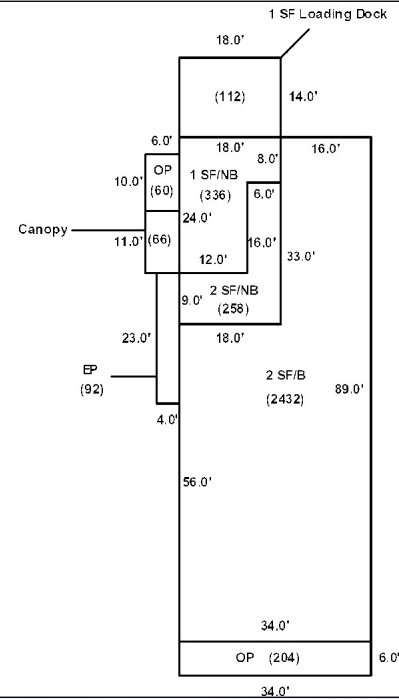
12/09/2022

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

Date Inspected 10/05/2018

Additions, Outbuildings & Improvements

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



Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

B2214P302

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	3,200	0	3,200	0		
1ST MORTGAGE 0			2012	3,200	0	3,200	0		
2ND MORTGAGE 0			2013	4,100	0	4,100	0		
Zone/Land Use 1 Residential			2015	4,100	0	4,100	0		
Secondary Zone			2018	4,100	0	4,100	0		
Topography 1 Level			2019	3,000	0	3,000	0		
1.Level 4.Below St 7.LevelBog			2020	3,000	0	3,000	0		
2.Rolling 5.Low 8.			2021	3,000	0	3,000	0		
3.Above St 6.Swampy 9.			2022	3,000	0	3,000	0		
Utilities									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type 1 Land Only			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.								7.Open Space	
3.Assumed 6.Cash 9.Unknown								8.View/Environ	
Validity								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road					30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese					31.Tillable	
Verified			18.Munic Sep Lago					32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit					33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas					34.Softwood F&O	
3.Lender 6.MLS 9.			Fract. Acre	Acreege/Sites				35.Mixed Wood F&O	
			21.Developed Pave	22	0.11	100	%	0	
			22.Undev Paved (F					36.Hardwood F&O	
			23.Developed Grav					37.Softwood TG	
			Acres					38.Mixed Wood TG	
			24.Undev Gravel (39.Hardwood TG	
			25.Comm Base Pave					40.Wasteland	
			26.Comm Base Grav					41.Open Space	
			27.Backlot					42.Mobile Home Si	
			28.Rear Land					43.Condo Site	
			29.Pavement					44.Lot Improvemen	
				Total Acreege		0.11		45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 011-008

Account 955

Location Main Street

Card 1 Of 1 12/09/2022

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

Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		1.One Story Fram
					%	%		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

			Property Data			Assessment Record				
			Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2009	6,700	104,200	110,900	0
			1ST MORTGAGE 0			2012	6,700	104,200	110,900	0
			2ND MORTGAGE 0			2013	8,800	104,200	113,000	0
			Zone/Land Use 1 Residential			2015	8,800	104,200	113,000	0
			Secondary Zone			2018	8,800	104,200	113,000	0
			Topography 2 Rolling			2019	7,000	133,000	140,000	0
			1.Level 4.Below St 7.LevelBog			2020	7,000	133,000	140,000	0
			2.Rolling 5.Low 8.			2021	7,000	133,000	140,000	0
			3.Above St 6.Swampy 9.			2022	7,000	139,600	146,600	0
			Utilities 2 Public Water 3 Public Sewer							
			1.Public 4.Dr Well 7.Cesspool							
			2.Water 5.Dug Well 8.							
			3.Sewer 6.Septic 9.None							
			Street 1 Paved							
			1.Paved 4.Proposed 7.							
			2.Semi Imp 5.R/O/W 8.							
			3.Gravel 6. 9.None							
			TG PLAN YEAR 0							
			Tif District # 0							
			Sale Data							
			Sale Date							
			Price							
			Sale Type							
			1.Land 4.Mobile 7.C/I L&B							
			2.L & B 5.Other 8.							
			3.Building 6.C/I Land 9.							
			Financing							
			1.Convent 4.Seller 7.							
			2.FHA/VA 5.Private 8.							
			3.Assumed 6.Cash 9.Unknown							
			Validity							
			1.Valid 4.Split 7.Renovate							
			2.Related 5.Partial 8.Other							
			3.Distress 6.Exempt 9.							
			Verified							
			1.Buyer 4.Agent 7.Family							
			2.Seller 5.Pub Rec 8.Other							
			3.Lender 6.MLS 9.							
			Fract. Acre							
			21.Developed Pave							
			22.Undev Paved (F							
			23.Developed Grav							
			Acres							
			24.Undev Gravel (
			25.Comm Base Pave							
			26.Comm Base Grav							
			27.Backlot							
			28.Rear Land							
			29.Pavement							
			Land Data							
			Front Foot		Type	Effective		Influence		Influence Codes
						Frontage	Depth	Factor	Code	
			11.Regular Lot							1.Unimproved
			12.Delta Triangle					%		2.Excess Frtg
			13.Nabla Triangle							3.Topography
			14.Rear Land					%		4.Size/Shape
			15.Class I Road							5.Access
								%		6.Restriction
										7.Open Space
								%		8.View/Environ
			Square Foot		Square Feet					9.Fract Share
			29		150		50		%	0
			16.Class II Road							30.Utility R O W
			17.Municipal Rese					%		31.Tillable
			18.Munic Sep Lago							32.Pasture
			19.Gravel Pit					%		33.Orchard
			20.Industrial Bas							34.Softwood F&O
								%		35.Mixed Wood F&O
										36.Hardwood F&O
								%		37.Softwood TG
										38.Mixed Wood TG
								%		39.Hardwood TG
										40.Wasteland
								%		41.Open Space
										42.Mobile Home Si
								%		43.Condo Site
										44.Lot Improvemen
								%		45.Subdivision Lo
										46.Heavy Ind Sit
								%		
			Total Acreage		0.17					

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Map Lot 011-009

Account 944

Location 1290 Main Street - Library

Card 1

Of 1

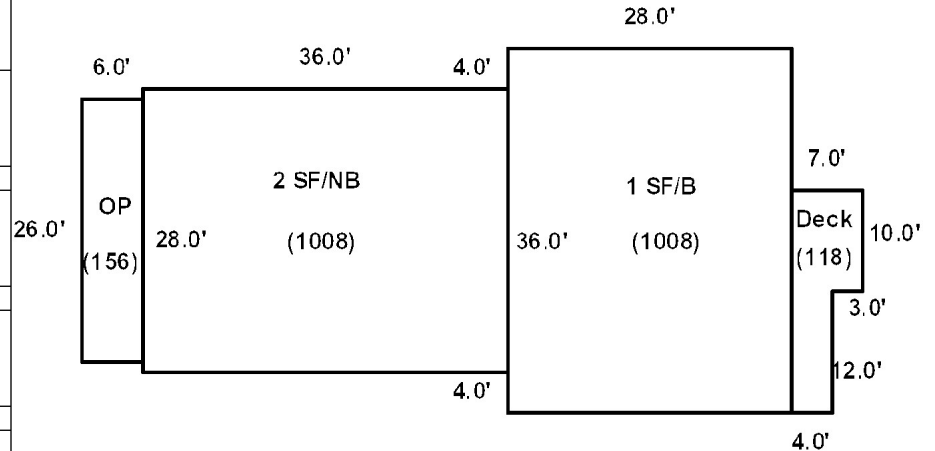
12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

			Property Data			Assessment Record																																																																																																																																																																																																																	
			Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
			Tree Growth Year 0			2009	3,800	0	3,800	0																																																																																																																																																																																																													
			1ST MORTGAGE 0			2012	3,800	0	3,800	0																																																																																																																																																																																																													
			2ND MORTGAGE 0			2013	4,900	0	4,900	0																																																																																																																																																																																																													
			Zone/Land Use 1 Residential			2015	4,900	0	4,900	0																																																																																																																																																																																																													
			Secondary Zone			2018	4,900	0	4,900	0																																																																																																																																																																																																													
						2019	5,000	0	5,000	0																																																																																																																																																																																																													
			Topography 2 Rolling			2020	5,000	0	5,000	0																																																																																																																																																																																																													
			1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2021	5,000	0	5,000	0																																																																																																																																																																																																													
			Utilities			2022	5,000	0	5,000	0																																																																																																																																																																																																													
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			TG PLAN YEAR 0			<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Regular Lot</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Delta Triangle</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr> <tr><td>13.Nabla Triangle</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Class I Road</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Utility R O W</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Softwood F&O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood F&O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood F&O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Lot Improvemen</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Subdivision Lo</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Heavy Ind Sit</td></tr> </tbody> </table>					Land Data					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Regular Lot				%		1.Unimproved	12.Delta Triangle				%		2.Excess Frtg	13.Nabla Triangle				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Class I Road				%		5.Access					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Utility R O W					%		31.Tillable					%		32.Pasture					%		33.Orchard					%		34.Softwood F&O					%		35.Mixed Wood F&O					%		36.Hardwood F&O					%		37.Softwood TG					%		38.Mixed Wood TG					%		39.Hardwood TG					%		40.Wasteland					%		41.Open Space					%		42.Mobile Home Si					%		43.Condo Site					%		44.Lot Improvemen					%		45.Subdivision Lo					%		46.Heavy Ind Sit
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Washburn

Map Lot 011-010

Account 932

Location Main Street-behind Library

Card 1 Of 1 12/09/2022

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

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

B4729P314

Previous Owner
 Lagasse, David L.
 54 Brookside Circle

Washburn ME 04786
 Sale Date: 7/13/2009

Inspection Witnessed By:

X	Date	Date Insp.

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	1,600	60,000	61,600	0		
1ST MORTGAGE 0			2012	1,600	60,000	61,600	0		
2ND MORTGAGE 0			2013	2,000	60,000	62,000	0		
Zone/Land Use 1 Residential			2015	2,000	60,000	62,000	0		
Secondary Zone			2018	2,000	60,000	62,000	0		
Topography 1 Level			2019	2,900	20,300	23,200	0		
1.Level 4.Below St 7.LevelBog			2020	2,900	20,300	23,200	0		
2.Rolling 5.Low 8.			2021	2,900	20,300	23,200	0		
3.Above St 6.Swampy 9.			2022	2,900	21,200	24,100	0		
Utilities 2 Public Water 3 Public Sewer									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 7/13/2009			Front Foot	Type	Effective		Influence		Influence Codes
Price			11.Regular Lot		Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings									12.Delta Triangle
1.Land 4.Mobile 7.C/I L&B			13.Nabla Triangle						
2.L & B 5.Other 8.									14.Rear Land
3.Building 6.C/I Land 9.			15.Class I Road						
Financing 9 Unknown									16.Class II Road
1.Convent 4.Seller 7.			17.Municipal Rese						
2.FHA/VA 5.Private 8.									18.Munic Sep Lago
3.Assumed 6.Cash 9.Unknown			19.Gravel Pit						
Validity 2 Related Parties									20.Industrial Bas
1.Valid 4.Split 7.Renovate			21.Developed Pave	21	0.03	100	%	0	
2.Related 5.Partial 8.Other									22.Undev Paved (F
3.Distress 6.Exempt 9.			23.Developed Grav						
Verified 5 Public Record									24.Undev Gravel (
1.Buyer 4.Agent 7.Family			25.Comm Base Pave						
2.Seller 5.Pub Rec 8.Other									26.Comm Base Grav
3.Lender 6.MLS 9.			27.Backlot						
									28.Rear Land
			29.Pavement						
									Total Acreage
								44.Lot Improvemen	
								45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 011-011

Account 6

Location Hines Street

Card 1

Of 1

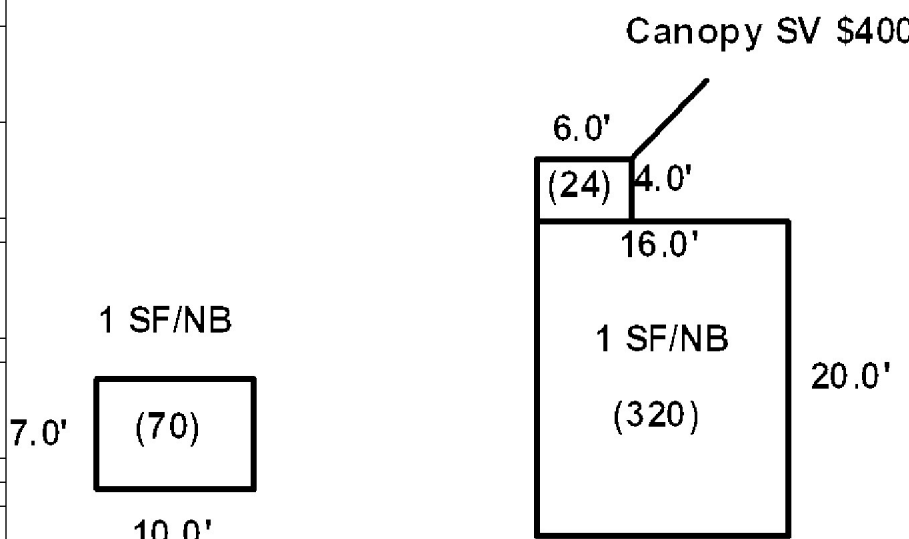
12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



WILCOX, DONALD L
 WILCOX, PAMELA R
 4 MCMANUS STREET
 WASHBURN ME 04786
 B2426P17 B5633P108

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	4,800	45,500	9,000	41,300
1ST MORTGAGE 0			2012	4,800	45,500	8,800	41,500
2ND MORTGAGE 0			2013	6,200	45,500	8,800	42,900
Zone/Land Use 1 Residential			2015	6,200	45,500	9,000	42,700
Secondary Zone			2018	6,200	45,500	18,400	33,300
Topography 1 Level			2019	10,400	55,200	20,000	45,600
1.Level 4.Below St 7.LevelBog			2020	10,400	55,200	25,000	40,600
2.Rolling 5.Low 8.			2021	10,400	55,200	25,000	40,600
3.Above St 6.Swampy 9.			2022	10,400	57,900	25,000	43,300
Utilities 2 Public Water 3 Public Sewer							
1.Public 4.Dr Well 7.Cesspool							
2.Water 5.Dug Well 8.							
3.Sewer 6.Septic 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.							
2.Semi Imp 5.R/O/W 8.							
3.Gravel 6. 9.None							

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Sale Data		
TG PLAN YEAR	0	
Tif District #	0	
Sale Date	1/24/1992	
Price		
Sale Type	2 Land & Buildings	
1.Land 4.Mobile 7.C/I L&B		
2.L & B 5.Other 8.		
3.Building 6.C/I Land 9.		
Financing	1 Conventional	
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity	1 Arms Length Sale	
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified	5 Public Record	
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Class II Road	29	750		75 %	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage				0.30		


Washburn

Map Lot 011-012

Account 1030

Location 4 McMANUS STREET

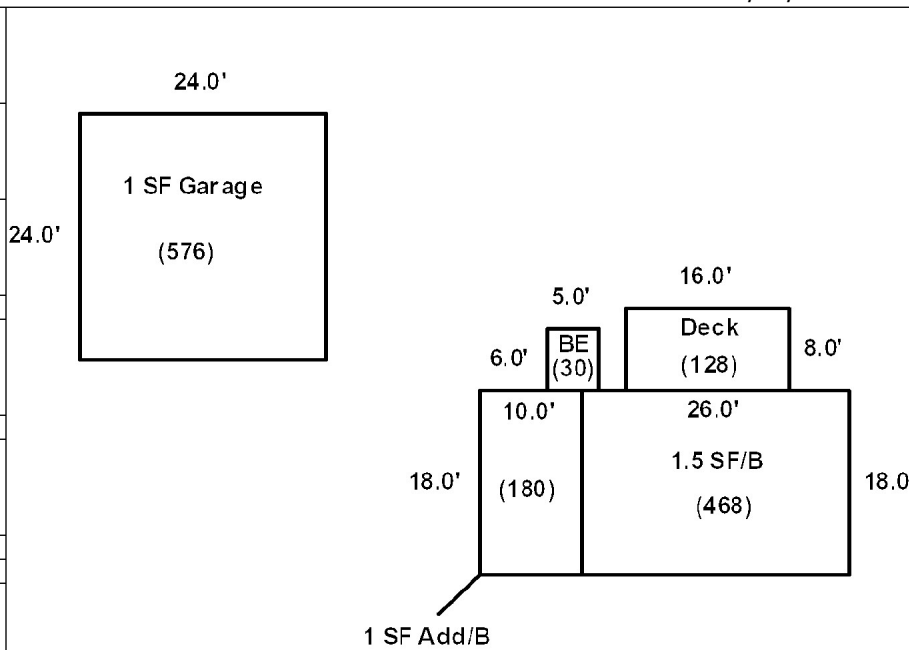
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



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

B5124P266 B5633P108

Previous Owner
 Hedman, John
 73 South Caribou Road

Fort Fairfield ME 04742
 Sale Date: 11/15/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*-50% Use

Washburn

Property Data			Assessment Record							
Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total			
Tree Growth Year	0		2009	3,100	21,900	0	25,000			
1ST MORTGAGE	0		2012	3,100	21,900	0	25,000			
2ND MORTGAGE	0		2013	4,000	21,900	0	25,900			
Zone/Land Use	1 Residential		2015	4,000	21,900	0	25,900			
Secondary Zone			2018	4,000	10,800	0	14,800			
Topography	2 Rolling		2019	5,300	14,100	0	19,400			
			2020	5,300	14,100	0	19,400			
1.Level	4.Below St	7.LevelBog	2021	5,300	14,100	0	19,400			
2.Rolling	5.Low	8.	2022	5,300	14,800	0	20,100			
3.Above St	6.Swamy	9.								
Utilities										
1.Public	4.Dr Well	7.Cesspool								
2.Water	5.Dug Well	8.								
3.Sewer	6.Septic	9.None								
Street	1 Paved									
1.Paved	4.Proposed	7.								
2.Semi Imp	5.R/O/W	8.								
3.Gravel	6.	9.None								
TG PLAN YEAR	0									
Tif District #	0									
Sale Data										
Sale Date	11/15/2012									
Price	15,000									
Sale Type	2 Land & Buildings									
1.Land	4.Mobile	7.C/I L&B								
2.L & B	5.Other	8.								
3.Building	6.C/I Land	9.								
Financing	1 Conventional									
1.Convent	4.Seller	7.								
2.FHA/VA	5.Private	8.								
3.Assumed	6.Cash	9.Unknown								
Validity	1 Arms Length Sale									
1.Valid	4.Split	7.Renovate								
2.Related	5.Partial	8.Other								
3.Distress	6.Exempt	9.								
Verified	5 Public Record									
1.Buyer	4.Agent	7.Family								
2.Seller	5.Pub Rec	8.Other								
3.Lender	6.MLS	9.								
Land Data			Front Foot		Effective		Influence		Influence Codes	
			Type	Code	Frontage	Depth	Factor	Code		
			11.Regular Lot				%		1.Unimproved	
			12.Delta Triangle				%		2.Excess Frtg	
			13.Nabla Triangle				%		3.Topography	
			14.Rear Land				%		4.Size/Shape	
			15.Class I Road				%		5.Access	
							%		6.Restriction	
							%		7.Open Space	
							%		8.View/Environ	
							%		9.Fract Share	
			Square Foot		Square Feet				Acres	
			29		550		75 %	0	30.Utility R O W	
							%		31.Tillable	
							%		32.Pasture	
							%		33.Orchard	
							%		34.Softwood F&O	
							%		35.Mixed Wood F&O	
							%		36.Hardwood F&O	
							%		37.Softwood TG	
							%		38.Mixed Wood TG	
							%		39.Hardwood TG	
							%		40.Wasteland	
							%		41.Open Space	
							%		42.Mobile Home Si	
							%		43.Condo Site	
							%		44.Lot Improvemem	
							%		45.Subdivision Lo	
							%		46.Heavy Ind Sit	
					Total Acreage	0.22				

Washburn

Map Lot 011-013

Account 363

Location 6 McMANUS STREET

Card 1

Of 1

12/09/2022

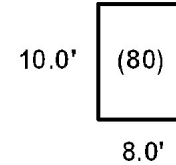
Building Style	SF Bsmt Living			Layout		
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL			2.Inadeq 5. 8.		
3.R Ranch 7.Contemp 11.Split	Heat Type 100%			3.Poor 6. 9.		
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units	2.HWCI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

Date Inspected 10/03/2018

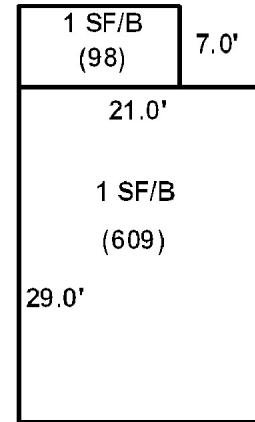
Additions, Outbuildings & Improvements

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

Shed SV \$800



14.0'



BOUCHARD, RYAN
33 VERONE STREET
PRESQUE ISLE ME 04769

B3014P299 B3052P155 B5866P147

Previous Owner
FLANAGIN, DOUGLAS L.
P.O. BOX 54

PERHAM ME 04766
Sale Date: 2/14/2019

Previous Owner
Flanagin, Evelyn
Flanagin, Douglas
P.O. Box 185
Washburn ME 04786
Sale Date: 8/23/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
*2-4-2019 -20% for attached garage.
B5865 P335 Easement

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	4,900	70,300	14,400	60,800		
1ST MORTGAGE 0			2012	4,900	70,300	14,080	61,120		
2ND MORTGAGE 0			2013	6,300	70,300	0	76,600		
Zone/Land Use 1 Residential			2015	6,300	70,300	0	76,600		
Secondary Zone			2018	6,300	70,300	0	76,600		
Topography 2 Rolling			2019	9,500	69,200	0	78,700		
1.Level 4.Below St 7.LevelBog			2020	9,500	69,200	0	78,700		
2.Rolling 5.Low 8.			2021	9,500	69,200	25,000	53,700		
3.Above St 6.Swampy 9.			2022	9,500	72,700	25,000	57,200		
Utilities 2 Public Water 3 Public Sewer									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data									
Sale Date 2/14/2019									
Price									
Sale Type 2 Land & Buildings									
1.Land 4.Mobile 7.C/I L&B									
2.L & B 5.Other 8.									
3.Building 6.C/I Land 9.									
Financing 1 Conventional									
1.Convent 4.Seller 7.									
2.FHA/VA 5.Private 8.									
3.Assumed 6.Cash 9.Unknown									
Validity 8 Other Non Valid									
1.Valid 4.Split 7.Renovate									
2.Related 5.Partial 8.Other									
3.Distress 6.Exempt 9.									
Verified 5 Public Record									
1.Buyer 4.Agent 7.Family									
2.Seller 5.Pub Rec 8.Other									
3.Lender 6.MLS 9.									
			Land Data						
			Front Foot	Type	Effective		Influence		Influence
					Frontage	Depth	Factor	Code	Codes
			11.Regular Lot				%		1.Unimproved
			12.Delta Triangle				%		2.Excess Frtg
			13.Nabla Triangle				%		3.Topography
			14.Rear Land				%		4.Size/Shape
			15.Class I Road				%		5.Access
							%		6.Restriction
							%		7.Open Space
							%		8.View/Environ
							%		9.Fract Share
							%		Acres
							%		30.Utility R O W
							%		31.Tillable
							%		32.Pasture
							%		33.Orchard
							%		34.Softwood F&O
							%		35.Mixed Wood F&O
							%		36.Hardwood F&O
							%		37.Softwood TG
							%		38.Mixed Wood TG
							%		39.Hardwood TG
							%		40.Wasteland
							%		41.Open Space
							%		42.Mobile Home Si
							%		43.Condo Site
							%		44.Lot Improvemen
							%		45.Subdivision Lo
							%		46.Heavy Ind Sit
			Total Acreage 0.33						
			Fract. Acre		Acreege/Sites				
			21.Developed Pave	21	0.33		100 %	0	
			22.Undev Paved (F				%		
			23.Developed Grav				%		
			Acres				%		
			24.Undev Gravel (%		
			25.Comm Base Pave				%		
			26.Comm Base Grav				%		
			27.Backlot				%		
			28.Rear Land				%		
			29.Pavement				%		

Washburn

Map Lot 011-014

Account 450

Location 10 McMANUS STREET

Card 1 Of 1 12/09/2022

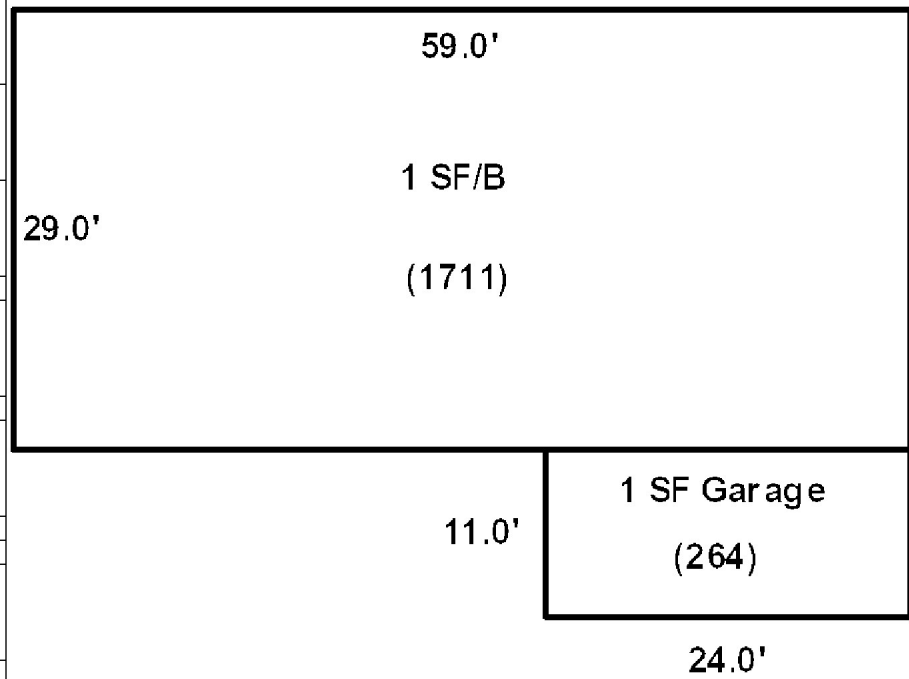
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1711
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1950	264	3 100	5	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



CYR, DEBRA J
P.O. BOX 366
WASHBURN ME 04786

B4695P254 B4695P256

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record										
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total						
Tree Growth Year 0			2009	2,800	25,900	9,000	19,700						
1ST MORTGAGE 0			2012	2,800	25,900	8,800	19,900						
2ND MORTGAGE 0			2013	3,700	25,900	8,800	20,800						
Zone/Land Use 1 Residential			2015	3,700	25,900	9,000	20,600						
Secondary Zone			2018	3,700	25,900	18,400	11,200						
Topography 2 Rolling			2019	7,000	46,700	20,000	33,700						
1.Level 4.Below St 7.LevelBog			2020	7,000	46,500	25,000	28,500						
2.Rolling 5.Low 8.			2021	7,000	46,700	25,000	28,700						
3.Above St 6.Swampy 9.			2022	7,000	49,000	25,000	31,000						
Utilities 2 Public Water 3 Public Sewer													
1.Public 4.Dr Well 7.Cesspool													
2.Water 5.Dug Well 8.													
3.Sewer 6.Septic 9.None													
Street 1 Paved													
1.Paved 4.Proposed 7.													
2.Semi Imp 5.R/O/W 8.													
3.Gravel 6. 9.None													
TG PLAN YEAR 0													
Tif District # 0													
Sale Data			Land Data										
Sale Date 5/04/2009			Front Foot	Type	Effective		Influence		Influence Codes				
Price					Frontage	Depth	Factor	Code					
Sale Type 2 Land & Buildings					11.Regular Lot					1.Unimproved			
1.Land 4.Mobile 7.C/I L&B					12.Delta Triangle					2.Excess Frtg			
2.L & B 5.Other 8.					13.Nabla Triangle					3.Topography			
3.Building 6.C/I Land 9.			14.Rear Land				4.Size/Shape						
Financing 1 Conventional			15.Class I Road				5.Access						
1.Convent 4.Seller 7.			Square Foot	Square Feet				6.Restriction					
2.FHA/VA 5.Private 8.								16.Class II Road				7.Open Space	
3.Assumed 6.Cash 9.Unknown								17.Municipal Rese				8.View/Environ	
Validity 2 Related Parties								18.Munic Sep Lago				9.Fract Share	
1.Valid 4.Split 7.Renovate								19.Gravel Pit				Acres	
2.Related 5.Partial 8.Other			20.Industrial Bas				30.Utility R O W						
3.Distress 6.Exempt 9.			Fract. Acre	Acres/Sites				31.Tillable					
Verified 5 Public Record								21.Developed Pave	21	0.18	100	%	0
1.Buyer 4.Agent 7.Family								22.Undev Paved (F					
2.Seller 5.Pub Rec 8.Other								23.Developed Grav					
3.Lender 6.MLS 9.			Acres										
			24.Undev Gravel (
			25.Comm Base Pave										
			26.Comm Base Grav										
			27.Backlot										
			28.Rear Land										
			29.Pavement										
			Total Acreage		0.18				44.Lot Improvem				
									45.Subdivision Lo				
									46.Heavy Ind Sit				

Washburn

Map Lot 011-015

Account 309

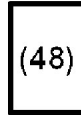
Location 14 McMANUS STREET

Card 1 Of 1 12/09/2022

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0	1.Typical		
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq		
3.R Ranch	7.Contemp	11.Split	Heat Type	100%	5 Forced Warm Air		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat		
Dwelling Units	1	2.HWCI	6.GravWA	10.	Attic		
Other Units	0	3.H Pump	7.Electric	11.	1.1/4 Fin		
Stories	4 One & 1/2 Story	4.Steam	8.Fi/Wall	12.	4.Full Fin		
1.1	4.1.5	7.	Cool Type	0%	9 None		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.		
3.3	6.2.5	9.	2.Evapor	5.	8.		
Exterior Walls	1 Wood Siding	3.H Pump	6.	9.None	Insulation		
1.Wood	5.Stucco	9.T-111	Kitchen Style	2 Typical	1 Full		
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.		
3.Compos.	7.Stone	11.	2.Typical	5.	8.		
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None		
Roof Surface	3 Sheet Metal	Bath(s) Style	2 Typical Bath(s)	1.Modern	4.Obsolete		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.		
2.Slate	5.Wood	8.	2.Typical	5.	8.		
3.Metal	6.Other	9.	3.Old Type	6.	9.None		
SF Masonry Trim	0	# Rooms	6	Bath(s) Style	2 Typical Bath(s)		
OPEN-3-CUSTOM	0	# Bedrooms	3	1.Modern	4.Obsolete		
OPEN-4-CUSTOM	0	# Full Baths	1	2.Typical	5.		
Year Built	1950	# Half Baths	0	3.Old Type	6.		
Year Remodeled	0	# Addn Fixtures	0	1.Modern	4.Obsolete		
Foundation	2 Concrete Block	# Fireplaces	0	2.Typical	5.		
1.Concrete	4.Wood	7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	3.Old Type	6.		
2.C Block	5.Slab	8.		1.Incomp	4.Delap	7.No Power	
3.Br/Stone	6.Piers	9.		2.O-Built	5.Bsmt	8.LongTerm	
Basement	4 Full Basement	1.1/4 Bmt		4.Full Bmt	7.	3.Damage	6.Common
1.1/4 Bmt	4.Full Bmt	7.		3.3/4 Bmt	6.	9.None	Econ. % Good
2.1/2 Bmt	5.None	8.		Bsmt Gar # Cars	0	Economic Code	None
3.3/4 Bmt	6.	9.None		Wet Basement	1 Dry Basement	0.None	3.No Power
1.Dry	4.	7.		2.Damp	5.	1.Location	4.Generate
2.Damp	5.	8.		3.Wet	6.	2.Encroach	9.None
3.Wet	6.	9.		Date Inspected	10/03/2018	Entrance Code	5 Estimated
					1.Interior	4.Vacant	
					2.Refusal	5.Estimate	
					3.Informed	6.Reviewed	
					Information Code	5 Estimate	
					1.Owner	4.Agent	
					2.Relative	5.Estimate	
					3.Tenant	6.Other	

Shed SV \$600

8.0'

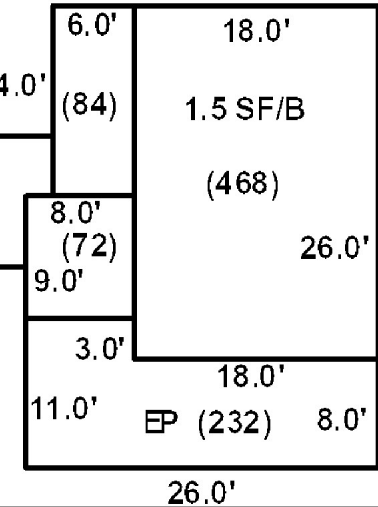


6.0'

1 SF Add/B

OP

Bilco



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1970	232	2 115	5	0 %	100 %	
21 Open Frame	1970	72	2 115	5	0 %	100 %	
20 1 Story/Bsmt	1970	84	3 90	5	0 %	100 %	
24 Frame Shed	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



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

B3379P104 B4596P12

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	4,200	41,500	9,000	36,700
1ST MORTGAGE 0			2012	4,200	41,500	8,800	36,900
2ND MORTGAGE 0			2013	5,500	41,500	8,800	38,200
Zone/Land Use 1 Residential			2015	5,500	41,500	9,000	38,000
Secondary Zone			2018	5,500	41,500	18,400	28,600
Topography 2 Rolling			2019	10,400	48,500	20,000	38,900
1.Level 4.Below St 7.LevelBog			2020	10,400	48,300	25,000	33,700
2.Rolling 5.Low 8.			2021	10,400	48,500	25,000	33,900
3.Above St 6.Swampy 9.			2022	10,400	50,900	25,000	36,300
Utilities 2 Public Water 3 Public Sewer							
1.Public 4.Dr Well 7.Cesspool							
2.Water 5.Dug Well 8.							
3.Sewer 6.Septic 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.							
2.Semi Imp 5.R/O/W 8.							
3.Gravel 6. 9.None							
TG PLAN YEAR 0							
Tif District # 0							
Sale Data							
Sale Date 4/11/2000							
Price							
Sale Type 2 Land & Buildings							
1.Land 4.Mobile 7.C/I L&B							
2.L & B 5.Other 8.							
3.Building 6.C/I Land 9.							
Financing 1 Conventional							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity 1 Arms Length Sale							
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified 5 Public Record							
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
Check 2023 for completions.
*5-9-2019 -20% for attached garage.

Washburn

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Class II Road	29	1,500		50 %	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage				0.27		


Washburn

Map Lot 011-016

Account 737

Location 16 McMANUS STREET

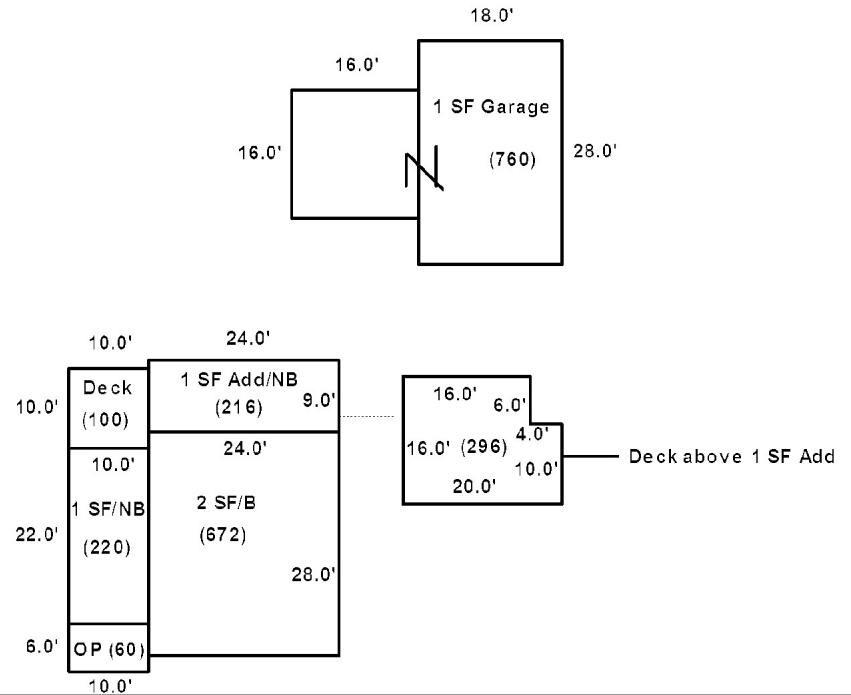
Card 1 Of 1 12/09/2022

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1920	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software <small>A Division of Harris Computer Systems</small></p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		Econ. % Good 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 4 Full Basement		0.None 3.No Power 7.
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 8.
2.1/2 Bmt 5.None 8.		2.Encroach 9.None 9.
3.3/4 Bmt 6. 9.None		Entrance Code 3 Information Only
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.
Wet Basement 3 Wet Basement		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6.Reviewed 9.
2.Damp 5. 8.	Information Code 1 Owner	
3.Wet 6. 9.	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



Map Lot 011-017

Account 798

Location 24 McManus Street

Card 1 Of 1 12/09/2022

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

B2054P117

Property Data		
Neighborhood 1 Neighborhood One		
Tree Growth Year 0		
1ST MORTGAGE 0		
2ND MORTGAGE 0		
Zone/Land Use 1 Residential		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities 2 Public Water 3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None
TG PLAN YEAR 0		
Tif District # 0		
Sale Data		
Sale Date		
Price		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2009	6,500	8,000	14,500	0
2012	6,500	8,000	14,500	0
2013	8,500	8,000	16,500	0
2015	8,500	8,000	16,500	0
2018	8,500	8,000	16,500	0
2019	14,600	18,200	32,800	0
2020	14,600	18,200	32,800	0
2021	14,600	18,200	32,800	0
2022	14,600	19,200	33,800	0

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet				Acres	
16.Class II Road				%		30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Software F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Software TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage 0.78						

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

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


Washburn

Map Lot 011-017

Account 798

Location 24 McManus Street

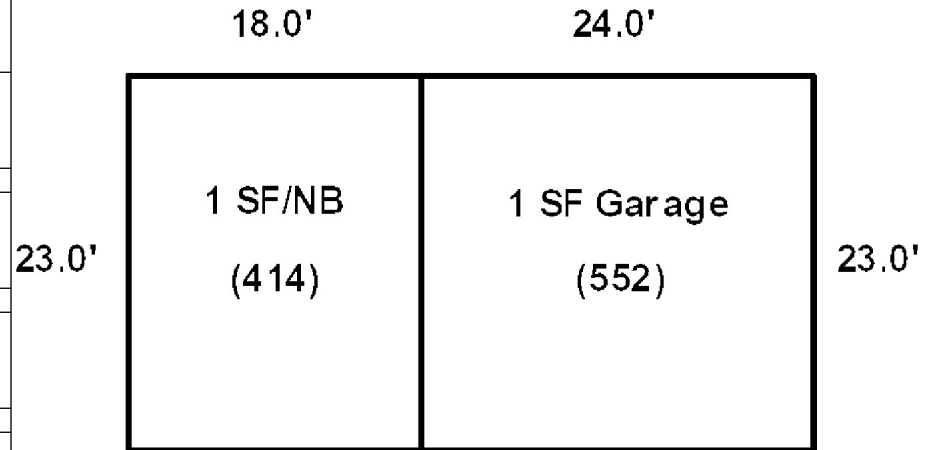
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	1930	414	3 95	4	0 %	100 %		1.One Story Fram
23 Frame Garage	1930	552	3 95	4	0 %	80 %		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Catholic Church
St. Catherine's
Pleasant Street
Washburn ME 04786

B4190P347

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record					
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2009	9,500	86,100	95,600	0	
1ST MORTGAGE 0			2012	9,500	86,100	95,600	0	
2ND MORTGAGE 0			2013	12,400	86,100	98,500	0	
Zone/Land Use 1 Residential			2015	12,400	86,100	98,500	0	
Secondary Zone			2018	12,400	86,100	98,500	0	
Topography 2 Rolling			2019	22,900	189,900	212,800	0	
1.Level 4.Below St 7.LevelBog			2020	22,900	189,900	212,800	0	
2.Rolling 5.Low 8.			2021	22,900	189,900	212,800	0	
3.Above St 6.Swampy 9.			2022	22,900	199,400	222,300	0	
Utilities 2 Public Water 3 Public Sewer								
1.Public 4.Dr Well 7.Cesspool								
2.Water 5.Dug Well 8.								
3.Sewer 6.Septic 9.None								
Street 1 Paved								
1.Paved 4.Proposed 7.								
2.Semi Imp 5.R/O/W 8.								
3.Gravel 6. 9.None								
TG PLAN YEAR 0								
Tif District # 0								
Sale Data			Front Foot		Land Data		Influence	
Sale Date			Type	Effective	Influence		Influence Codes	
Price			11.Regular Lot	Frontage	Depth	Factor	Code	1.Unimproved
Sale Type			12.Delta Triangle	Square Feet		Acres		2.Excess Frtg
1.Land 4.Mobile 7.C/I L&B			13.Nabla Triangle	29	5,000	50 %	0	3.Topography
2.L & B 5.Other 8.			14.Rear Land					4.Size/Shape
3.Building 6.C/I Land 9.			15.Class I Road					5.Access
Financing			Square Foot				6.Restriction	
1.Convent 4.Seller 7.			16.Class II Road					7.Open Space
2.FHA/VA 5.Private 8.			17.Municipal Rese					8.View/Environ
3.Assumed 6.Cash 9.Unknown			18.Munic Sep Lago					9.Fract Share
Validity			19.Gravel Pit					30.Utility R O W
1.Valid 4.Split 7.Renovate			20.Industrial Bas					31.Tillable
2.Related 5.Partial 8.Other			Fract. Acre		Acreage/Sites		32.Pasture	
3.Distress 6.Exempt 9.			21.Developed Pave	21	1.00	100 %	0	33.Orchard
Verified			22.Undev Paved (F	28	0.25	100 %	0	34.Softwood F&O
1.Buyer 4.Agent 7.Family			23.Developed Grav					35.Mixed Wood F&O
2.Seller 5.Pub Rec 8.Other			Acres				36.Hardwood F&O	
3.Lender 6.MLS 9.			24.Undev Gravel (37.Softwood TG
			25.Comm Base Pave					38.Mixed Wood TG
			26.Comm Base Grav					39.Hardwood TG
			27.Backlot					40.Wasteland
			28.Rear Land					41.Open Space
			29.Pavement					42.Mobile Home Si
			Total Acreage		1.25		43.Condo Site	
							44.Lot Improvemen	
							45.Subdivision Lo	
							46.Heavy Ind Sit	


Washburn

Map Lot 011-018

Account 102

Location 24 McManus Street

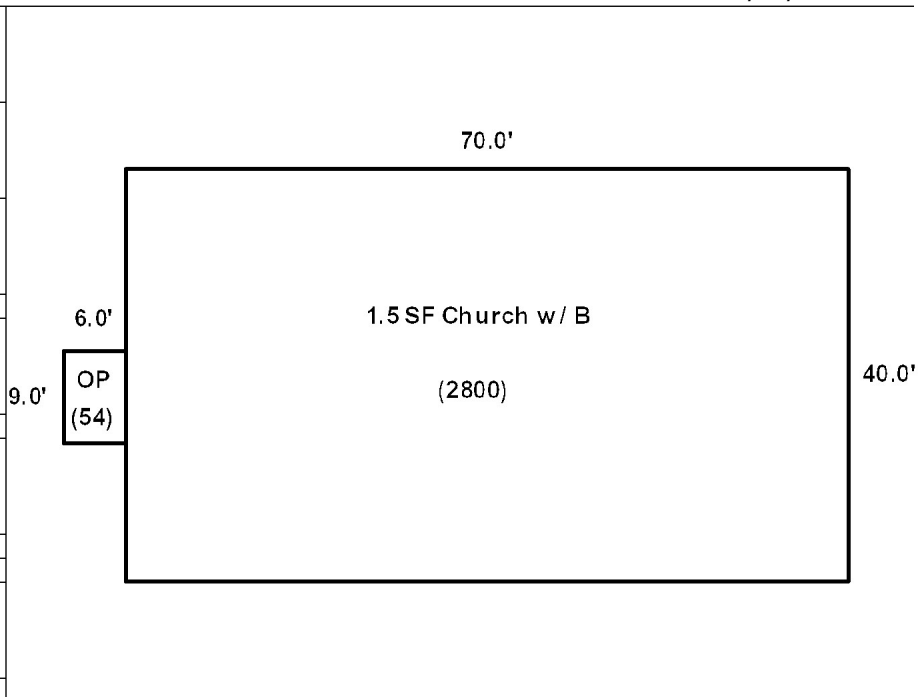
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
228 Church	1910	2800	2 110	4	0 %	100 %	
21 Open Frame	1930	54	2 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



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

B4729P314

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	2,500	60,000	62,500	0		
1ST MORTGAGE 0			2012	2,500	60,000	62,500	0		
2ND MORTGAGE 0			2013	3,300	60,000	63,300	0		
Zone/Land Use 1 Residential			2015	3,300	60,000	63,300	0		
Secondary Zone			2018	3,300	60,000	63,300	0		
Topography 2 Rolling			2019	3,500	13,500	17,000	0		
1.Level 4.Below St 7.LevelBog			2020	3,500	13,500	17,000	0		
2.Rolling 5.Low 8.			2021	3,500	13,500	17,000	0		
3.Above St 6.Swampy 9.			2022	3,500	14,100	17,600	0		
Utilities									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 7/13/2009			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type 5 Other			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle					2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle					3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape	
Financing			15.Class I Road					5.Access	
1.Convent 4.Seller 7.								6.Restriction	
2.FHA/VA 5.Private 8.								7.Open Space	
3.Assumed 6.Cash 9.Unknown								8.View/Environ	
Validity 9								9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road					30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese					31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago					32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit					33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas					34.Softwood F&O	
3.Lender 6.MLS 9.			Fract. Acre	Acreege/Sites				35.Mixed Wood F&O	
			21.Developed Pave	22	0.15	100	%	0	
			22.Undev Paved (F				%	36.Hardwood F&O	
			23.Developed Grav				%	37.Softwood TG	
			Acres				%	38.Mixed Wood TG	
			24.Undev Gravel (%	39.Hardwood TG	
			25.Comm Base Pave				%	40.Wasteland	
			26.Comm Base Grav				%	41.Open Space	
			27.Backlot				%	42.Mobile Home Si	
			28.Rear Land				%	43.Condo Site	
			29.Pavement				%	44.Lot Improvemen	
			Total Acreage		0.15			45.Subdivision Lo	
								46.Heavy Ind Sit	

Washburn

Map Lot 011-018A

Account 933

Location McManus Street

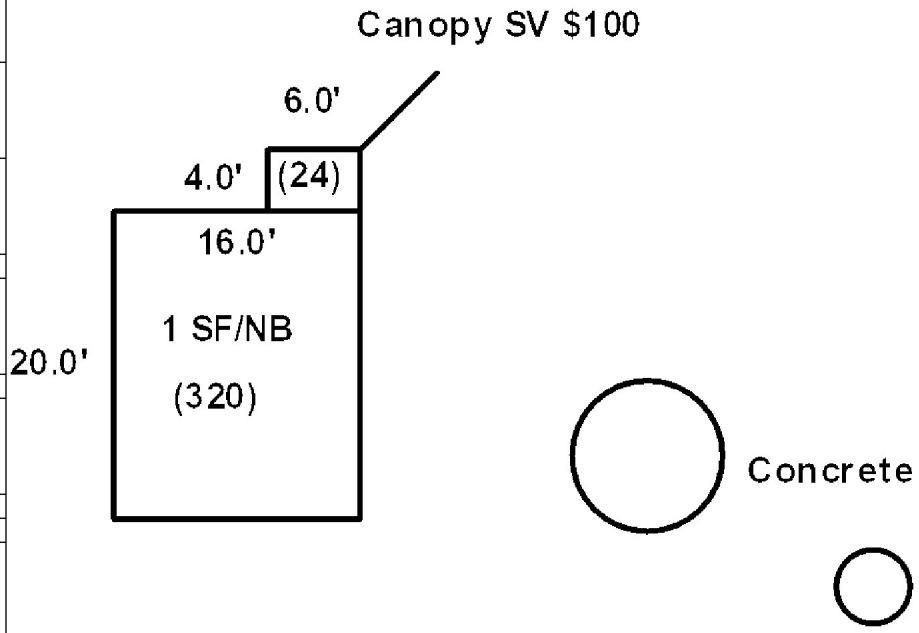
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1930	320	3 105	5	0 %	100 %	
61 Canopy	0				%	%	100
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



HEWITT, ROGER D JR
 HEWITT, SARAH A
 PO BOX 63
 WASHBURN ME 04786

B5521P278 B5530P23

Previous Owner
 WILCOX, SHAWN
 9 PLEASANT STREET

WASHBURN ME 04786
 Sale Date: 3/10/2016

Previous Owner
 Flewelling, Joyce F.
 P.O. Box 374

Washburn ME 04786
 Sale Date: 7/22/2009

Inspection Witnessed By: _____

Date _____

No./Date	Description	Date Insp.

Notes:

*2-4-2019 -5% for attached garage.

Washburn

Property Data			Assessment Record							
Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total			
Tree Growth Year	0		2009	3,200	25,400	0	28,600			
1ST MORTGAGE	0		2012	3,200	25,400	8,800	19,800			
2ND MORTGAGE	0		2013	4,200	25,800	8,800	21,200			
Zone/Land Use	1 Residential		2015	4,200	25,800	9,000	21,000			
Secondary Zone			2018	4,200	25,800	18,400	11,600			
Topography	2 Rolling		2019	8,200	37,500	20,000	25,700			
1.Level	4.Below St	7.LevelBog	2020	8,200	37,500	25,000	20,700			
2.Rolling	5.Low	8.	2021	8,200	37,500	25,000	20,700			
3.Above St	6.Swampy	9.	2022	8,200	41,800	25,000	25,000			
Utilities	2 Public Water 3 Public Sewer									
1.Public	4.Dr Well	7.Cesspool								
2.Water	5.Dug Well	8.								
3.Sewer	6.Septic	9.None								
Street	1 Paved									
1.Paved	4.Proposed	7.								
2.Semi Imp	5.R/O/W	8.								
3.Gravel	6.	9.None								
TG PLAN YEAR	0									
Tif District #	0									
Sale Data										
Sale Date	3/10/2016									
Price										
Sale Type	2 Land & Buildings									
1.Land	4.Mobile	7.C/I L&B								
2.L & B	5.Other	8.								
3.Building	6.C/I Land	9.								
Financing	1 Conventional									
1.Convent	4.Seller	7.								
2.FHA/VA	5.Private	8.								
3.Assumed	6.Cash	9.Unknown								
Validity	1 Arms Length Sale									
1.Valid	4.Split	7.Renovate								
2.Related	5.Partial	8.Other								
3.Distress	6.Exempt	9.								
Verified	5 Public Record									
1.Buyer	4.Agent	7.Family								
2.Seller	5.Pub Rec	8.Other								
3.Lender	6.MLS	9.								
			Land Data							
			Front Foot	Type	Effective		Influence		Influence Codes	
			11.Regular Lot		Frontage	Depth	Factor	Code	1.Unimproved	
			12.Delta Triangle						2.Excess Frtg	
			13.Nabla Triangle						3.Topography	
			14.Rear Land						4.Size/Shape	
			15.Class I Road						5.Access	
									6.Restriction	
									7.Open Space	
									8.View/Environ	
			Square Foot	Square Feet					Acres	
			16.Class II Road	29	550		75	%	0	9.Fract Share
			17.Municipal Rese						30.Utility R O W	
			18.Munic Sep Lago						31.Tillable	
			19.Gravel Pit						32.Pasture	
			20.Industrial Bas						33.Orchard	
									34.Softwood F&O	
									35.Mixed Wood F&O	
			Fract. Acre	Acreage/Sites						
			21.Developed Pave	21	0.19		100	%	0	36.Hardwood F&O
			22.Undev Paved (F						37.Softwood TG	
			23.Developed Grav						38.Mixed Wood TG	
									39.Hardwood TG	
									40.Wasteland	
									41.Open Space	
									42.Mobile Home Si	
									43.Condo Site	
									44.Lot Improvemen	
									45.Subdivision Lo	
									46.Heavy Ind Sit	
				Total Acreage 0.19						

Washburn

Map Lot 011-019

Account 461

Location 9 PLEASANT STREET

Card 1

Of 1

12/09/2022

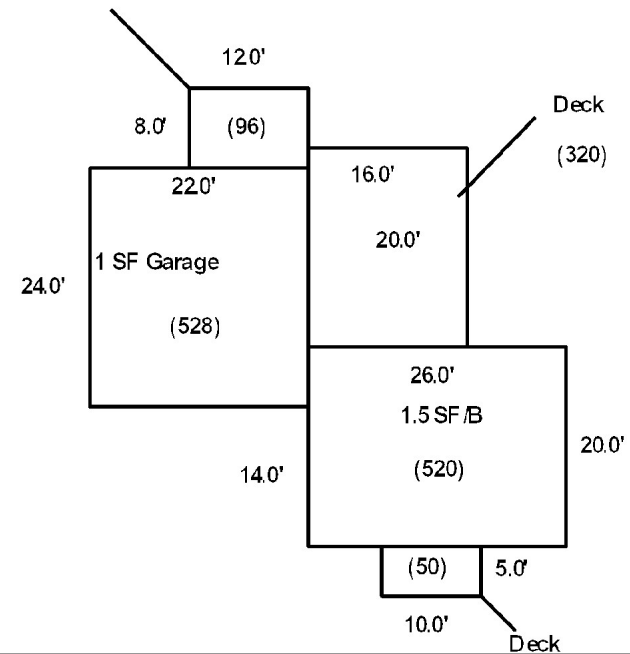
Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical					
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0	2.Inadeq	5. 8.				
3.R Ranch	7.Contemp	11.Split	Heat Type	100%	1 Hot Water BB	3.Poor	6. 9.			
4.Cape	8.Log	12.	1.HWBB	5.FWA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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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

Shed SV \$800



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

B3866P259 B5619P108 B5970P182

Previous Owner
 ZOLLER, DEBORAH J.
 5 PLEASANT STREET

WASHBURN ME 04786
 Sale Date: 12/18/2019

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	3,600	29,500	9,000	24,100
1ST MORTGAGE 0			2012	3,600	29,500	8,800	24,300
2ND MORTGAGE 0			2013	4,700	29,500	8,800	25,400
Zone/Land Use 1 Residential			2015	4,700	29,500	9,000	25,200
Secondary Zone			2018	4,700	29,500	18,400	15,800
Topography 2 Rolling			2019	7,700	61,800	0	69,500
			2020	7,700	61,800	0	69,500
1.Level 4.Below St 7.LevelBog			2021	7,700	61,800	25,000	44,500
2.Rolling 5.Low 8.			2022	7,700	64,800	25,000	47,500
3.Above St 6.Swampy 9.							
Utilities 2 Public Water 3 Public Sewer							
1.Public 4.Dr Well 7.Cesspool							
2.Water 5.Dug Well 8.							
3.Sewer 6.Septic 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.							
2.Semi Imp 5.R/O/W 8.							
3.Gravel 6. 9.None							
TG PLAN YEAR 0							
Tif District # 0							

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Sale Data		
Sale Date 12/18/2019		
Price 55,000		
Sale Type 2 Land & Buildings		
1.Land 4.Mobile 7.C/I L&B		
2.L & B 5.Other 8.		
3.Building 6.C/I Land 9.		
Financing 1 Conventional		
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity 1 Arms Length Sale		
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified 5 Public Record		
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Utility R O W
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage		0.22				

Washburn

Map Lot 011-020

Account 227

Location 5 PLEASANT STREET

Card 1 Of 1 12/09/2022

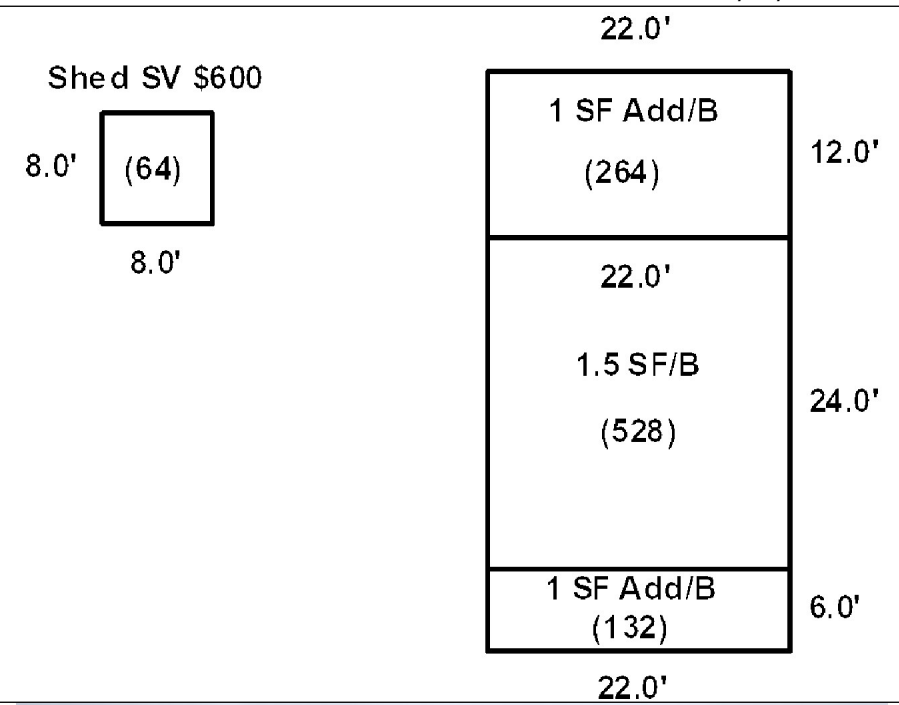
Building Style 4 Cape Cod	SF Bsmt Living 500	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Pool 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat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



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



ROYAL RIVER, LLC
60 Pineland Drive, Suite 312
New Gloucester ME 04260

B5628P195

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

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

Previous Owner
Drost, Eugene
P.O. Box 4

Washburn ME
Sale Date: 5/26/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

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

Washburn

Property Data			Assessment Record				
Neighborhood	1 Neighborhood One		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2009	4,800	58,100	9,000	53,900
1ST MORTGAGE	0		2012	4,800	58,100	8,800	54,100
2ND MORTGAGE	0		2013	6,200	58,100	0	64,300
Zone/Land Use	1 Residential		2015	6,200	58,100	0	64,300
Secondary Zone			2018	6,200	58,100	0	64,300
Topography	2 Rolling		2019	12,300	72,000	0	84,300
1.Level	4.Below St	7.LevelBog	2020	12,300	71,900	0	84,200
2.Rolling	5.Low	8.	2021	12,300	72,000	0	84,300
3.Above St	6.Swampy	9.	2022	12,300	75,600	0	87,900
Utilities	4 Drilled Well 3 Public Sewer						
1.Public	4.Dr Well	7.Cesspool					
2.Water	5.Dug Well	8.					
3.Sewer	6.Septic	9.None					
Street	1 Paved						
1.Paved	4.Proposed	7.					
2.Semi Imp	5.R/O/W	8.					
3.Gravel	6.	9.None					
TG PLAN YEAR	0						
Tif District #	0						
Sale Data							
Sale Date	1/25/2017						
Price	24,000						
Sale Type	2 Land & Buildings						
1.Land	4.Mobile	7.C/I L&B					
2.L & B	5.Other	8.					
3.Building	6.C/I Land	9.					
Financing							
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown					
Validity	3 Distressed Sale						
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.					
Verified	5 Public Record						
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Class II Road	29	1,200	100	%	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Software F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Software TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage		0.32				


Washburn

Map Lot 011-021

Account 397

Location 3 PLEASANT STREET

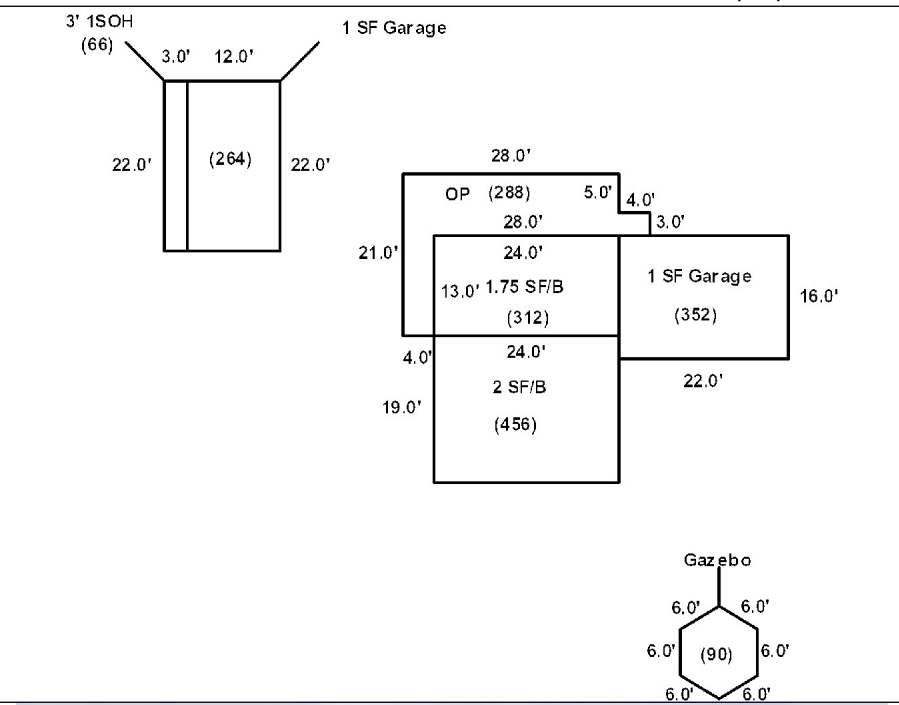
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



Washburn

Map Lot 011-022


Account 211

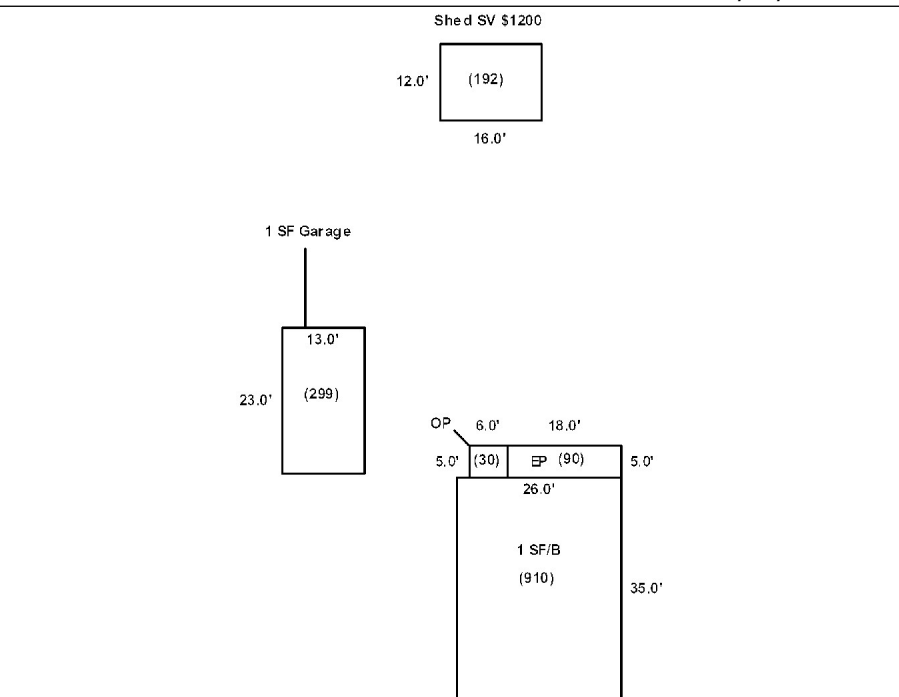
Location 24 CHURCH STREET

Card 1

Of 1

12/09/2022

Building Style	2 Ranch		SF Bsmt Living	0		Layout	1 Typical																																																																																																	
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade	0 0		1.Typical	4.	7.																																																																																																
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL	0		2.Inadeq	5.	8.																																																																																																
3.R Ranch	7.Contemp	11.Split	Heat Type	100% 1 Hot Water BB		3.Poor	6.	9.																																																																																																
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 9 None																																																																																																		
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.																																																																																																
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.																																																																																																
Stories 1 One Story			4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None																																																																																																
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full																																																																																																		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.																																																																																																
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.																																																																																																
Exterior Walls 4 Asbestos Siding			3.H Pump	6.	9.None	3.Capped	6.	9.None																																																																																																
1.Wood	5.Stucco	9.T-111	Kitchen Style 2 Typical			Unfinished % 0%																																																																																																		
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 110%																																																																																																		
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.																																																																																																
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade																																																																																																
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same																																																																																																
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 910																																																																																																		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 5 Above Average																																																																																																		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G																																																																																																
SF Masonry Trim 0			# Rooms 4			2.Fair	5.Avg+	8.Exc																																																																																																
OPEN-3-CUSTOM 0			# Bedrooms 2			3.Avg-	6.Good	9.Same																																																																																																
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%																																																																																																		
Year Built 1950			# Half Baths 0			Funct. % Good 100%																																																																																																		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None																																																																																																		
Foundation 1 Concrete			# Fireplaces 1			1.Incomp	4.Delap	7.No Power																																																																																																
1.Concrete	4.Wood	7.																																																																																																						
2.C Block	5.Slab	8.																																																																																																						
3.Br/Stone	6.Piers	9.																																																																																																						
Basement 4 Full Basement																																																																																																								
1.1/4 Bmt	4.Full Bmt	7.																																																																																																						
2.1/2 Bmt	5.None	8.																																																																																																						
3.3/4 Bmt	6.	9.None																																																																																																						
Bsmt Gar # Cars 0																																																																																																								
Wet Basement 1 Dry Basement																																																																																																								
1.Dry	4.	7.																																																																																																						
2.Damp	5.	8.																																																																																																						
3.Wet	6.	9.																																																																																																						
Date Inspected 10/03/2018			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="8">Additions, Outbuildings & Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> <tr> <td>22 Encl Frame Porch</td> <td>1950</td> <td>90</td> <td>3 100</td> <td>5</td> <td>0 %</td> <td>100 %</td> <td></td> </tr> <tr> <td>21 Open Frame</td> <td>1950</td> <td>30</td> <td>2 110</td> <td>5</td> <td>0 %</td> <td>100 %</td> <td></td> </tr> <tr> <td>23 Frame Garage</td> <td>1950</td> <td>299</td> <td>3 100</td> <td>3</td> <td>0 %</td> <td>100 %</td> <td></td> </tr> <tr> <td>24 Frame Shed</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,200</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	22 Encl Frame Porch	1950	90	3 100	5	0 %	100 %		21 Open Frame	1950	30	2 110	5	0 %	100 %		23 Frame Garage	1950	299	3 100	3	0 %	100 %		24 Frame Shed	0						1,200																																																
Additions, Outbuildings & Improvements																																																																																																								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																																	
22 Encl Frame Porch	1950	90	3 100	5	0 %	100 %																																																																																																		
21 Open Frame	1950	30	2 110	5	0 %	100 %																																																																																																		
23 Frame Garage	1950	299	3 100	3	0 %	100 %																																																																																																		
24 Frame Shed	0						1,200																																																																																																	



PLUMMER, JAROD L
30 CHURCH STREET
WASHBURN ME 04786

B4154P59 B5205P36

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

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

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	9,600	31,200	9,000	31,800		
1ST MORTGAGE 0			2012	9,600	31,200	8,800	32,000		
2ND MORTGAGE 0			2013	12,500	31,200	8,800	34,900		
Zone/Land Use 1 Residential			2015	12,500	31,200	9,000	34,700		
Secondary Zone			2018	12,500	31,200	18,400	25,300		
Topography 2 Rolling			2019	17,000	48,000	20,000	45,000		
1.Level 4.Below St 7.LevelBog			2020	17,000	47,800	25,000	39,800		
2.Rolling 5.Low 8.			2021	17,000	48,000	25,000	40,000		
3.Above St 6.Swampy 9.			2022	17,000	50,400	25,000	42,400		
Utilities 2 Public Water 3 Public Sewer									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes
Price			11.Regular Lot		Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			12.Delta Triangle						1.Unimproved
1.Land 4.Mobile 7.C/I L&B			13.Nabla Triangle						2.Excess Frtg
2.L & B 5.Other 8.			14.Rear Land						3.Topography
3.Building 6.C/I Land 9.			15.Class I Road						4.Size/Shape
Financing 1 Conventional									5.Access
1.Convent 4.Seller 7.									6.Restriction
2.FHA/VA 5.Private 8.									7.Open Space
3.Assumed 6.Cash 9.Unknown									8.View/Environ
Validity 1 Arms Length Sale									9.Fract Share
1.Valid 4.Split 7.Renovate			Square Foot		Square Feet				Acres
2.Related 5.Partial 8.Other			16.Class II Road						30.Utility R O W
3.Distress 6.Exempt 9.			17.Municipal Rese						31.Tillable
Verified 5 Public Record			18.Munic Sep Lago						32.Pasture
1.Buyer 4.Agent 7.Family			19.Gravel Pit						33.Orchard
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas						34.Softwood F&O
3.Lender 6.MLS 9.									35.Mixed Wood F&O
			Fract. Acre						36.Hardwood F&O
			21.Developed Pave	21		1.00	100 %	0	37.Softwood TG
			22.Undev Paved (F	28		0.91	100 %	0	38.Mixed Wood TG
			23.Developed Grav						39.Hardwood TG
			Acres						40.Wasteland
			24.Undev Gravel (41.Open Space
			25.Comm Base Pave						42.Mobile Home Si
			26.Comm Base Grav						43.Condo Site
			27.Backlot						44.Lot Improvemen
			28.Rear Land						45.Subdivision Lo
			29.Pavement						46.Heavy Ind Sit
					Total Acreage		1.91		


Washburn

Map Lot 011-023

Account 645

Location 30 CHURCH STREET

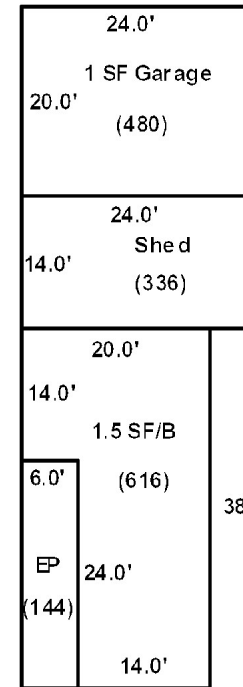
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



CUYLER, JUVY N
31 CHURCH STREET
WASHBURN ME 04786

B5932P297

Previous Owner
MOLLOY REALTY HOLDINGS LLC
71 MARK TWAIN LANE

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

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

Previous Owner
NIGHTINGALE, AMY M.
3088 WEST CHAPMAN ROAD

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

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

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

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	9,700	40,100	0	49,800		
1ST MORTGAGE 0			2012	9,700	40,100	0	49,800		
2ND MORTGAGE 0			2013	12,600	40,100	0	52,700		
Zone/Land Use 1 Residential			2015	12,600	40,100	0	52,700		
Secondary Zone			2018	12,600	34,200	0	46,800		
Topography 1 Level			2019	16,800	42,100	0	58,900		
1.Level 4.Below St 7.LevelBog			2020	16,800	42,000	0	58,800		
2.Rolling 5.Low 8.			2021	16,800	42,100	0	58,900		
3.Above St 6.Swampy 9.			2022	16,800	44,200	0	61,000		
Utilities 2 Public Water 6 Septic System									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 9/01/2019			Front Foot	Type	Effective		Influence		Influence Codes
Price 17,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings			11.Regular Lot					1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Delta Triangle			%		2.Excess Frtg	
2.L & B 5.Other 8.			13.Nabla Triangle			%		3.Topography	
3.Building 6.C/I Land 9.			14.Rear Land			%		4.Size/Shape	
Financing 9 Unknown			15.Class I Road			%		5.Access	
1.Convent 4.Seller 7.						%		6.Restriction	
2.FHA/VA 5.Private 8.						%		7.Open Space	
3.Assumed 6.Cash 9.Unknown						%		8.View/Environ	
Validity 3 Distressed Sale						%		9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet				Acres	
2.Related 5.Partial 8.Other			16.Class II Road			%		30.Utility R O W	
3.Distress 6.Exempt 9.			17.Municipal Rese			%		31.Tillable	
Verified 5 Public Record			18.Munic Sep Lago			%		32.Pasture	
1.Buyer 4.Agent 7.Family			19.Gravel Pit			%		33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Industrial Bas			%		34.Softwood F&O	
3.Lender 6.MLS 9.						%		35.Mixed Wood F&O	
			Fract. Acre	Acreege/Sites				36.Hardwood F&O	
			21.Developed Pave	21	1.00	100	% 0	37.Softwood TG	
			22.Undev Paved (F	28	0.51	100	% 0	38.Mixed Wood TG	
			23.Developed Grav				%	39.Hardwood TG	
			Acres				%	40.Wasteland	
			24.Undev Gravel (%	41.Open Space	
			25.Comm Base Pave				%	42.Mobile Home Si	
			26.Comm Base Grav				%	43.Condo Site	
			27.Backlot				%	44.Lot Improvemen	
			28.Rear Land				%	45.Subdivision Lo	
			29.Pavement				%	46.Heavy Ind Sit	
			Total Acreage		1.51				

Washburn

Map Lot 011-024

Account 481

Location 31 CHURCH STREET

Card 1

Of 1

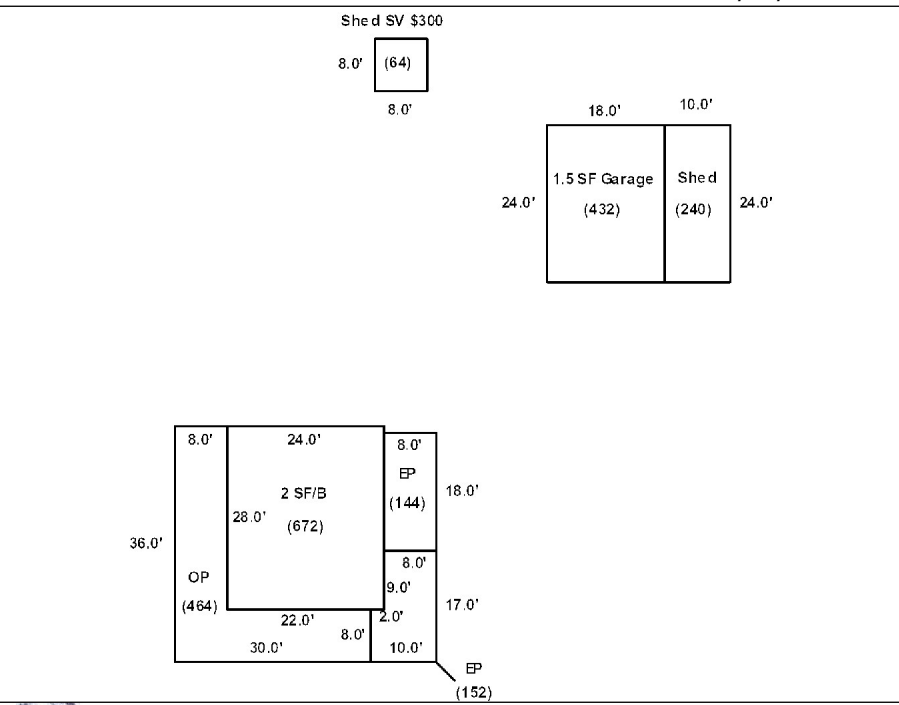
12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



Washburn


Map Lot 011-025

Account 47

Location 25 CHURCH STREET

Card 1 Of 1

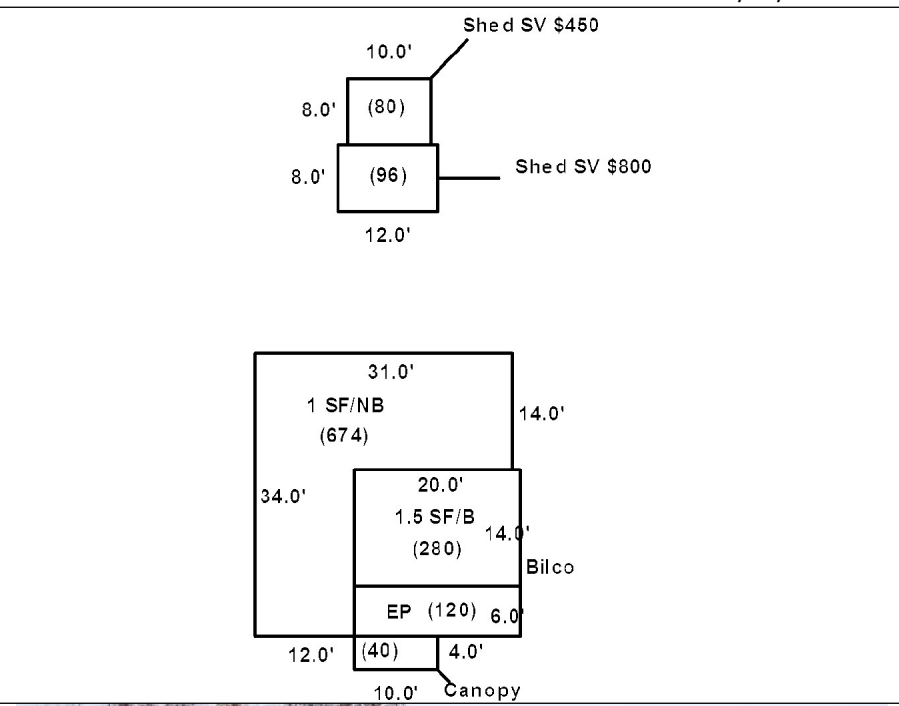
12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



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

B5461P194 B5461P196

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	7,700	34,600	9,000	33,300		
1ST MORTGAGE 0			2012	7,700	34,600	8,800	33,500		
2ND MORTGAGE 0			2013	10,100	34,600	8,800	35,900		
Zone/Land Use 1 Residential			2015	10,100	34,600	9,000	35,700		
Secondary Zone			2018	10,100	34,600	18,400	26,300		
Topography 2 Rolling			2019	14,800	64,000	20,000	58,800		
1.Level 4.Below St 7.LevelBog			2020	14,800	64,000	25,000	53,800		
2.Rolling 5.Low 8.			2021	14,800	65,800	25,000	55,600		
3.Above St 6.Swampy 9.			2022	14,800	69,000	25,000	58,800		
Utilities 2 Public Water 3 Public Sewer									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			11.Regular Lot	Front Foot	Effective	Influence	Influence Codes		
Sale Date 7/17/2008			12.Delta Triangle					Frontage	Depth
Price 42,000			13.Nabla Triangle						1.Unimproved
Sale Type 2 Land & Buildings			14.Rear Land						2.Excess Frtg
1.Land 4.Mobile 7.C/I L&B			15.Class I Road						3.Topography
2.L & B 5.Other 8.							4.Size/Shape		
3.Building 6.C/I Land 9.							5.Access		
Financing 1 Conventional							6.Restriction		
1.Convent 4.Seller 7.							7.Open Space		
2.FHA/VA 5.Private 8.							8.View/Environ		
3.Assumed 6.Cash 9.Unknown							9.Fract Share		
Validity 1 Arms Length Sale				Square Foot	Square Feet		Acres		
1.Valid 4.Split 7.Renovate							30.Utility R O W		
2.Related 5.Partial 8.Other							31.Tillable		
3.Distress 6.Exempt 9.							32.Pasture		
Verified 5 Public Record							33.Orchard		
1.Buyer 4.Agent 7.Family							34.Software F&O		
2.Seller 5.Pub Rec 8.Other							35.Mixed Wood F&O		
3.Lender 6.MLS 9.							36.Hardwood F&O		
							37.Software TG		
							38.Mixed Wood TG		
							39.Hardwood TG		
							40.Wasteland		
							41.Open Space		
							42.Mobile Home Si		
							43.Condo Site		
							44.Lot Improvemen		
							45.Subdivision Lo		
							46.Heavy Ind Sit		
				Total Acreage 0.80					

Washburn

Map Lot 011-026

Account 819

Location 19 CHURCH STREET

Card 1 Of 1

12/09/2022

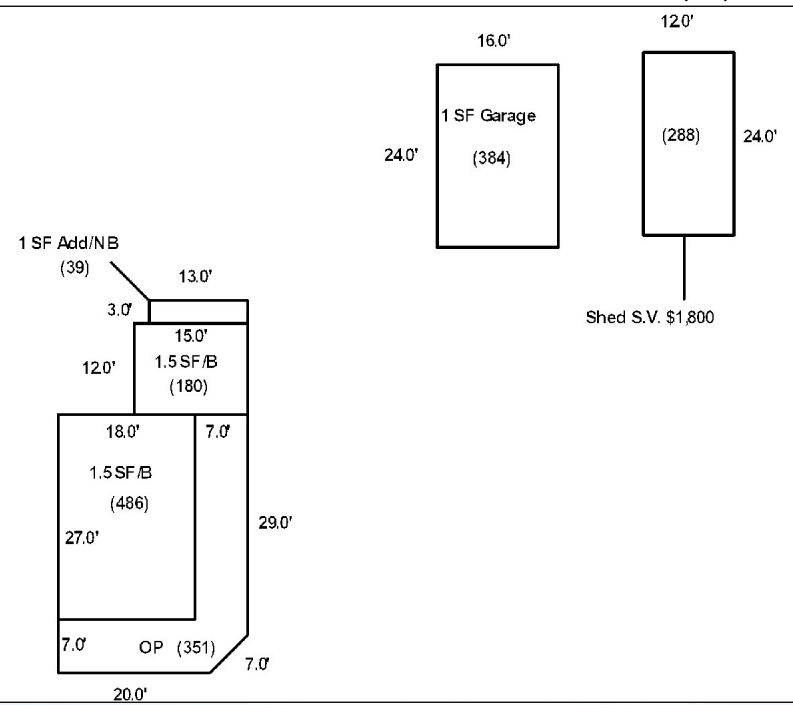
Building Style 4 Cape Cod 1.Conv. 5.Garrison 9.Gambrel 2.Ranch 6.Salt Box 10.Other 3.R Ranch 7.Contemp 11.Split 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 4 One & 1/2 Story 1.1 4.1.5 7. 2.2 5.1.75 8. 3.3 6.2.5 9. Exterior Walls 2 Vinyl/Aluminum 1.Wood 5.Stucco 9.T-111 2.Vin/Al 6.Brick 10.Other 3.Compos. 7.Stone 11. 4.Asbestos 8.Concrete 12. Roof Surface 3 Sheet Metal 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3-CUSTOM 0 OPEN-4-CUSTOM 0 Year Built 1885 Year Remodeled 1980 Foundation 3 Brick &/or Stone 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Piers 9. Basement 4 Full Basement 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None Bsmt Gar # Cars 0 Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 5 Forced Warm Air 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.H Pump 7.Electric 11. 4.Steam 8.Fi/Wall 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 8 # Bedrooms 4 # Full Baths 2 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Poor 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7. 2.1/2 Fin 5.Fi/Stair 8. 3.3/4 Fin 6. 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Partial 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 2 Fair 115% 1.E Grade 4.B Grade 7. 2.D Grade 5.A Grade 8.SC Grade 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 486 Condition 6 Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Delap 7.No Power 2.O-Built 5.Bsmt 8.LongTerm 3.Damage 6.Common 9.None Econ. % Good 100% Economic Code None 0.None 3.No Power 7. 1.Location 4.Generate 8. 2.Encroach 9.None 9. Entrance Code 3 Information Only 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Reviewed 9. Information Code 1 Owner 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.
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Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



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

B2213P245 B3518P40

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	8,100	54,300	9,000	53,400
1ST MORTGAGE 0			2012	8,100	54,300	8,800	53,600
2ND MORTGAGE 0			2013	10,500	54,300	8,800	56,000
Zone/Land Use 1 Residential			2015	10,500	54,300	9,000	55,800
Secondary Zone			2018	10,500	54,300	18,400	46,400
Topography 1 Level			2019	15,500	67,200	20,000	62,700
1.Level 4.Below St 7.LevelBog			2020	15,500	67,100	25,000	57,600
2.Rolling 5.Low 8.			2021	15,500	68,800	25,000	59,300
3.Above St 6.Swampy 9.			2022	15,500	72,100	25,000	62,600
Utilities 2 Public Water 3 Public Sewer							
1.Public 4.Dr Well 7.Cesspool							
2.Water 5.Dug Well 8.							
3.Sewer 6.Septic 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.							
2.Semi Imp 5.R/O/W 8.							
3.Gravel 6. 9.None							
TG PLAN YEAR 0							
Tif District # 0							
Sale Data							
Sale Date 9/12/1989							
Price							
Sale Type 2 Land & Buildings							
1.Land 4.Mobile 7.C/I L&B							
2.L & B 5.Other 8.							
3.Building 6.C/I Land 9.							
Financing 1 Conventional							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity 1 Arms Length Sale							
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified 5 Public Record							
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

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

Washburn

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

Washburn

Map Lot 011-027


Account 903

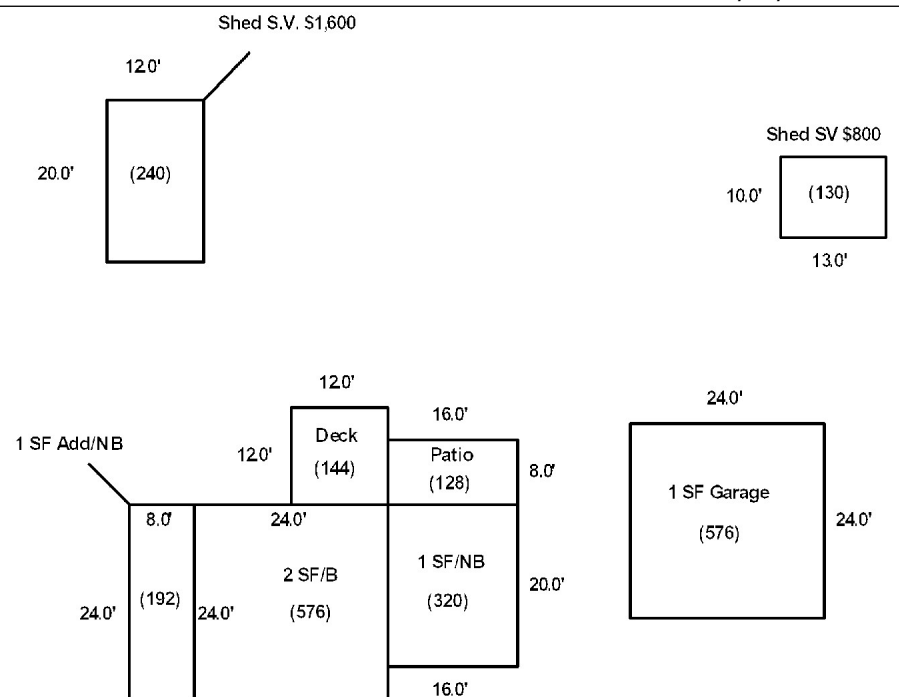
Location 15 CHURCH STREET

Card 1

Of 1

12/09/2022

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



Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



Pervez, Hal
9 Church St
Washburn ME 04786

B6300P41

Previous Owner
BANK OF AMERICA, N.A.
3900 WISCONSIN AVENUE

WASHINGTON DC 20016
Sale Date: 3/01/2022

Previous Owner
Benyo, Michael
Benyo, Janine
9 Church Street
Washburn ME 04786
Sale Date: 1/02/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2009	4,200	31,300	0	35,500		
1ST MORTGAGE 0			2012	4,200	31,300	0	35,500		
2ND MORTGAGE 0			2013	5,400	31,300	0	36,700		
Zone/Land Use 1 Residential			2015	5,400	31,300	0	36,700		
Secondary Zone			2018	5,400	31,300	0	36,700		
Topography 2 Rolling			2019	9,900	39,400	0	49,300		
1.Level 4.Below St 7.LevelBog			2020	9,900	39,400	0	49,300		
2.Rolling 5.Low 8.			2021	9,900	39,400	0	49,300		
3.Above St 6.Swampy 9.			2022	9,900	41,300	0	51,200		
Utilities 2 Public Water 3 Public Sewer									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.Dug Well 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.									
2.Semi Imp 5.R/O/W 8.									
3.Gravel 6. 9.None									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date 3/01/2022			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Class I Road Square Foot 16.Class II Road 17.Municipal Rese 18.Munic Sep Lago 19.Gravel Pit 20.Industrial Bas Fract. Acre 21.Developed Pave 22.Undev Paved (F 23.Developed Grav Acres 24.Undev Gravel (25.Comm Base Pave 26.Comm Base Grav 27.Backlot 28.Rear Land 29.Pavement	Type	Effective		Influence		Influence Codes
Price 15,000					Frontage	Depth	Factor	Code	
Sale Type 2 Land & Buildings				Square Feet					
1.Land 4.Mobile 7.C/I L&B									
2.L & B 5.Other 8.									
3.Building 6.C/I Land 9.									
Financing 1 Conventional									
1.Convent 4.Seller 7.									
2.FHA/VA 5.Private 8.									
3.Assumed 6.Cash 9.Unknown									
Validity 3 Distressed Sale									
1.Valid 4.Split 7.Renovate									
2.Related 5.Partial 8.Other									
3.Distress 6.Exempt 9.									
Verified 5 Public Record									
1.Buyer 4.Agent 7.Family									
2.Seller 5.Pub Rec 8.Other									
3.Lender 6.MLS 9.									
			Total Acreage		0.36				

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


Washburn

Map Lot 011-028

Account 653

Location 9 CHURCH STREET

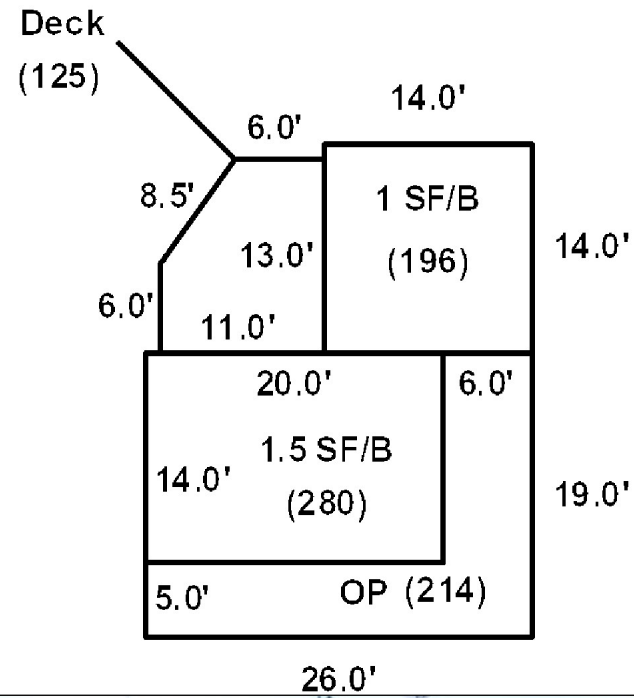
Card 1 Of 1 12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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



PENDEXTER, TREVOR A
PO BOX 345
WASHBURN ME 04786

B1797P58 B4832P338

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

WASHBURN ME 04786
Sale Date: 5/09/2022

Inspection Witnessed By:

X	Date	Description	Date Insp.

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

Property Data			Assessment Record				
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	3,800	34,500	9,000	29,300
1ST MORTGAGE 0			2012	3,800	34,500	8,800	29,500
2ND MORTGAGE 0			2013	5,000	34,500	0	39,500
Zone/Land Use 1 Residential			2015	5,000	34,500	0	39,500
Secondary Zone			2018	5,000	34,500	0	39,500
Topography 1 Level			2019	11,700	44,200	0	55,900
1.Level 4.Below St 7.LevelBog			2020	11,700	43,600	0	55,300
2.Rolling 5.Low 8.			2021	11,700	44,200	0	55,900
3.Above St 6.Swampy 9.			2022	11,700	46,500	0	58,200
Utilities 2 Public Water 3 Public Sewer							
1.Public 4.Dr Well 7.Cesspool							
2.Water 5.Dug Well 8.							
3.Sewer 6.Septic 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.							
2.Semi Imp 5.R/O/W 8.							
3.Gravel 6. 9.None							
TG PLAN YEAR 0							
Tif District # 0							
Sale Data							
Sale Date 5/09/2022							
Price							
Sale Type 2 Land & Buildings							
1.Land 4.Mobile 7.C/I L&B							
2.L & B 5.Other 8.							
3.Building 6.C/I Land 9.							
Financing 1 Conventional							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity 3 Distressed Sale							
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified 5 Public Record							
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
Square Foot						9.Fract Share
29		1,200		75 %	0	Acres
				%		30.Utility R O W
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage				0.33		

Washburn

Map Lot 011-029

Account 385

Location 7 CHURCH STREET

Card 1

Of 1

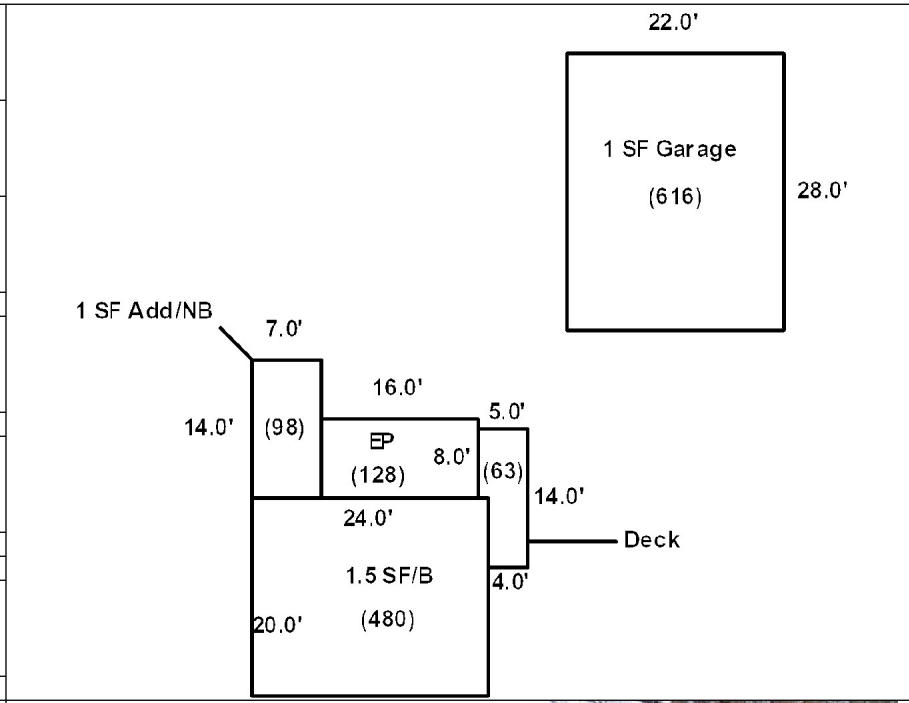
12/09/2022

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 4 Asbestos Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 480
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 50%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 3 Damage
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1990	63	3 95	3	0 %	100 %	
22 Encl Frame Porch	1960	128	2 110	3	0 %	50 %	
1 One Story Frame	1970	98	3 90	4	0 %	50 %	
23 Frame Garage	1950	616	3 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



ROY, CARY J
5 CHURCH STREET
WASHBURN ME 04786

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record								
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2009	10,000	65,500	9,000	66,500				
1ST MORTGAGE 0			2012	10,000	65,500	8,800	66,700				
2ND MORTGAGE 0			2013	13,000	66,500	8,800	70,700				
Zone/Land Use 1 Residential			2015	13,000	66,500	9,000	70,500				
Secondary Zone			2018	13,000	66,500	18,400	61,100				
Topography 1 Level			2019	20,700	87,000	20,000	87,700				
1.Level 4.Below St 7.LevelBog			2020	20,700	87,000	25,000	82,700				
2.Rolling 5.Low 8.			2021	20,700	87,000	25,000	82,700				
3.Above St 6.Swampy 9.			2022	20,700	91,300	25,000	87,000				
Utilities 2 Public Water 3 Public Sewer											
1.Public 4.Dr Well 7.Cesspool											
2.Water 5.Dug Well 8.											
3.Sewer 6.Septic 9.None											
Street 1 Paved											
1.Paved 4.Proposed 7.											
2.Semi Imp 5.R/O/W 8.											
3.Gravel 6. 9.None											
TG PLAN YEAR 0											
Tif District # 0											
Sale Data			Land Data								
Sale Date 9/08/2008			Front Foot	Type	Effective		Influence		Influence Codes		
Price 57,000					Frontage	Depth	Factor	Code			
Sale Type 2 Land & Buildings					11.Regular Lot						1.Unimproved
1.Land 4.Mobile 7.C/I L&B					12.Delta Triangle						2.Excess Frtg
2.L & B 5.Other 8.					13.Nabla Triangle						3.Topography
3.Building 6.C/I Land 9.			14.Rear Land					4.Size/Shape			
Financing 1 Conventional			15.Class I Road					5.Access			
1.Convent 4.Seller 7.								6.Restriction			
2.FHA/VA 5.Private 8.								7.Open Space			
3.Assumed 6.Cash 9.Unknown								8.View/Environ			
Validity 1 Arms Length Sale								9.Fract Share			
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet	Acres/Sites		Acres		Acres		
2.Related 5.Partial 8.Other					29	2,200	75	%		0	30.Utility R O W
3.Distress 6.Exempt 9.											31.Tillable
Verified 5 Public Record											32.Pasture
1.Buyer 4.Agent 7.Family											33.Orchard
2.Seller 5.Pub Rec 8.Other								34.Softwood F&O			
3.Lender 6.MLS 9.								35.Mixed Wood F&O			
								36.Hardwood F&O			
								37.Softwood TG			
								38.Mixed Wood TG			
								39.Hardwood TG			
								40.Wasteland			
								41.Open Space			
								42.Mobile Home Si			
								43.Condo Site			
								44.Lot Improvemen			
								45.Subdivision Lo			
								46.Heavy Ind Sit			
			Total Acreage 1.10								

Washburn

Map Lot 011-030

Account 527

Location 5 CHURCH STREET

Card 1

Of 1

12/09/2022

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

Date Inspected 10/03/2018

Additions, Outbuildings & Improvements

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

