Map Lot 013-001 | Account 232 | Location 54 Riverside Drive N | Card 1 Of 1 | 8/23/2023

Ciena Capital, LLC
c/o Roger Malman
212 South Tryon Street
Charlotte NC 28281

B5172P184

Previous Owner
Griffin, Arthur
Griffin, Charlotte
54 Riverside Drive N
Washburn ME 04786
Sale Date: 8/19/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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 **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	**7/23/2009**
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 **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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,000	31,800	0	39,800
2013	10,400	31,800	0	42,200
2015	10,400	31,800	0	42,200
2018	10,400	31,800	0	42,200
2019	18,100	48,800	0	66,900
2020	18,100	48,700	0	66,800
2021	18,100	48,800	0	66,900
2022	18,100	51,200	0	69,300
2023	23,300	60,900	0	84,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	2,000		50 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.89		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 0.89

Influence Codes

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

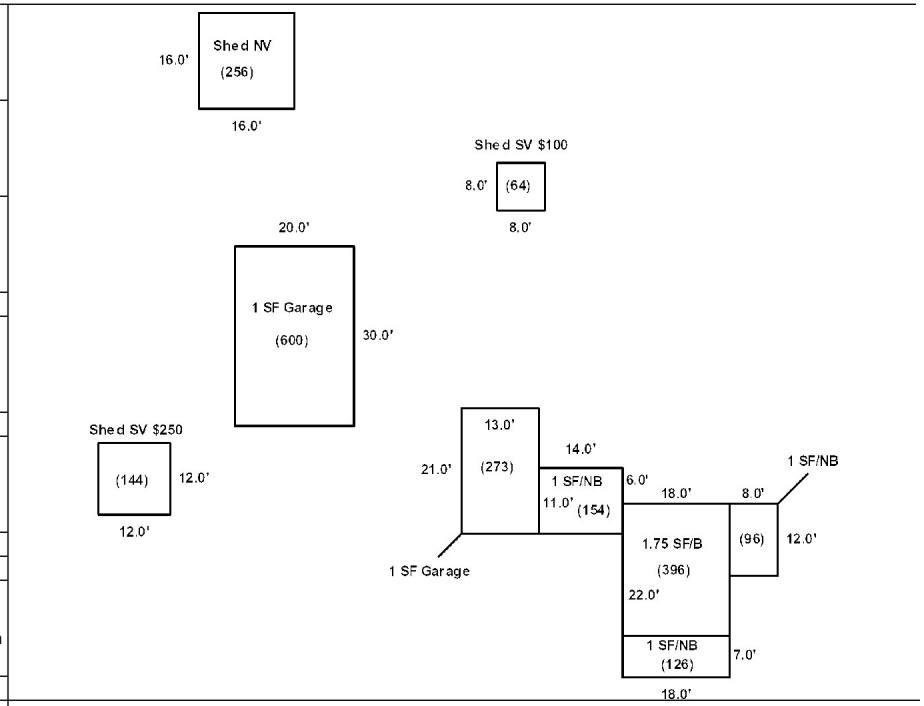
Map Lot 013-001 | Account 232 | Location 54 Riverside Drive N | Card 1 Of 1 | 8/23/2023

Building Style	**1 Conventional**		
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	**5 One & 3/4 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	**1940**		
Year Remodeled	**0**		
Foundation	**2 Concrete Block**		
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%**	**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.Fl/Wall	12.	
Cool Type	**50%**	**3 Heat Pump**	
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	**5**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

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.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	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	
SQFT (Footprint)	**396**		
Condition	**4 Average**		
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	**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.	



Date Inspected 10/02/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1940	126	2 110	4	0 %	100 %	
1 One Story Frame	1940	96	9 100	9	0 %	100 %	
1 One Story Frame	1940	154	9 100	9	0 %	100 %	
23 Frame Garage	1940	273	2 110	3	0 %	90 %	
24 Frame Shed	0				%	%	250
24 Frame Shed	0				%	%	100
23 Frame Garage	1970	600	2 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-002 | Account 826 | Location 56 Riverside Drive N | Card 1 Of 1 | 8/23/2023

COLE, CHANDLER
COLE, NICOLE
56 RIVERSIDE DRIVE NORTH
WASHBURN ME 04786

B5817P53

Previous Owner
Sellars, Anthony
Sellars, Virginia
629 Bridge Street
Selkirk NY 12158
Sale Date: 9/05/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*-10% Delapidation and unfinished renovations. Added new garage for 2019.

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 **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 **3 Gravel**

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	**9/05/2018**
Price	**50,000**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,000	24,100	0	31,100
2013	9,200	24,100	0	33,300
2015	9,200	24,100	0	33,300
2018	9,200	24,100	0	33,300
2019	13,000	65,900	0	78,900
2020	13,000	65,000	25,000	53,000
2021	13,000	65,900	25,000	53,900
2022	13,000	69,200	25,000	57,200
2023	17,900	82,200	25,000	75,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	23	0.80		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 0.80

Influence Codes

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

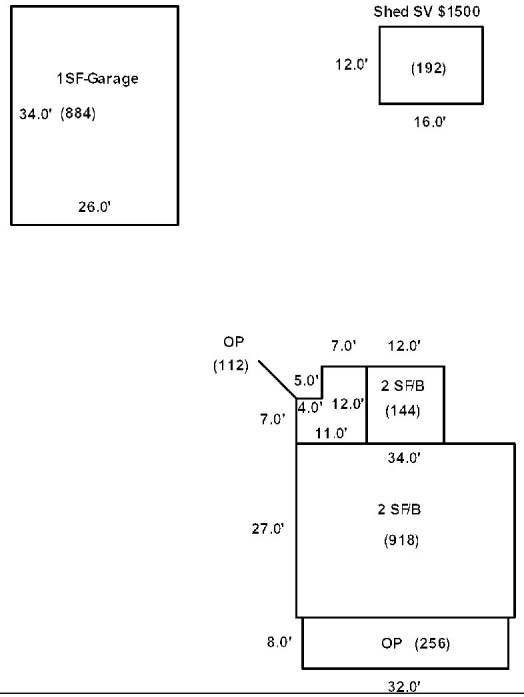
Map Lot 013-002 | Account 826 | Location 56 Riverside Drive N | Card 1 Of 1 | 8/23/2023

Building Style	**1 Conventional**		
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	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Wood Siding**		
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	**1 Asphalt Shingles**		
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	**1960**		
Year Remodeled	**0**		
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	**3 Wet 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.Fl/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	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

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.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**3 Capped Only**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 105%**		
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)	**918**		
Condition	**3 Below Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**90%**		
Functional Code	**4 Delapidation**		
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.	



Date Inspected 10/02/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
12 2 Story/Bsmt	1960	144	9 100	9	0 %	100 %	
21 Open Frame	1980	112	3 100	4	0 %	100 %	
21 Open Frame	1980	256	3 100	4	0 %	100 %	
82 1.5 S-Gar	2018	884	3 110	4	0 %	100 %	
24 Frame Shed	0				%	%	750
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-003 | Account 736 | Location 6 Gardner Creek | Card 1 Of 1 | 8/23/2023

SPIRIT REALTY LP
2727 N. HARWOOD, SUITE 300
DALLAS TX 75210

B6120P80

Previous Owner
Washburn DMEP, LLC
9010 Overlook Blvd

Brentwood TN 37027
Sale Date: 1/19/2021

Previous Owner
Town of Washburn
1287 Main Street

Washburn ME 04786
Sale Date: 4/25/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **1 Neighborhood One**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **2 Commercial**

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 **1/19/2021**

Price **1,375,532**

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 **9 Unknown**

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

Validity **1 Arms Length Sale**

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

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
2012	6,800	0	6,800	0
2013	8,800	0	8,800	0
2015	8,800	0	8,800	0
2018	8,800	0	8,800	0
2019	75,000	767,700	0	842,700
2020	75,000	767,500	0	842,500
2021	75,000	767,700	0	842,700
2022	75,000	806,100	0	881,100
2023	79,100	959,600	0	1,038,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	16,630		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	25	1.00		100 %	0
22.Undev Paved (F	28	0.82		100 %	0
23.Developed Grav				%	
Acres				%	
24.Undev Gravel (				%	
25.Comm Base Pave				%	
26.Comm Base Grav				%	
27.Backlot				%	
28.Rear Land				%	
29.Pavement				%	

Total Acreage 1.82

Influence Codes

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

Washburn

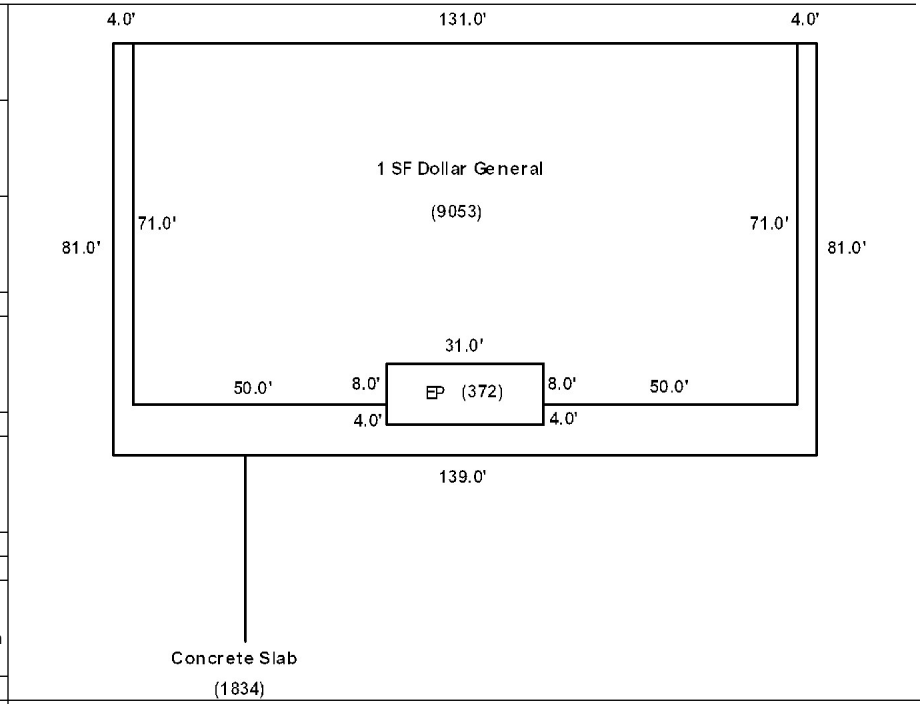
Map Lot 013-003 | Account 736 | Location 6 Gardner Creek | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
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) **0**		
Condition **0**		
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 **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.



Date Inspected 10/02/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
243 Class S Box	2018	9053	4 100	4	0 %	100 %	
22 Encl Frame Porch	2018	372	5 100	4	0 %	100 %	
48 Concrete Slab	2018	1834	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-005 | Account 628 | Location 25 GARDNER CREEK ROAD | Card 1 Of 1 | 8/23/2023

ROIX, TIMOTHY R
PO BOX 403
PRESQUE ISLE ME 04769

B5701P115

Previous Owner
Hall Street Associates, LLC
11 Hall Street

Presque Isle ME 04769
Sale Date: 11/30/2012

Previous Owner
Pooler, Todd M.
Caldwell, Jamie L.
27 Collins Street
Caribou ME 04736
Sale Date: 7/05/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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 **2 Rolling**

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

Utilities **9 None**

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 **11/30/2012**

Price **16,877**

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 **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	3,400	6,700	0	10,100
2013	4,400	6,700	0	11,100
2015	4,400	6,700	0	11,100
2018	4,400	6,700	0	11,100
2019	9,200	13,800	0	23,000
2020	9,200	13,600	0	22,800
2021	9,200	13,800	0	23,000
2022	9,200	14,500	0	23,700
2023	11,200	17,300	0	28,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	22	1.00	100	%	0
22.Undev Paved (F	28	0.30	100	%	0
23.Developed Grav				%	
Acres				%	
24.Undev Gravel (				%	
25.Comm Base Pave				%	
26.Comm Base Grav				%	
27.Backlot				%	
28.Rear Land				%	
29.Pavement				%	

Total Acreage 1.30

Influence Codes

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 013-005 | Account 628 | Location 25 GARDNER CREEK ROAD | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
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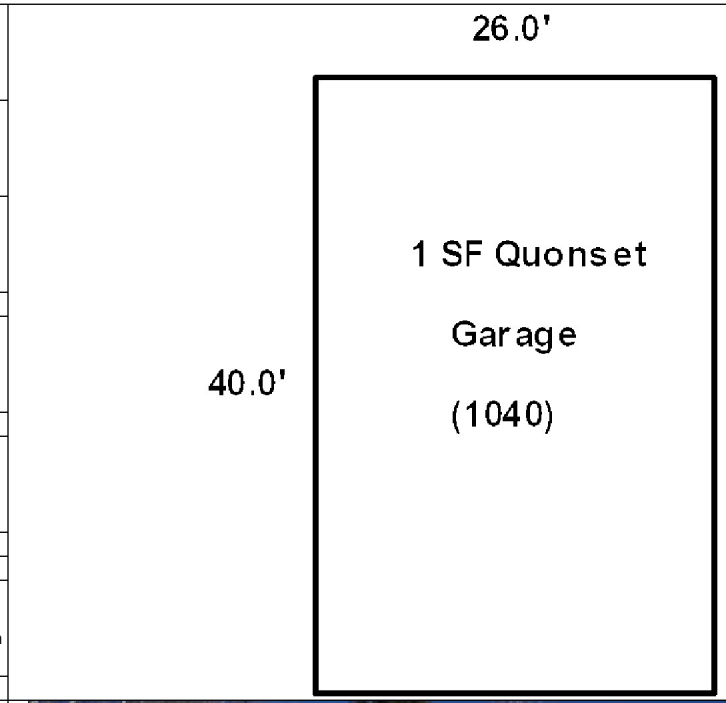
Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
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 **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.



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
74 Quonset Garage	1995	1040	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-006 Account 938 Location Trail Card 1 Of 1 8/23/2023

Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

Property Data

Neighborhood **1 Neighborhood One**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 Residential**

Secondary Zone

Topography **2 Rolling**

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 **3 Gravel**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	4,500	0	4,500	0
2013	5,900	0	5,900	0
2015	5,900	0	5,900	0
2018	5,900	0	5,900	0
2019	7,000	0	7,000	0
2020	7,000	0	7,000	0
2021	7,000	0	7,000	0
2022	7,000	0	7,000	0
2023	9,000	0	9,000	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	24		1.00	100 %	0
22.Undev Paved (F				%	
23.Developed Grav				%	
Acres				%	
24.Undev Gravel (				%	
25.Comm Base Pave				%	
26.Comm Base Grav				%	
27.Backlot				%	
28.Rear Land				%	
29.Pavement				%	

Total Acreage 1.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Washburn

Map Lot 013-006 | Account 938 | Location Trail | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
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) **0**		
Condition **0**		
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 **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	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

Map Lot 013-007 | Account 761 | Location 8 MAYNARD STREET | Card 1 Of 1 | 8/23/2023

Savage, Patricia A
8 Maynard Street
Washburn ME 04786

B6245P324

Previous Owner
MARTIN, BRANDY
8 MAYNARD STREET

WASHBURN ME 04786
Sale Date: 11/09/2021

Previous Owner
DAVIS TRAMPUS
CARON, DARA
8 MAYNARD STREET
WASHBURN ME 04786
Sale Date: 12/22/2016

Previous Owner
Blackstone, Colleen
Warehouse, Kim
50 School Street
Ellsworth ME
Sale Date: 11/15/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*1-24-2019 -20% for attached garage.

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 **2 Rolling**

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 **11/09/2021**

Price **67,500**

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 **4 Split/Assemblage**

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
2012	4,800	48,100	8,800	44,100
2013	6,200	48,100	8,800	45,500
2015	6,200	48,100	9,000	45,300
2018	6,200	48,100	0	54,300
2019	9,300	53,200	20,000	42,500
2020	9,300	53,200	25,000	37,500
2021	9,300	53,200	25,000	37,500
2022	9,300	55,900	0	65,200
2023	12,400	66,500	25,000	53,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.32		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 0.32

Influence Codes

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 013-007 | Account 761 | Location 8 MAYNARD STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**4 Asbestos Siding**		
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	**1 Asphalt Shingles**		
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	**1955**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.Fl/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	**5**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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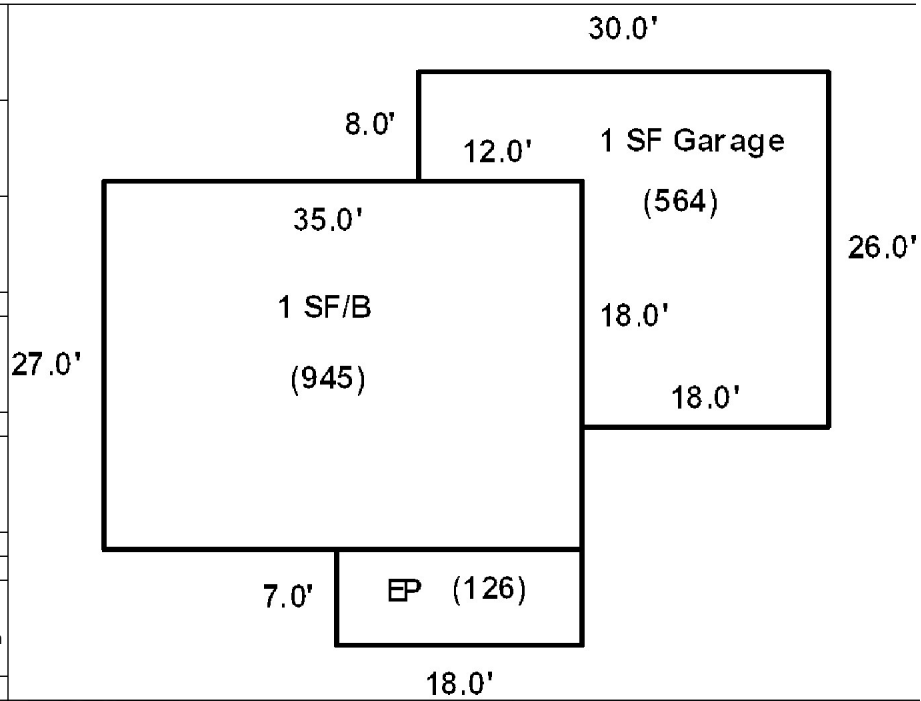
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
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)	**945**		
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	**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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1960	126	2 115	4	0 %	100 %	
23 Frame Garage	1960	564	3 95	4	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-007A | Account 762 | Location MAYNARD STREET | Card 1 Of 1 | 8/23/2023

Savage, Patricia A
8 Maynard Street
Washburn ME 04786

B6245P324

Previous Owner
MARTIN, BRANDY
8 MAYNARD STREET

WASHBURN ME 04786
Sale Date: 11/09/2021

Previous Owner
DAVIS, TRAMPUS
CARON, DARA
8 MAYNARD STREET
WASHBURN ME 04786
Sale Date: 12/22/2016

Previous Owner
Blackstone, Colleen
Waterhouse, Kim
50 School Street
Ellsworth ME
Sale Date: 11/15/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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 **2 Rolling**

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 **11/09/2021**

Price **67,500**

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 **4 Split/Assemblage**

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
2012	4,400	3,300	0	7,700
2013	5,700	3,300	0	9,000
2015	5,700	3,300	0	9,000
2018	5,700	3,300	0	9,000
2019	4,800	1,800	0	6,600
2020	4,800	1,800	0	6,600
2021	4,800	1,800	0	6,600
2022	4,800	1,800	0	6,600
2023	5,900	1,800	0	7,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	22	0.29		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 0.29

Influence Codes

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 013-007A | Account 762 | Location MAYNARD STREET | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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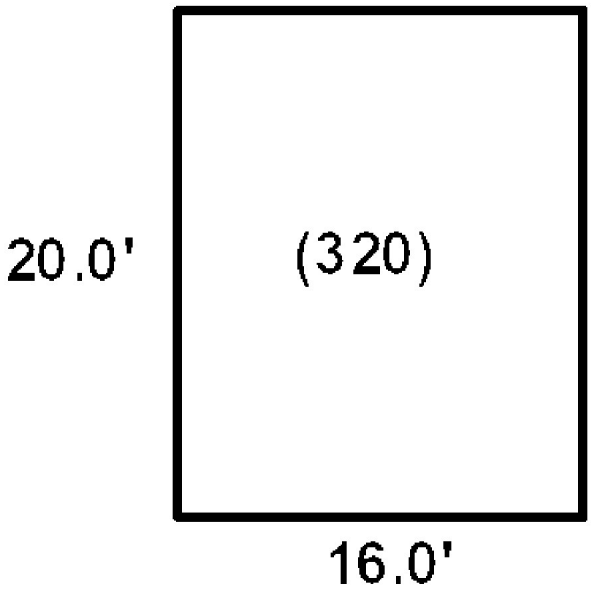
Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
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 **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.

Date Inspected 11/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	1,800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-008 Account 709 Location 1180 Main Street Card 1 Of 1 8/23/2023

Baker, Alison R.,
c/o Norma Hitchcock
PO Box 38
WASHBURN ME 04786

B1135P380 B3988P311

Previous Owner
Baker, Alison R.
c/o Norma Hitchcock
P.O. Box 38
Washburn ME 04786
Sale Date: 10/01/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**1 Neighborhood One**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**1 Residential**
Secondary Zone	
Topography	**2 Rolling**

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	**10/01/2019**
Price	**3,000**
Sale Type	**1 Land Only**

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 **1 Buyer**

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
2012	4,000	39,500	0	43,500
2013	5,200	39,500	0	44,700
2015	5,200	39,500	0	44,700
2018	5,200	39,500	0	44,700
2019	9,000	54,100	0	63,100
2020	9,000	54,100	25,000	38,100
2021	9,000	54,100	25,000	38,100
2022	9,000	56,700	0	65,700
2023	11,800	67,100	0	78,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	400		75 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.25		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 0.25

Influence Codes

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

Washburn

Map Lot 013-008 | Account 709 | Location 1180 Main Street | Card 1 Of 1 | 8/23/2023

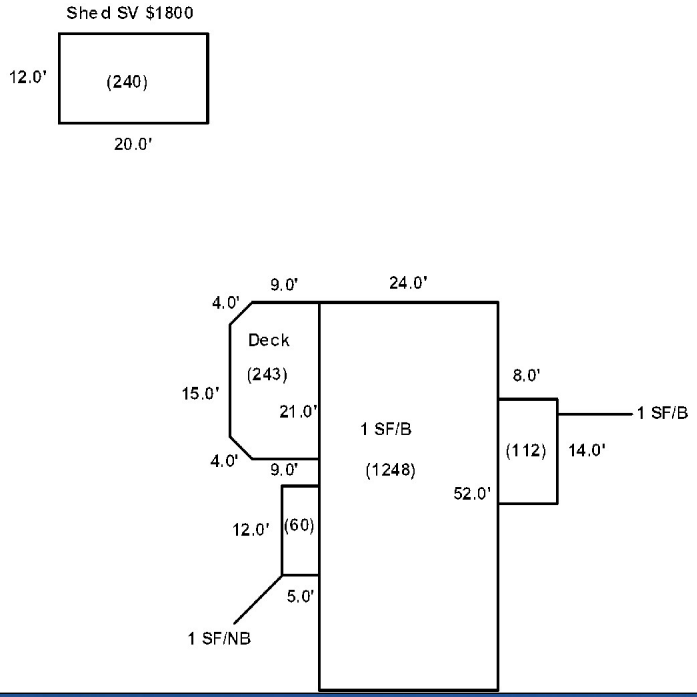
Building Style	**2 Ranch**		
1.Conv.	5.Garrison	9.Gambrel	
2.Ranch	6.Salt Box	10.Other	
3.R Ranch	7.Contemp	11.Split	
4.Cape	8.Log	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Vinyl/Aluminum**		
1.Wood	5.Stucco	9.T-111	
2.Vin/Al	6.Brick	10.Other	
3.Compos.	7.Stone	11.	
4.Asbestos	8.Concrete	12.	
Roof Surface	**1 Asphalt Shingles**		
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	**1950**		
Year Remodeled	**0**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**6**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

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.Fl/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	**3 Average 90%**		
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)	**1248**		
Condition	**5 Above Average**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 11/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1950	60	9 100	9	0 %	100 %	
20 1 Story/Bsmt	1950	112	9 100	9	0 %	100 %	
68 Wood Deck	1985	243	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	1,800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-009 Account 283 Location 9 MAYNARD STREET Card 1 Of 1 8/23/2023

COREY, LORI A
9 MAYNARD STREET
WASHBURN ME 04786

B4600P250

Property Data

Neighborhood	**1 Neighborhood One**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**1 Residential**
Secondary Zone	
Topography	**2 Rolling**

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	**7/10/2008**
Price	**25,000**
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	**2 Related Parties**	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	3,800	21,200	8,800	16,200
2013	4,900	21,200	8,800	17,300
2015	4,900	21,200	9,000	17,100
2018	4,900	21,200	18,400	7,700
2019	8,100	42,500	20,000	30,600
2020	8,100	133,800	25,000	116,900
2021	16,700	145,300	25,000	137,000
2022	17,300	152,600	25,000	144,900
2023	22,900	181,600	25,000	179,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	1.00	100	%	0
22.Undev Paved (F	28	1.52	100	%	0
23.Developed Grav				%	
Acres				%	
24.Undev Gravel (				%	
25.Comm Base Pave				%	
26.Comm Base Grav				%	
27.Backlot				%	
28.Rear Land				%	
29.Pavement				%	

Total Acreage 2.52

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

*Bk 5959 Pg 317 splits 1.12 ac from town lot 12-137 and combines with this lot
* Check 2023 for completions.

* Added deck and 1 SF Garage for 2021. 4-7-2021 ED
* Added addition for 2020. Dwelling assessed at 95% complete due to reno in kitchen area.

*5-10-2019 -15% for EP being unfinished at time of reval.
*2020 Attached shed.

Washburn

Washburn

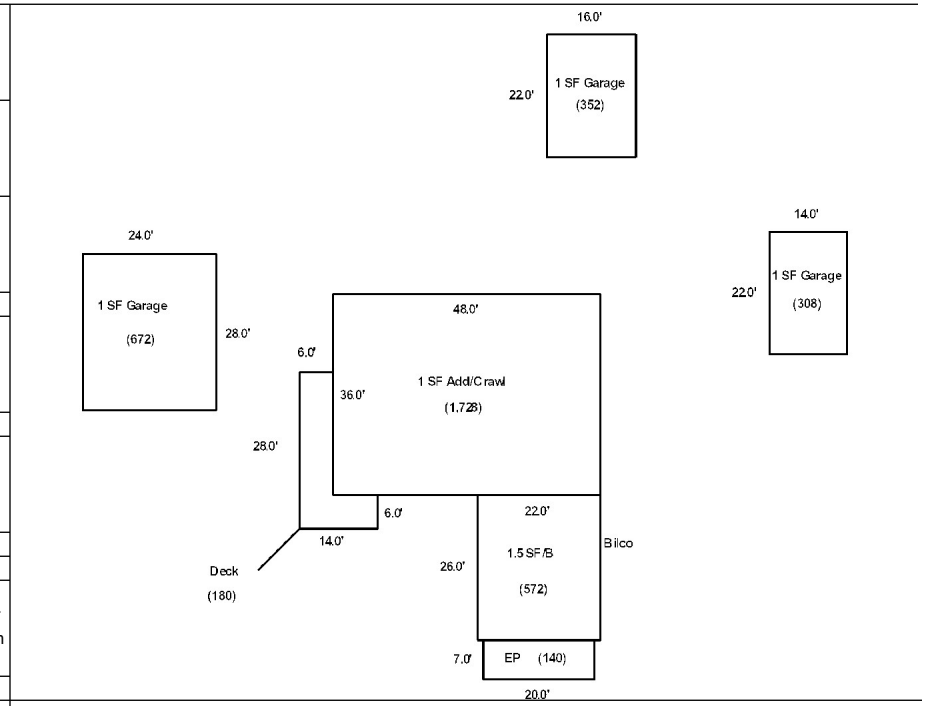
Map Lot 013-009 | Account 283 | Location 9 MAYNARD STREET | Card 1 Of 1 | 8/23/2023

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	**2**		
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	**1 Wood Siding**		
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	**1 Asphalt Shingles**		
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	**1945**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**10**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

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.Fl/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 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	
SQFT (Footprint)	**572**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**95%**		
Functional Code	**1 Incomplete**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 7/01/2020

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1985	140	2 115	3	0 %	85 %	
23 Frame Garage	1965	352	2 115	3	0 %	100 %	
23 Frame Garage	1955	308	2 115	3	0 %	100 %	
1 One Story Frame	2020	1728	3 100	4	0 %	100 %	
23 Frame Garage	2020	672	3 100	4	0 %	80 %	
68 Wood Deck	2020	180	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-010 | Account 723 | Location 1184 MAIN STREET | Card 1 Of 1 | 8/23/2023

WHITE, ANDREW J SR
P.O. BOX 265
WASHBURN ME 04786

B5382P95

Previous Owner
Maynard, Kora
Estate of Harry Maynard
1184 Main Street
Washburn ME
Sale Date: 12/13/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **1 Neighborhood One**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 Residential**

Secondary Zone

Topography **2 Rolling**

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 **12/13/2006**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	2,700	61,000	0	63,700
2013	3,200	61,000	0	64,200
2015	3,200	61,000	0	64,200
2018	3,200	61,000	0	64,200
2019	9,300	71,300	0	80,600
2020	9,300	71,100	0	80,400
2021	9,300	71,300	0	80,600
2022	9,300	74,900	0	84,200
2023	11,600	89,100	0	100,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	2,000		50 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.17		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 0.17

Influence Codes

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

Washburn

Map Lot 013-010 | Account 723 | Location 1184 MAIN STREET | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
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) **0**		
Condition **0**		
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 **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

35.0'

42.0'

1 SF Garage/B

w/ Fin. Attic

(1470)

Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
77 1S-Ad/Gar	1960	1470	3 90	4	0 %	100 %	
27 Unfin Basement	1960	1470	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-010A | Account 724 | Location 7 Maynard Street | Card 1 Of 1 | 8/23/2023

Maynard, Kora E
Maynard, Heirs of Harry
7 MAYNARD STREET
WASHBURN ME 04786

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
2012	3,400	35,100	8,800	29,700
2013	4,400	35,100	8,800	30,700
2015	4,400	35,100	9,000	30,500
2018	4,400	35,100	18,400	21,100
2019	10,600	43,000	20,000	33,600
2020	10,600	43,000	25,000	28,600
2021	10,600	43,000	25,000	28,600
2022	10,600	45,200	25,000	30,800
2023	13,100	53,800	25,000	41,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,200		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.21		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 0.21

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*1-24-2019 -20% for attached garage.

Washburn

Washburn

Map Lot 013-010A | Account 724 | Location 7 Maynard Street | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One 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	**1 Asphalt Shingles**		
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	**1928**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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	**3 Wet 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.Fl/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	**3**		
# Bedrooms	**1**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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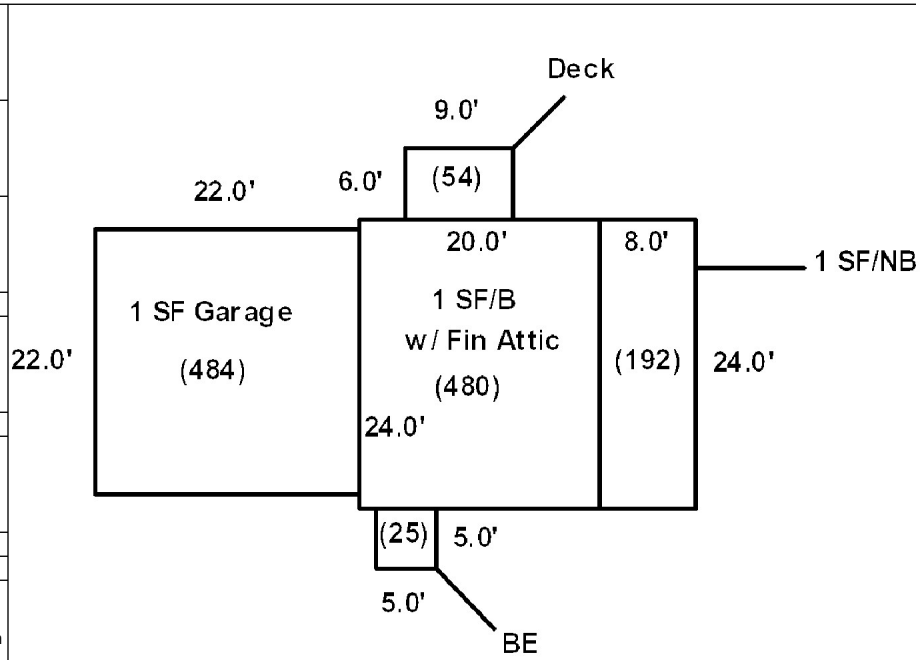
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**4 Full Finished**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 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	
SQFT (Footprint)	**480**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1955	192	2 115	5	0 %	100 %	
68 Wood Deck	2000	54	2 100	4	0 %	100 %	
40 Basement Entry	1928	25	2 110	4	0 %	100 %	
23 Frame Garage	1950	484	2 115	5	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-011 Account 726 Location 1186 Main Street Card 1 Of 1 8/23/2023

Maynard, Lloyd J Sr
Maynard, Lloyd J Jr
PO BOX 361
WASHBURN ME 04786

B4539P22

Previous Owner
Maynard, Lloyd Sr.
Maynard, Rowena
P.O. Box 361
Washburn ME 04786
Sale Date: 1/15/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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	**2 Rolling**

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	**1/15/2008**
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 **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	2,900	49,900	8,800	44,000
2013	3,800	49,900	8,800	44,900
2015	3,800	49,900	9,000	44,700
2018	3,800	49,900	18,400	35,300
2019	10,500	44,800	20,000	35,300
2020	10,500	44,800	25,000	30,300
2021	10,500	44,800	25,000	30,300
2022	10,500	47,000	25,000	32,500
2023	12,800	55,800	25,000	43,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,400		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.18		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 0.18

Influence Codes

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 013-011 | Account 726 | Location 1186 Main Street | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One 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	**1 Asphalt Shingles**		
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	**1955**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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	**120**		
Fin Bsmt Grade	**3 100**		
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.Fl/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	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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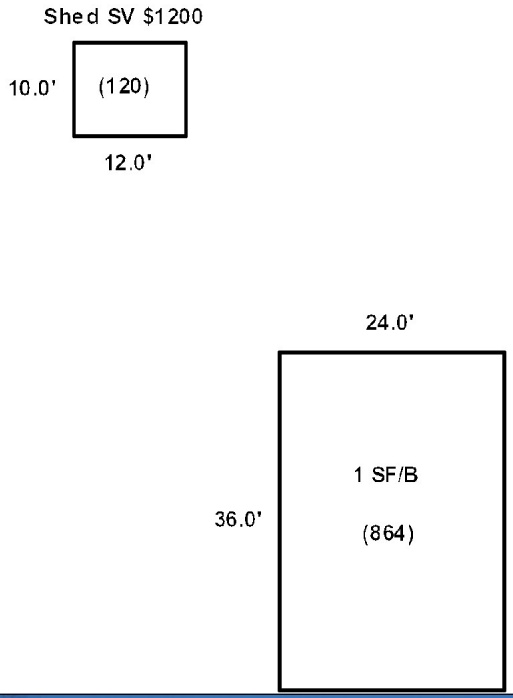
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
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)	**864**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-012 | Account 1060 | Location 15 RUSSELL STREET | Card 1 Of 1 | 8/23/2023

BEAULIEU, JESSE
15 RUSSELL STREET
WASHBURN ME 04786

B4576P267 B5209P211

Previous Owner
Skinner, John J.
Skinner, Liza
P.O. Box 386
Washburn ME 04786
Sale Date: 5/14/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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	**2 Rolling**	
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		**5/14/2008**
Price		**40,000**
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	4,000	24,300	8,800	19,500
2013	5,200	24,300	8,800	20,700
2015	5,200	24,300	9,000	20,500
2018	5,200	24,300	18,400	11,100
2019	10,800	19,400	20,000	10,200
2020	10,800	19,400	25,000	5,200
2021	14,100	19,400	25,000	8,500
2022	14,100	20,300	25,000	9,400
2023	18,100	23,900	25,000	17,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,200		75 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.52		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 0.52

Influence Codes

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

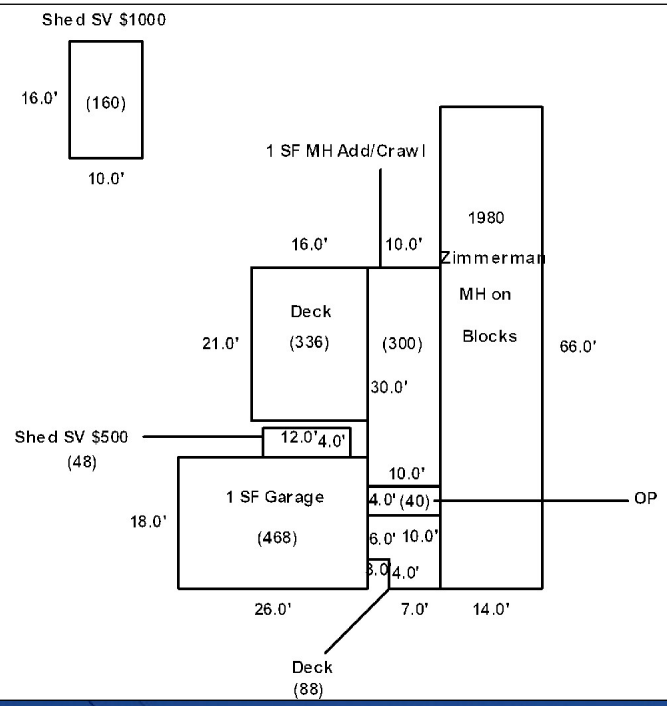
Map Lot 013-012 | Account 1060 | Location 15 RUSSELL STREET | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
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) **0**		
Condition **0**		
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 **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.



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14Mobile Home	1980	14x66	4 115	3	0 %	100 %	
18 1 S-MH add	1995	300	2 115	3	0 %	100 %	
21 Open Frame	2000	40	2 115	3	0 %	100 %	
68 Wood Deck	2000	88	3 100	4	0 %	100 %	
68 Wood Deck	2018	336	3 100	4	0 %	100 %	
23 Frame Garage	1980	468	3 95	4	0 %	90 %	
24 Frame Shed	0				%	%	1,000
24 Frame Shed	0				%	%	500
					%	%	
					%	%	

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

Map Lot 013-013 Account 1045 Location 13 RUSSELL STREET Card 1 Of 1 8/23/2023

WORCESTER, LAWRENCE A
WORCESTER, KIMBERLY A
PO BOX 550
WASHBURN ME 04786

B2495P216 B2632P54 B3381P217 B5053P58 B5291P121

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 **9/04/1992**

Price **36,000**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	4,500	73,900	8,800	69,600
2013	5,800	73,900	8,800	70,900
2015	5,800	73,900	9,000	70,700
2018	5,800	73,900	18,400	61,300
2019	13,400	96,400	20,000	89,800
2020	13,400	95,900	25,000	84,300
2021	13,400	96,400	25,000	84,800
2022	13,400	101,100	25,000	89,500
2023	16,400	119,900	25,000	111,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,680		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.31		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 0.31

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

*1-24-2018 -10% for attached garage.

Washburn

Washburn

Map Lot 013-013 | Account 1045 | Location 13 RUSSELL STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**	
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	**1 One 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	**1955**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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	**456**	
Fin Bsmt Grade	**3 110**	
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.Fl/Wall	12.
Cool Type	**50%**	**3 Heat Pump**
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	**4**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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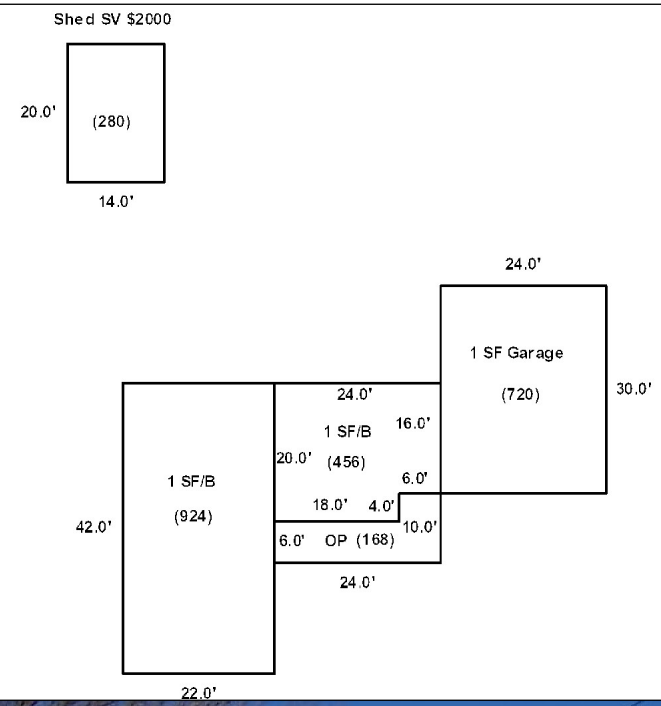
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**924**	
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	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
20 1 Story/Bsmt	2000	456	3 105	4	0 %	100 %	
21 Open Frame	2000	168	3 100	4	0 %	100 %	
23 Frame Garage	2000	720	3 95	4	0 %	90 %	
24 Frame Shed	0				%	%	2,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-015 Account 671 Location 7 RUSSELL STREET Card 1 Of 1 8/23/2023

LEACH, RODNEY K
LEACH, BARBARA A
PO BOX 312
WASHBURN ME 04786

B1440P258 B1440P259 B2632P56 B2930P86 B3167P81

Property Data

Neighborhood **1 Neighborhood One**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 Residential**

Secondary Zone

Topography **2 Rolling**

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 **9/07/1979**

Price **35,000**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	4,500	64,700	8,800	60,400
2013	5,800	64,700	8,800	61,700
2015	5,800	64,700	9,000	61,500
2018	5,800	64,700	18,400	52,100
2019	14,200	67,400	20,000	61,600
2020	14,200	67,400	25,000	56,600
2021	14,200	67,400	25,000	56,600
2022	14,200	70,700	25,000	59,900
2023	17,200	83,700	25,000	75,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	2,000		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.31		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 0.31

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Washburn

Map Lot 013-015 | Account 671 | Location 7 RUSSELL STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One 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	**1 Asphalt Shingles**		
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	**1955**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.Fl/Wall	12.	
Cool Type	**100%**	**3 Heat Pump**	
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	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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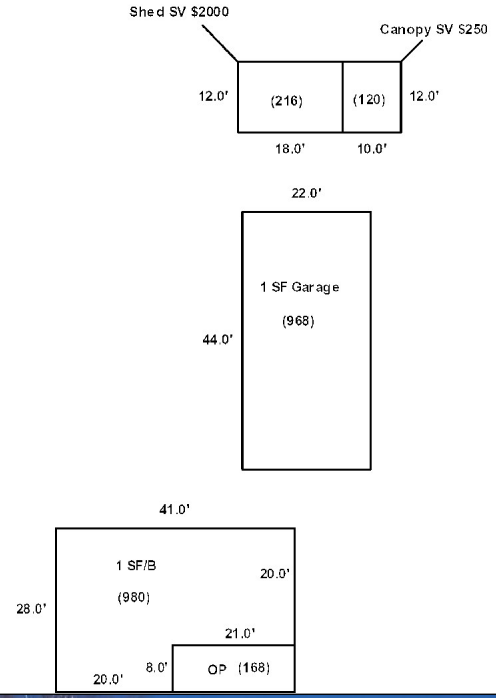
A Division of Harris Computer Systems

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.Fl/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	**3 Average 105%**		
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)	**980**		
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	**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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1980	168	3 100	4	0 %	100 %	
23 Frame Garage	1975	968	3 100	5	0 %	100 %	
24 Frame Shed	0				%	%	2,000
61 Canopy	0				%	%	250
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-016 | Account 147 | Location 1194 MAIN STREET | Card 1 Of 1 | 8/23/2023

DIETTE, SEAN P
DIETTE, SARAH A
PO BOX 372
WASHBURN ME 04786

B5854P105

Previous Owner
BODDY, STEVEN L.
P.O. BOX 552

WASHBURN ME 04786
Sale Date: 12/21/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*5-10-2019 -20% for attached garage.

Property Data

Neighborhood **1 Neighborhood One**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 Residential**

Secondary Zone

Topography **2 Rolling**

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 **12/21/2018**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	5,300	93,500	8,800	90,000
2013	7,000	93,500	8,800	91,700
2015	7,000	93,500	9,000	91,500
2018	7,000	93,500	18,400	82,100
2019	10,000	97,900	0	107,900
2020	10,000	97,800	25,000	82,800
2021	10,000	97,900	25,000	82,900
2022	10,000	102,800	25,000	87,800
2023	13,400	122,300	25,000	110,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.37		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 0.37

Influence Codes

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

Washburn

Map Lot 013-016 | Account 147 | Location 1194 MAIN STREET | Card 1 Of 1 | 8/23/2023

Building Style	**1 Conventional**		
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	**2 Two 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	**1880**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**9**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

TRIO Software
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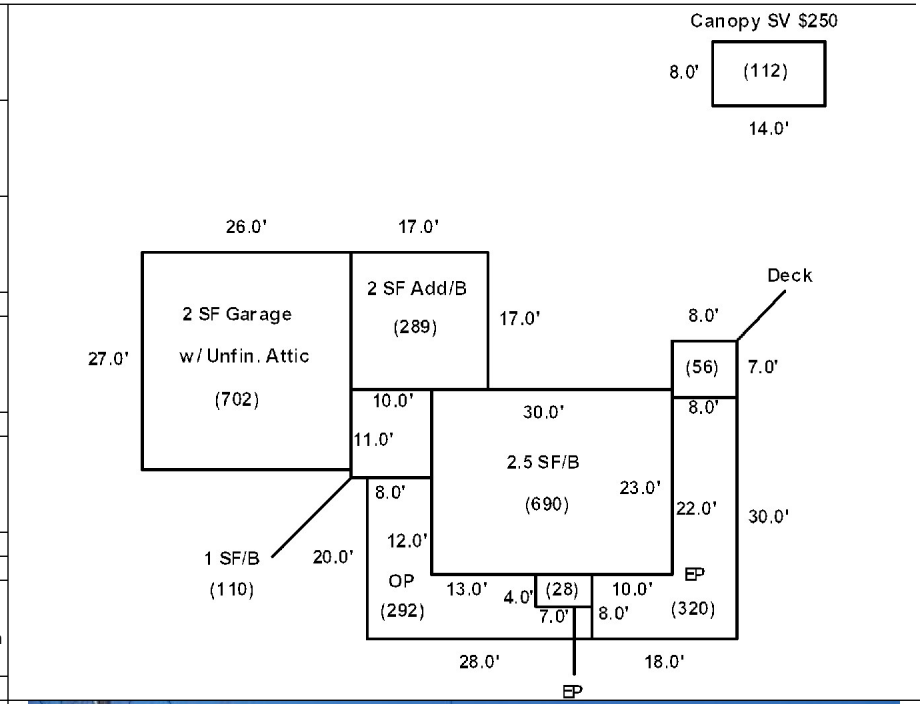
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**4 Full Finished**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 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	
SQFT (Footprint)	**690**		
Condition	**5 Above Average**		
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	**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.	

Date Inspected 11/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1950	28	2 110	4	0 %	100 %	
22 Encl Frame Porch	1950	320	2 110	4	0 %	100 %	
68 Wood Deck	1975	56	2 115	4	0 %	100 %	
21 Open Frame	1950	292	2 110	4	0 %	100 %	
20 1 Story/Bsmt	1900	110	9 100	9	0 %	100 %	
12 2 Story/Bsmt	1900	289	9 100	9	0 %	100 %	
43 2S Frame Garage	1900	702	3 95	4	0 %	80 %	
28 Unfinished Attic	1900	702	2 105	4	0 %	100 %	
61 Canopy	0				%	%	250
					%	%	

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

Map Lot 013-017 | Account 272 | Location 1198 Main Street | Card 1 Of 1 | 8/23/2023

BLAKNEY, BRUCE A
BLAKNEY, SALLY J
PO BOX 502
WASHBURN ME 04786

B5780P40 B5934P21

Previous Owner
Corey, Elaine R., Heirs
Blakney, Bruce, P.R.

Washburn ME 04786
Sale Date: 9/09/2019

Previous Owner
Corey, Elaine R.
c/o Bruce Blakney
P.O. Box 502
Washburn ME 04786
Sale Date: 6/01/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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 **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	**9/09/2019**
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 **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	3,200	49,800	14,080	38,920
2013	4,200	49,800	14,080	39,920
2015	4,200	49,800	14,400	39,600
2018	4,200	49,800	23,920	30,080
2019	11,400	57,800	0	69,200
2020	11,400	57,000	0	68,400
2021	11,400	57,800	0	69,200
2022	11,400	60,600	0	72,000
2023	14,300	72,200	0	86,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,000		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.29		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 0.29

Influence Codes

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 013-017 | Account 272 | Location 1198 Main Street | Card 1 Of 1 | 8/23/2023

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	**1 Asphalt Shingles**	
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	**1950**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**2 Damp Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

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.Fl/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	**7**	
# Bedrooms	**4**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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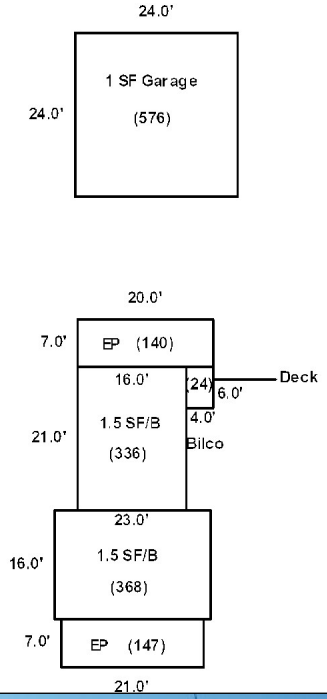
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**368**	
Condition	**4 Average**	
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	**3 Tenant**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/Bsmt	1950	336	9 100	9	0 %	100 %	
22 Encl Frame Porch	1960	147	2 110	4	0 %	100 %	
68 Wood Deck	1980	24	2 100	3	0 %	100 %	
22 Encl Frame Porch	1965	140	2 115	4	0 %	100 %	
23 Frame Garage	1955	576	3 90	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-018 Account 269 Location 23 BERCE STREET Card 1 Of 1 8/23/2023

COREY, LAVINA M
COREY, CLAYTON T (HEIRS OF)
P.O. BOX 246
WASHBURN ME 04786

B1294P35

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 **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 **5/06/1977**

Price

Sale Type **2 Land & Buildings**

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

Financing

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	10,200	78,800	8,800	80,200
2013	13,300	78,800	8,800	83,300
2015	13,300	78,800	9,000	83,100
2018	13,300	78,800	23,920	68,180
2019	19,600	77,400	26,000	71,000
2020	19,600	77,400	31,000	66,000
2021	19,600	77,400	35,000	62,000
2022	19,600	81,200	31,000	69,800
2023	25,100	96,400	31,000	90,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,200		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	1.00		100 %	0
22.Undev Paved (F	28	0.14		100 %	0
23.Developed Grav				%	
Acres				%	
24.Undev Gravel (				%	
25.Comm Base Pave				%	
26.Comm Base Grav				%	
27.Backlot				%	
28.Rear Land				%	
29.Pavement				%	

Total Acreage 1.14

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

* Clayton has passed. Property is owned as TIC
*1-24-2019 -20% for attached garage.

Washburn

Washburn

Map Lot 013-018 | Account 269 | Location 23 BERCE STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One 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	**1977**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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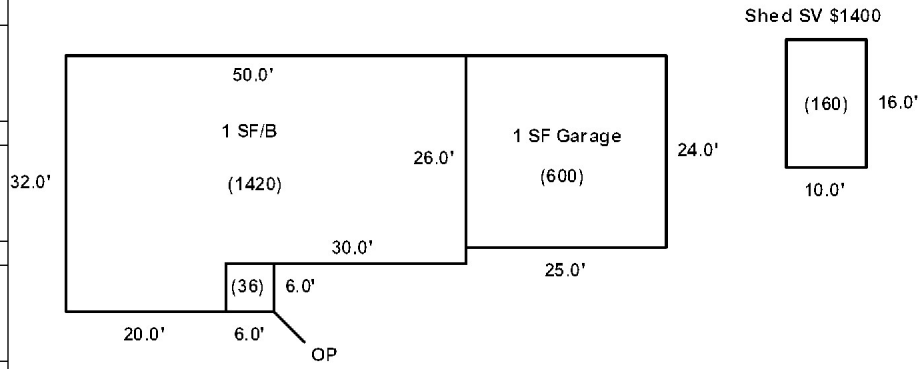
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
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)	**1420**		
Condition	**7 Very 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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1977	36	3 95	4	0 %	100 %	
23 Frame Garage	1977	600	3 100	5	0 %	80 %	
24 Frame Shed	0				%	%	1,400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-019 Account 445 Location 21 BERCE STREET Card 1 Of 1 8/23/2023

FITZMAURICE, ROBERT MA
FITZMAURICE, JANET M
21 BERCE STREET
WASHBURN ME 04786

B3666P300 B5353P229

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 **5/24/2002**

Price **74,500**

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 **2 FHA or VA**

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
2012	7,300	80,700	8,800	79,200
2013	9,500	80,700	8,800	81,400
2015	9,500	80,700	9,000	81,200
2018	9,500	80,700	18,400	71,800
2019	13,700	90,300	20,000	84,000
2020	13,700	90,300	25,000	79,000
2021	13,700	90,300	25,000	79,000
2022	13,700	94,800	25,000	83,500
2023	18,300	112,600	25,000	105,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.69		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 0.69

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*1-24-2019 -15% for attached garage.

Washburn

Washburn

Map Lot 013-019 | Account 445 | Location 21 BERCE STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One 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	**1967**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.Fl/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	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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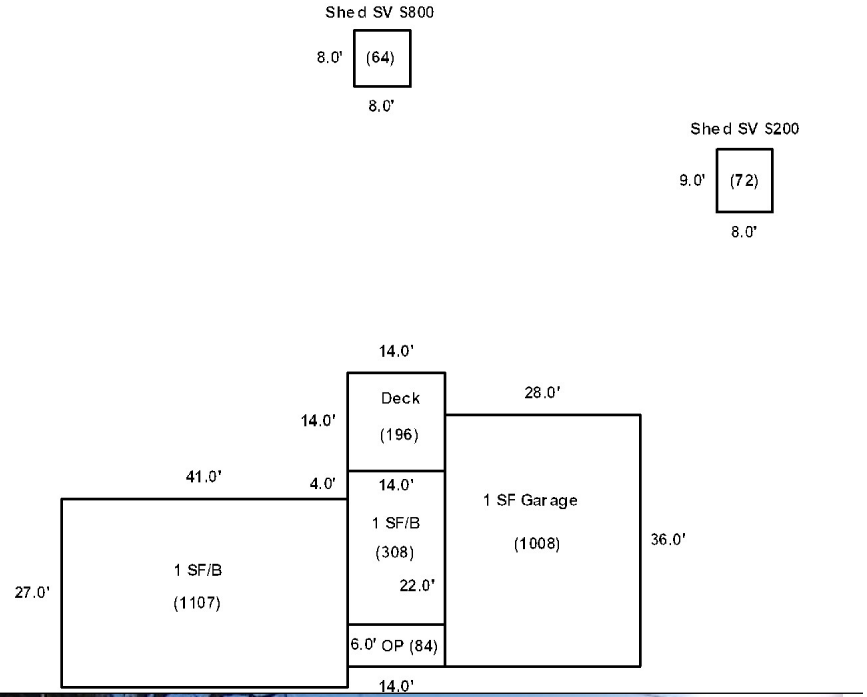
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
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)	**1107**		
Condition	**7 Very 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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1970	84	2 115	4	0 %	100 %	
20 1 Story/Bsmt	1967	308	9 100	9	0 %	100 %	
68 Wood Deck	1995	196	3 100	4	0 %	100 %	
23 Frame Garage	1967	1008	3 100	4	0 %	85 %	
24 Frame Shed	0				%	%	800
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-020 | Account 1007 | Location 15 Berce Street | Card 1 Of 1 | 8/23/2023

Willette, James
15 Berce Street
Washburn ME 04786

B5769P73

Previous Owner
Wark, Jeffery A.
Wark, Cheryl E.
P.O. Box 112
Washburn ME 04786
Sale Date: 4/30/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

* Informed by owner dwelling was 100% complete for 2020. 7-1-2020
*1-24-2019 -20% for attached garage.

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 **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 **4/30/2018**

Price **77,250**

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 **9 Unknown**

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

Validity **1 Arms Length Sale**

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

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
2012	7,200	73,600	14,080	66,720
2013	9,300	73,600	14,080	68,820
2015	9,300	73,600	14,400	68,500
2018	9,300	73,600	23,920	58,980
2019	16,500	61,400	0	77,900
2020	16,500	67,400	25,000	58,900
2021	16,500	67,400	25,000	58,900
2022	16,500	70,800	25,000	62,300
2023	21,000	84,300	25,000	80,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,200		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.67		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 0.67

Influence Codes

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 013-020 | Account 1007 | Location 15 Berce Street | Card 1 Of 1 | 8/23/2023

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	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**4 Asbestos Siding**		
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	**1962**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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%**	**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.Fl/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	**6**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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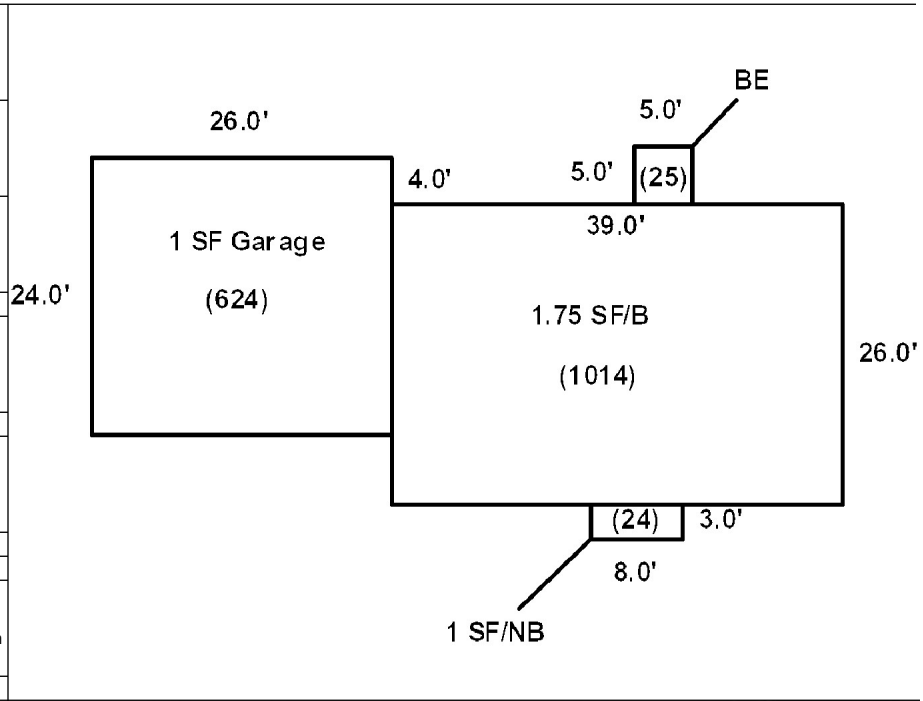
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 90%**		
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)	**1014**		
Condition	**5 Above Average**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1962	24	2 115	4	0 %	100 %	
40 Basement Entry	1962	25	9 100	9	0 %	100 %	
23 Frame Garage	1962	624	2 115	4	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-021 | Account 714 | Location 11 Berce Street | Card 1 Of 1 | 8/23/2023

Masonic Lodge
11 Berce Street
Washburn ME 04786

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
2012	4,600	52,500	57,100	0
2013	6,000	52,500	58,500	0
2015	6,000	52,500	58,500	0
2018	6,000	52,500	58,500	0
2019	9,300	62,100	71,400	0
2020	9,300	61,200	70,500	0
2021	9,300	62,100	71,400	0
2022	9,300	65,200	74,500	0
2023	12,400	77,600	90,000	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.32		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 0.32

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Washburn

Map Lot 013-021 | Account 714 | Location 11 Berce Street | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Wood Siding**		
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	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**66**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1966**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.Fl/Wall	12.	
Cool Type	**100%**	**3 Heat Pump**	
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	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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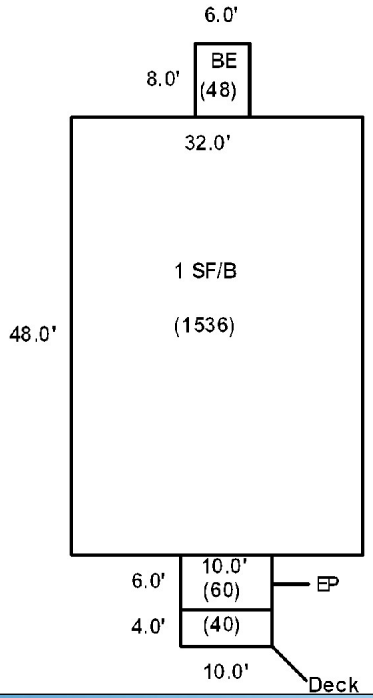
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
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)	**1536**		
Condition	**4 Average**		
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	**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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
40 Basement Entry	1966	48	3 100	4	0 %	100 %	
22 Encl Frame Porch	1966	60	2 115	4	0 %	100 %	
68 Wood Deck	1966	40	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-022 Account 530 Location 1193 MAIN STREET Card 1 Of 1 8/23/2023

LOCKHART, TERRI A. (Harris Ireland)
P.O. BOX 558
MAPLETON ME 04757

B3733P153

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	**11/14/2002**
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 **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	5,300	54,700	0	60,000
2013	6,900	54,700	0	61,600
2015	6,900	54,700	0	61,600
2018	6,900	54,700	0	61,600
2019	12,900	55,800	0	68,700
2020	12,900	55,800	0	68,700
2021	12,900	55,800	0	68,700
2022	12,900	58,600	0	71,500
2023	16,400	69,500	0	85,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,000		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.40		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 0.40

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*1-24-2019 -10% for attached garage.

Washburn

Washburn

Map Lot 013-022 | Account 530 | Location 1193 MAIN STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**4 Asbestos Siding**		
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	**1 Asphalt Shingles**		
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	**1950**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

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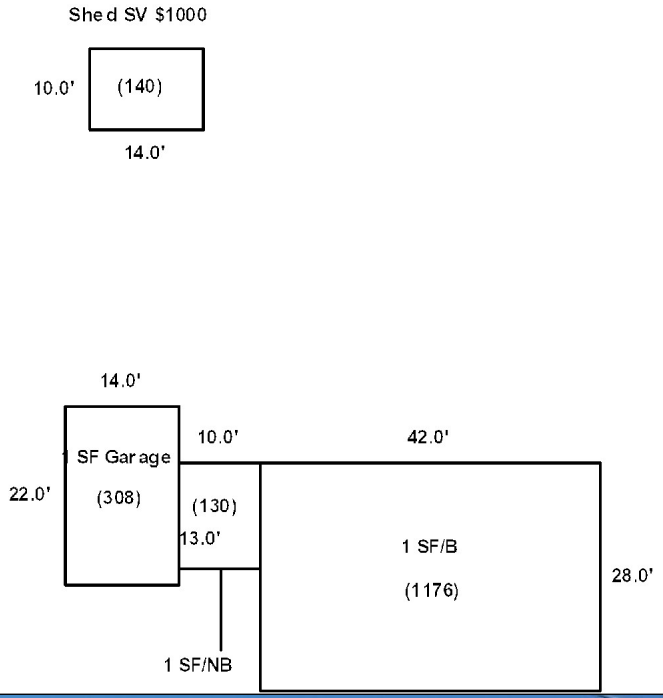
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
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)	**1176**		
Condition	**5 Above Average**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1950	130	2 115	3	0 %	100 %	
23 Frame Garage	1950	308	2 115	3	0 %	90 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-023 | Account 756 | Location 1191 MAIN STREET | Card 1 Of 1 | 8/23/2023

Shaw, Andrew P
Bell, Kassidie
1191 MAIN STREET
WASHBURN ME 04786

B5780P245

Previous Owner
THIBODEAU, JIMMIE A.
SIROIS, LEO
347 COLBY SIDING ROAD
WOODLAND ME 04736
Sale Date: 6/01/2018

Previous Owner
GOODINE, JAMES L. II
16 PINE VILLAGE

PRESQUE ISLE ME 04769
Sale Date: 4/17/2017

Previous Owner
WHITE, ANDREW J.
P.O. BOX 265

WASHBURN ME 04786
Sale Date: 12/23/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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	**6/01/2018**
Price	**114,900**
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	4,000	65,600	8,800	60,800
2013	5,200	31,300	8,800	27,700
2015	5,200	31,300	0	36,500
2018	5,200	63,000	0	68,200
2019	14,500	70,100	0	84,600
2020	14,500	70,100	25,000	59,600
2021	14,500	70,100	25,000	59,600
2022	14,500	73,600	25,000	63,100
2023	17,600	87,700	25,000	80,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	2,000		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/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				%	

Total Acreage 0.33

Influence Codes

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

Washburn

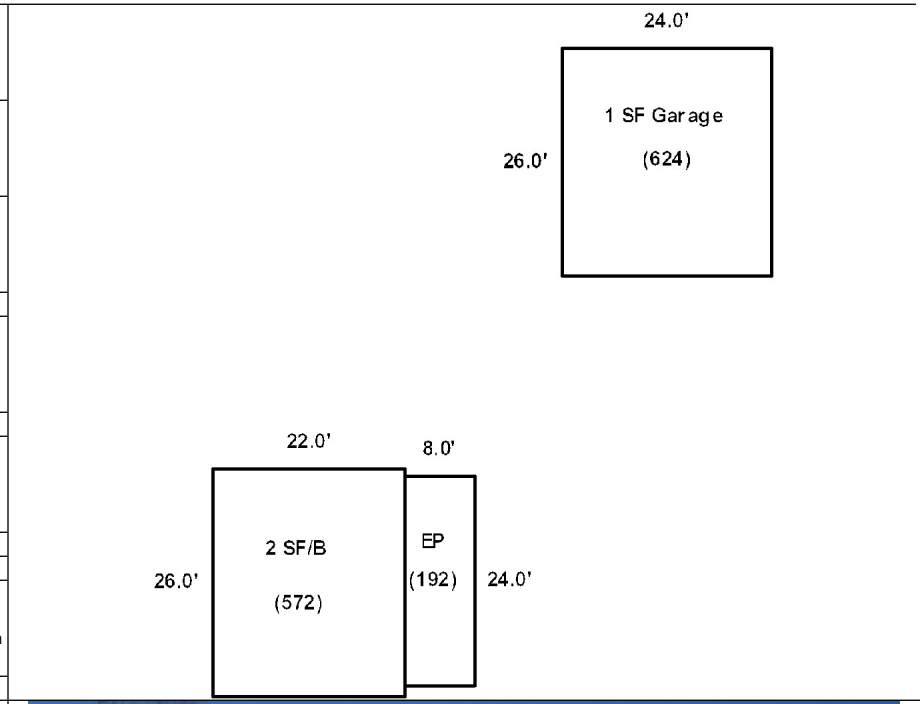
Map Lot 013-023 | Account 756 | Location 1191 MAIN STREET | Card 1 Of 1 | 8/23/2023

Building Style	**1 Conventional**		
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	**2 Two 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	**1 Asphalt Shingles**		
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	**1950**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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%**	**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.Fl/Wall	12.	
Cool Type	**50%**	**3 Heat Pump**	
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	**7**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

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.Fl/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	**3 Average 100%**		
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)	**572**		
Condition	**7 Very 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	**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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1985	192	3 100	7	0 %	100 %	
23 Frame Garage	1965	624	3 100	7	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-024 Account 255 Location 1189 MAIN STREET Card 1 Of 1 8/23/2023

HARRIS, DENNIS R
NIGHTINGALE, SHARON
c/o Jeri Nightingle
Washburn ME 04786

B1677P27

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

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 **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 **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	2,400	34,000	14,080	22,320
2013	3,100	34,000	8,800	28,300
2015	3,100	34,000	9,000	28,100
2018	3,100	34,000	18,400	18,700
2019	7,200	50,900	20,000	38,100
2020	7,200	50,800	25,000	33,000
2021	7,200	50,900	0	58,100
2022	7,200	53,500	0	60,700
2023	9,600	63,600	0	73,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.19		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 0.19

Influence Codes

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 013-024 | Account 255 | Location 1189 MAIN STREET | Card 1 Of 1 | 8/23/2023

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	**4 Asbestos Siding**		
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	**1 Asphalt Shingles**		
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	**1900**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**7**		
# Bedrooms	**4**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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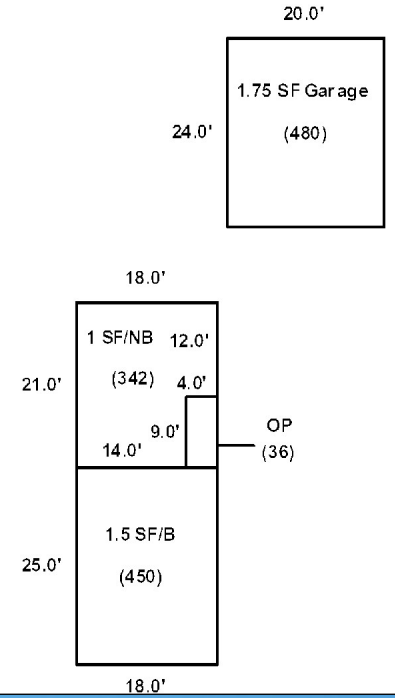
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 110%**		
1.E Grade	4.B Grade	7.	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**450**		
Condition	**4 Average**		
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	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1960	342	3 90	4	0 %	100 %	
21 Open Frame	1960	36	3 90	4	0 %	100 %	
83 1.75 S-Gar	1989	480	3 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-025 Account 270 Location 1183 MAIN STREET Card 1 Of 1 8/23/2023

WHITE, ANDREW J
PO BOX 265
WASHBURN ME 04786

B3806P188 B5166P126 B5382P95

Property Data

Neighborhood	**1 Neighborhood One**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**2 Commercial**
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	**5/19/2003**
Price	**74,000**
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	17,000	38,000	0	55,000
2013	22,100	38,000	0	60,100
2015	22,100	38,000	0	60,100
2018	22,100	38,000	0	60,100
2019	32,400	51,700	0	84,100
2020	32,400	51,700	0	84,100
2021	32,400	51,700	0	84,100
2022	32,400	54,300	0	86,700
2023	35,800	64,700	0	100,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	3,500		50 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	25	0.85		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 0.85

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*1-24-2019 -15% for size obs. on garage.

Washburn

Washburn

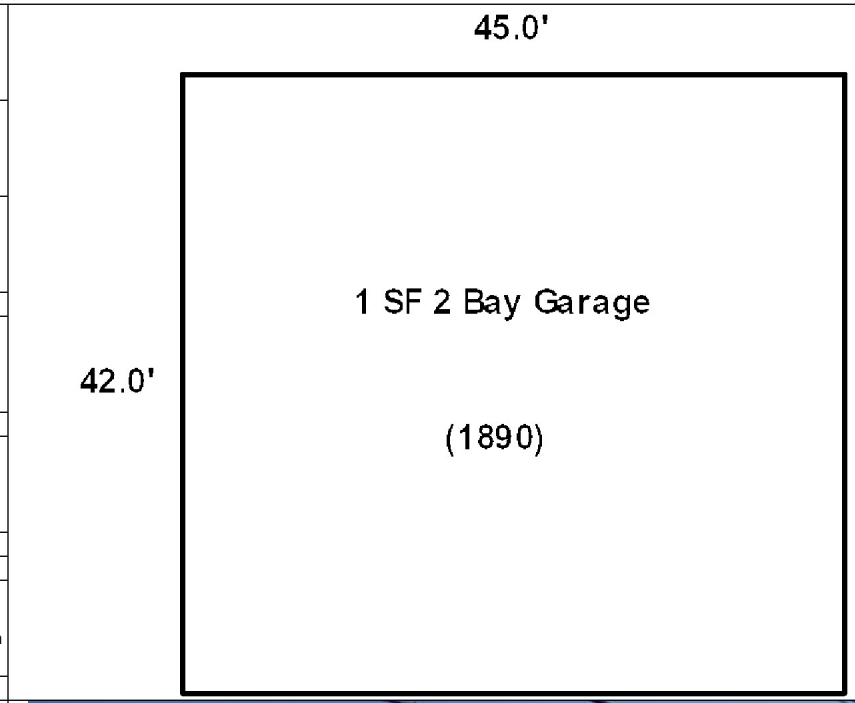
Map Lot 013-025 | Account 270 | Location 1183 MAIN STREET | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
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) **0**		
Condition **0**		
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 **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
240 Service Staion	1955	1890	2 100	5	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-026 | Account 1039 | Location 1161 MAIN STREET | Card 1 Of 1 | 8/23/2023

CHURCHILL, KOLBIE A
62 PORTER ST
WASHBURN ME 04786

B6057P251

Previous Owner
WINKLMANN, DEBBIE L
P.O. BOX 533

WASHBURN ME 04786
Sale Date: 8/28/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
*1-24-2019 -20% for attached garage.

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 **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 **8/28/2020**

Price **74,000**

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 **9 Unknown**

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

Validity **1 Arms Length Sale**

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

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
2012	6,000	41,100	8,800	38,300
2013	7,800	41,100	8,800	40,100
2015	7,800	41,100	9,000	39,900
2018	7,800	41,100	18,400	30,500
2019	11,400	62,600	20,000	54,000
2020	11,400	62,600	25,000	49,000
2021	11,400	62,600	0	74,000
2022	11,400	65,700	0	77,100
2023	15,200	78,300	0	93,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.48		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 0.48

Influence Codes

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 013-026 | Account 1039 | Location 1161 MAIN STREET | Card 1 Of 1 | 8/23/2023

Building Style	**2 Ranch**		
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	**1 One 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	**1970**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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%**	**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.Fl/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	**5**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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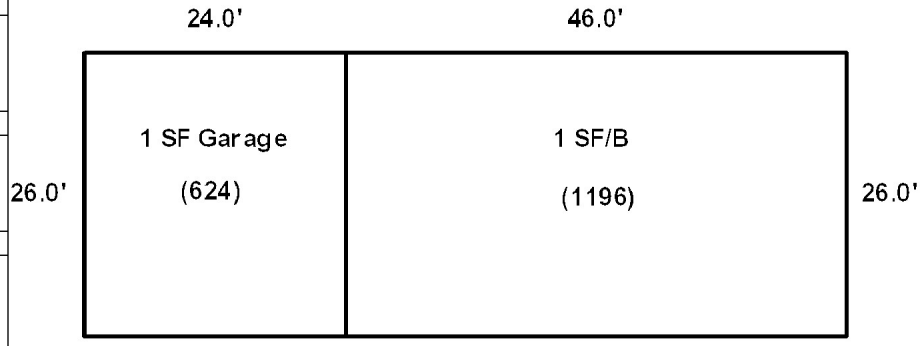
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
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)	**1196**		
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	**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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1990	624	3 100	4	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-027 | Account 566 | Location 1155 MAIN STREET | Card 1 Of 1 | 8/23/2023

WHITE, VALERIE (BRIGHT)
P.O. BOX 156
WASHBURN ME 04786

B4968P344 B5540P94 B5635P97

Previous Owner
Johnson, E/O Kay
c/o Valerie Bright
P.O. Box 156
Washburn ME 04786
Sale Date: 3/03/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

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

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 **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 **8/16/2011**

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 **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	5,800	55,600	8,800	52,600
2013	7,500	55,600	0	63,100
2015	7,500	55,600	0	63,100
2018	7,500	55,600	18,400	44,700
2019	14,100	55,900	20,000	50,000
2020	14,100	55,900	25,000	45,000
2021	14,100	56,500	25,000	45,600
2022	14,100	59,300	25,000	48,400
2023	17,800	70,500	25,000	63,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road	29	1,200		100 %	0
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	21	0.45		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 0.45

Influence Codes

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 013-027 | Account 566 | Location 1155 MAIN STREET | Card 1 Of 1 | 8/23/2023

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	**1 Asphalt Shingles**		
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	**1940**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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.Fl/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	**6**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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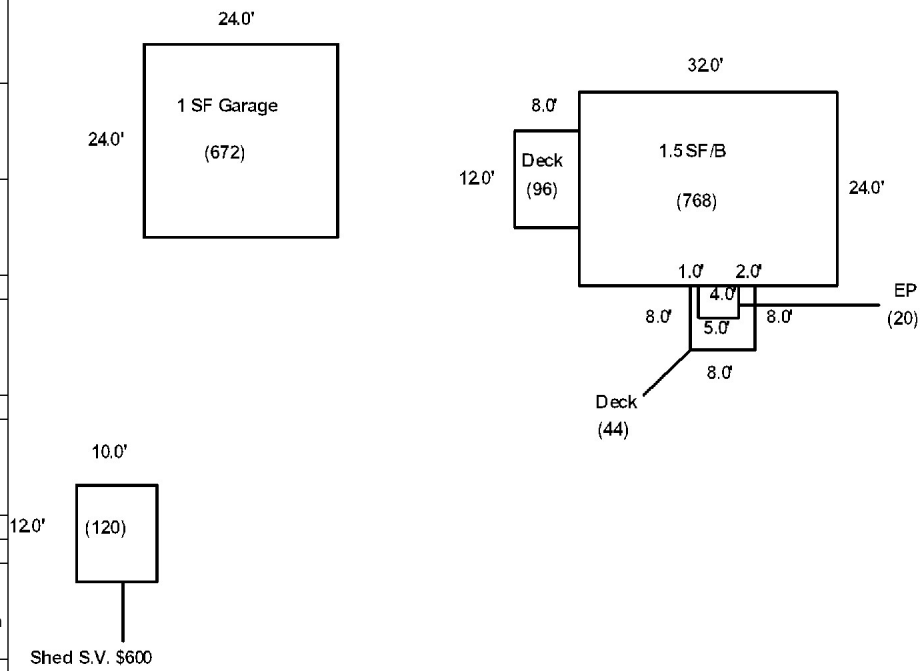
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 110%**		
1.E Grade	4.B Grade	7.	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**768**		
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	**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.	



Date Inspected 11/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1980	20	2 115	4	0 %	100 %	
68 Wood Deck	1980	44	3 95	4	0 %	100 %	
68 Wood Deck	1980	96	2 100	4	0 %	100 %	
23 Frame Garage	1965	672	3 90	5	0 %	100 %	
24 Frame Shed	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 013-028 | Account 957 | Location Main Street/Old PI Road | Card 1 Of 1 | 8/23/2023

Town of Washburn
1287 MAIN STREET
WASHBURN ME 04786

B2593P22

Property Data

Neighborhood **1 Neighborhood One**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 Residential**

Secondary Zone

Topography **2 Rolling**

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

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,700	0	7,700	0
2013	9,900	0	9,900	0
2015	9,900	0	9,900	0
2018	9,900	0	9,900	0
2019	13,500	0	13,500	0
2020	13,500	0	13,500	0
2021	13,500	0	13,500	0
2022	13,500	0	13,500	0
2023	16,200	0	16,200	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Class I Road				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Class II Road				%	
17.Municipal Rese				%	
18.Munic Sep Lago				%	
19.Gravel Pit				%	
20.Industrial Bas				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Developed Pave	22	1.00	100	%	0
22.Undev Paved (F	28	9.00	100	%	0
23.Developed Grav				%	
Acres				%	
24.Undev Gravel (				%	
25.Comm Base Pave				%	
26.Comm Base Grav				%	
27.Backlot				%	
28.Rear Land				%	
29.Pavement				%	

Total Acreage 10.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Washburn

Washburn

Map Lot 013-028 | Account 957 | Location Main Street/Old PI Road | Card 1 Of 1 | 8/23/2023

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
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) **0**		
Condition **0**		
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 **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	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