

Map Lot 014-001

Account 827

Location 39 Riverside Drive S

Card 1 Of 1 8/23/2023

Sewall, William W
Sewall, Joyce A
39 RIVERSIDE DRIVE S
WASHBURN ME 04786

B39P212

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*5-10-2019 -20% for attached shed.

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 **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**Tif District # **0**

Sale Data

Sale Date

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	5,900	31,900	14,080	23,720
2013	7,600	31,900	14,080	25,420
2015	7,600	31,900	14,400	25,100
2018	7,600	31,900	23,920	15,580
2019	18,800	55,300	26,000	48,100
2020	18,800	54,800	31,000	42,600
2021	18,800	55,300	31,000	43,100
2022	18,800	58,100	31,000	45,900
2023	24,300	69,200	31,000	62,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet	Acres		Acres		Acres
		Acres	Sites	Acres	Sites	
16.Class II Road	29	1,200	75	%	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage		1.00				

Washburn

Map Lot 014-001

Account 827

Location 39 Riverside Drive S

Card 1

Of 1

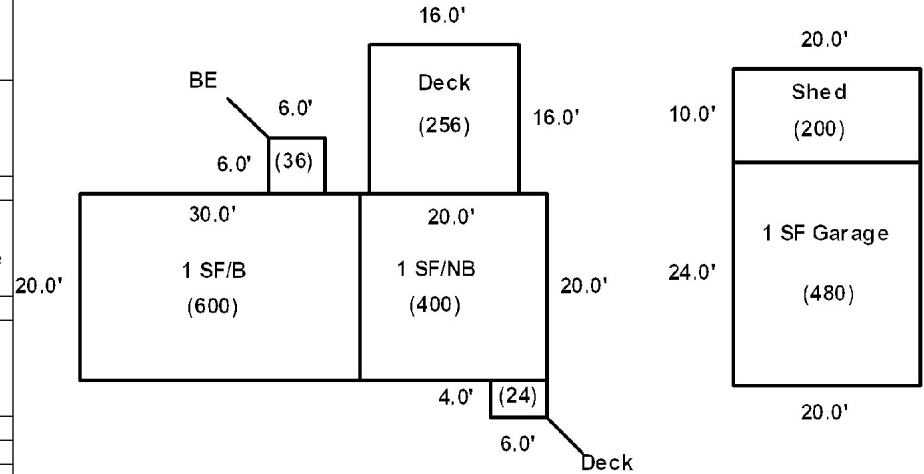
8/23/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 50% 3 Heat Pump	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 600
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2008	400	3 90	4	0 %	100 %	
68 Wood Deck	2008	24	2 115	4	0 %	100 %	
68 Wood Deck	2008	256	3 100	4	0 %	100 %	
40 Basement Entry	1950	36	9 100	9	0 %	100 %	
23 Frame Garage	1950	480	2 115	4	0 %	100 %	
24 Frame Shed	1980	200	2 105	4	0 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	9,000	0	9,000	0		
1ST MORTGAGE 0			2013	11,700	0	11,700	0		
2ND MORTGAGE 0			2015	11,700	0	11,700	0		
Zone/Land Use 1 Residential			2018	11,700	0	11,700	0		
Secondary Zone			2019	4,500	0	4,500	0		
			2020	4,500	0	4,500	0		
Topography 2 Rolling			2021	4,500	0	4,500	0		
1.Level	4.Below St	7.LevelBog	2022	4,500	0	4,500	0		
2.Rolling	5.Low	8.	2023	5,200	0	5,200	0		
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.	Land Data						
2.Semi Imp	5.R/O/W	8.							
3.Gravel	6.	9.None	Front Foot	Type	Effective		Influence		Influence Codes
TG PLAN YEAR 0					Frontage	Depth	Factor	Code	
Tif District # 0							%		
Sale Data							%		
							%		
Sale Date							%		
Price							%		
Sale Type					%				
1.Land	4.Mobile	7.C/I L&B	Square Foot	Square Feet					
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			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		28	9.00	100 %	0		
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.			%				
			Total Acreage		9.00				

Washburn

Map Lot 014-002

Account 939

Location Riverside Cemetery

Card 1 Of 1 8/23/2023

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

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

Map Lot 014-003

Account 705

Location 31 Riverside Drive N

Card 1 Of 1 8/23/2023

VERSANT
Attn: PROPERTY TAX DEPARTMENT
P.O. BOX 932
BANGOR ME 04402 0932

VERSANT Attn: PROPERTY TAX DEPARTMENT P.O. BOX 932 BANGOR ME 04402 0932			Property Data			Assessment Record																																																																																																																																																																																																																							
			Neighborhood 1 Neighborhood One			Year	Land	Buildings		Exempt	Total																																																																																																																																																																																																																		
			Tree Growth Year 0			2012	1,471,200	0		0	1,471,200																																																																																																																																																																																																																		
			1ST MORTGAGE 0			2013	1,642,500	0		0	1,642,500																																																																																																																																																																																																																		
			2ND MORTGAGE 0			2015	1,654,500	0		0	1,654,500																																																																																																																																																																																																																		
			Zone/Land Use 2 Commercial			2018	2,081,600	0		0	2,081,600																																																																																																																																																																																																																		
			Secondary Zone			2019	3,088,700	0		0	3,088,700																																																																																																																																																																																																																		
						2020	4,265,000	0		0	4,265,000																																																																																																																																																																																																																		
			Topography			2021	5,128,400	0		0	5,128,400																																																																																																																																																																																																																		
									2022	5,822,100	0		0	5,822,100																																																																																																																																																																																																															
2023	8,979,500	0							0	8,979,500																																																																																																																																																																																																																			
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Inspection Witnessed By:			Sale Data			Land Data <table><tr><td rowspan="4">Front Foot</td><td rowspan="4">Type</td><td colspan="2">Effective</td><td colspan="2">Influence</td><td rowspan="4">Influence Codes</td></tr><tr><td>Frontage</td><td>Depth</td><td>Factor</td><td>Code</td></tr><tr><td colspan="2"></td><td colspan="2"></td><td></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td></td></tr><tr><td colspan="2">11.Regular Lot</td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr><tr><td colspan="2">12.Delta Triangle</td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr><tr><td colspan="2">13.Nabla Triangle</td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr><tr><td colspan="2">14.Rear Land</td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr><tr><td colspan="2">15.Class I Road</td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>30.Utility R O W</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>31.Tillable</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>34.Softwood F&O</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood F&O</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood F&O</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>37.Softwood TG</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood TG</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood TG</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>41.Open Space</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>44.Lot Improvemen</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>45.Subdivision Lo</td></tr><tr><td colspan="2"></td><td></td><td></td><td>%</td><td></td><td>46.Heavy Ind Sit</td></tr></table>						Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code											11.Regular Lot				%		1.Unimproved	12.Delta Triangle				%		2.Excess Frtg	13.Nabla Triangle				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Class I Road				%		5.Access					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Utility R O W					%		31.Tillable					%		32.Pasture					%		33.Orchard					%		34.Softwood F&O					%		35.Mixed Wood F&O					%		36.Hardwood F&O					%		37.Softwood TG					%		38.Mixed Wood TG					%		39.Hardwood TG					%		40.Wasteland					%		41.Open Space					%		42.Mobile Home Si					%		43.Condo Site					%		44.Lot Improvemen					%		45.Subdivision Lo					%		46.Heavy Ind Sit
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				%		38.Mixed Wood TG																																																																																																																																																																																																																							
				%		39.Hardwood TG																																																																																																																																																																																																																							
				%		40.Wasteland																																																																																																																																																																																																																							
				%		41.Open Space																																																																																																																																																																																																																							
				%		42.Mobile Home Si																																																																																																																																																																																																																							
				%		43.Condo Site																																																																																																																																																																																																																							
				%		44.Lot Improvemen																																																																																																																																																																																																																							
				%		45.Subdivision Lo																																																																																																																																																																																																																							
				%		46.Heavy Ind Sit																																																																																																																																																																																																																							
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Notes:																																																																																																																																																																																																																													
*2019 Declared value at 70% \$2,162,093/.70 = \$3,088,704.00																																																																																																																																																																																																																													
**2020 Refers to Bulletin #25 which was last published in 1997 and has been retired at 70% book value. Old substation value of \$125,000 reflective of undervaluation. Declared value divided by .70 , utilized 1.6 inflation index or 2.06% year 1997 to present and depreciated by .8 = \$4,264,936.23																																																																																																																																																																																																																													
*****2021 Refers to Bulletin #25 which was last published in 1997 and has been retired at 70% book value. Old substation value of \$125,000 reflective of severe undervaluation. (New smaller substation owned by the town and built by Versant at Washburn)																																																																																																																																																																																																																													

Washburn

Map Lot 014-003

Account 705

Location 31 Riverside Drive N

Card 1 Of 1 8/23/2023

Building Style			SF Bsm't Living			Layout		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsm't Grade			1.Typical	4.	7.
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL			2.Inadeq	5.	8.
3.R Ranch	7.Contemp	11.Split	Heat Type 100%			3.Poor	6.	9.
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Wood	5.Stucco	9.T-111	Kitchen Style			Unfinished %		
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.	 TRIO Software A Division of Harris Computer Systems					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
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								
Wet Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
						Econ. % Good		
						Economic Code		
						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 014-004

Account 728

Location 13 Riverside Drive N

Card 1 Of 1 8/23/2023

LONG, DAVID
LONG, CAROL
13 Riverside Drive
Washburn ME 04786

B5842P174

Previous Owner
Miller, Penny R.
13 Riverside Drive N

Washburn ME 04786
Sale Date: 11/08/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land		Buildings		Exempt	Total	
			2012	8,000		80,800		8,800	80,000	
Tree Growth Year 0			2013	10,400		80,800		8,800	82,400	
1ST MORTGAGE 0			2015	10,400		80,800		9,000	82,200	
2ND MORTGAGE 0			2018	10,400		80,800		18,400	72,800	
Zone/Land Use 1 Residential			2019	22,700		125,800		0	148,500	
			2020	22,700		124,800		25,000	122,500	
Secondary Zone			2021	22,700		125,800		25,000	123,500	
Topography 2 Rolling			2022	22,700		132,000		25,000	129,700	
1.Level	4.Below St	7.LevelBog	2023	28,400		156,900		25,000	160,300	
2.Rolling	5.Low	8.								
3.Above St	6.Swampy	9.								
Utilities 4 Drilled Well 6 Septic System										
1.Public	4.Dr Well	7.Cesspool								
2.Water	5.Dug Well	8.								
3.Sewer	6.Septic	9.None								
Street 1 Paved										
1.Paved	4.Proposed	7.	Land Data							
2.Semi Imp	5.R/O/W	8.								
3.Gravel	6.	9.None	Front Foot		Type	Effective		Influence		Influence Codes
TG PLAN YEAR 0		Frontage				Depth	Factor	Code		
Tif District # 0		11.Regular Lot					%		1.Unimproved	
Sale Data		12.Delta Triangle					%		2.Excess Frtg	
		13.Nabla Triangle					%		3.Topography	
		14.Rear Land					%		4.Size/Shape	
		15.Class I Road					%		5.Access	
							%		6.Restriction	
Price 165,000							%		7.Open Space	
Sale Type 2 Land & Buildings		Square Foot		Square Feet					8.View/Environ	
1.Land	4.Mobile			7.C/I L&B	29	2,500	75	%	0	9.Fract Share
2.L & B	5.Other			8.				%		Acres
3.Building	6.C/I Land			9.				%		30.Utility R O W
								%		31.Tillable
Financing 9 Unknown							%		32.Pasture	
1.Convent	4.Seller	7.					%		33.Orchard	
2.FHA/VA	5.Private	8.					%		34.Softwood F&O	
3.Assumed	6.Cash	9.Unknown					%		35.Mixed Wood F&O	
Validity 1 Arms Length Sale		Fract. Acre		Acreege/Sites					36.Hardwood F&O	
1.Valid	4.Split			7.Renovate	21	1.00	100	%	0	37.Softwood TG
2.Related	5.Partial			8.Other	28	3.00	100	%	0	38.Mixed Wood TG
3.Distress	6.Exempt			9.				%		39.Hardwood TG
								%		40.Wasteland
Verified 5 Public Record		Acres							41.Open Space	
1.Buyer	4.Agent			7.Family				%		42.Mobile Home Si
2.Seller	5.Pub Rec			8.Other				%		43.Condo Site
3.Lender	6.MLS			9.				%		44.Lot Improvemen
										45.Subdivision Lo
				Total Acreage		4.00				

Washburn

Map Lot 014-004

Account 728

Location 13 Riverside Drive N

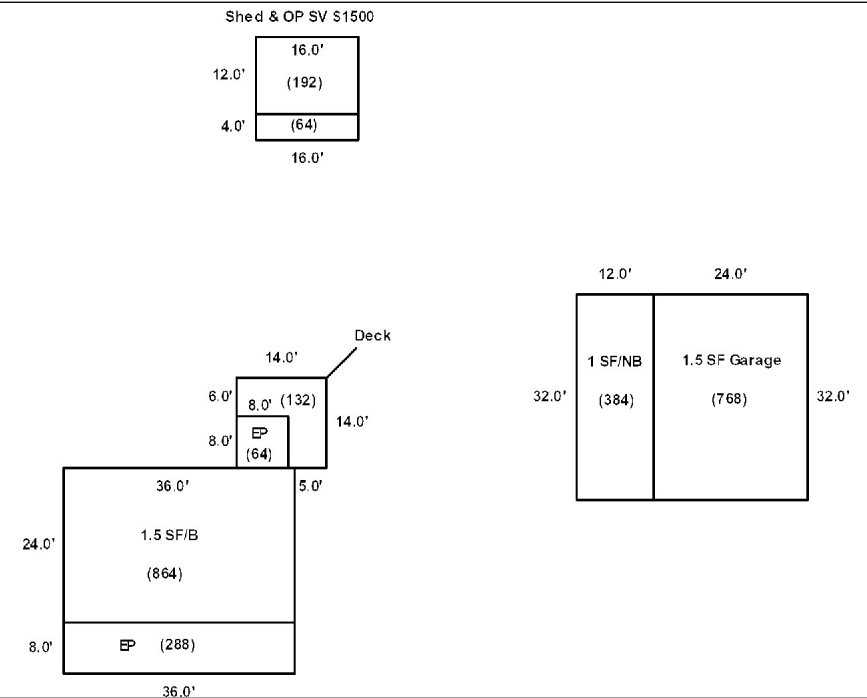
Card 1 Of 1 8/23/2023

Building Style 8 Log Home			SF Bsmt Living 432			Layout 1 Typical		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade 4 100			1.Typical 4. 7.		
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL 0			2.Inadeq 5. 8.		
3.R Ranch	7.Contemp	11.Split	Heat Type 100% 5 Forced Warm Air			3.Poor 6. 9.		
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 1			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories 4 One & 1/2 Story			4.Steam 8.Fl/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Partial 8.		
Exterior Walls 1 Wood Siding			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.Wood	5.Stucco	9.T-111	Kitchen Style 2 Typical			Unfinished % 0%		
2.Vin/Al	6.Brick	10.Other	1.Modern 4.Obsolete 7.			Grade & Factor 4 Good 105%		
3.Compos.	7.Stone	11.	2.Typical 5. 8.			1.E Grade 4.B Grade 7.		
4.Asbestos	8.Concrete	12.	3.Old Type 6. 9.None			2.D Grade 5.A Grade 8.SC Grade		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) 864		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 6 Good		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1985			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.	 TRIO Software A Division of Harris Computer Systems					
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.							
 TRIO Software A Division of Harris Computer Systems						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		

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1985	288	3 100	4	0 %	100 %		2.Two Story Fram
22 Encl Frame Porch	1985	64	3 100	4	0 %	100 %		3.Three Story Fr
68 Wood Deck	1990	132	2 115	4	0 %	100 %		4.1 & 1/2 Story
82 1.5 S-Gar	1985	768	3 95	4	0 %	100 %		5.1 & 3/4 Story
1 One Story Frame	1985	384	2 115	4	0 %	100 %		6.2 & 1/2 Story
24 Frame Shed	0				%	%	1,500	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 014-004A

Account 716

Location 1134 Washburn Road

Card 1 Of 1 8/23/2023

Miller, Penny R
PO Box 74
Washburn ME 04786

B4682P23

Previous Owner
Maynard, Craig Allen
Maynard, Penny P.
1134 Washburn Road
Washburn ME 04786
Sale Date: 3/27/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

* New garage for 2020 assessed at 80% functional for being fully attached. 7-2-2020

*1-23-2019 MH HUD # UST 032360.

Washburn

Property DataNeighborhood **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 **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**Tif District # **0****Sale Data**Sale Date **3/25/2009**Price **20,000**Sale Type **2 Land & Buildings**

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

Financing

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

Validity

1.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	6,500	32,000	0	38,500
------	-------	--------	---	--------

2013	8,500	32,000	0	40,500
------	-------	--------	---	--------

2015	8,500	32,000	0	40,500
------	-------	--------	---	--------

2018	8,500	32,000	0	40,500
------	-------	--------	---	--------

2019	16,500	29,100	20,000	25,600
------	--------	--------	--------	--------

2020	16,500	34,700	25,000	26,200
------	--------	--------	--------	--------

2021	16,500	34,800	25,000	26,300
------	--------	--------	--------	--------

2022	16,500	37,900	25,000	29,400
------	--------	--------	--------	--------

2023	22,000	44,700	25,000	41,700
------	--------	--------	--------	--------

Land Data**Front Foot**

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Class I Road

Square Foot

16.Class II Road
17.Municipal Rese
18.Munic Sep Lago
19.Gravel Pit
20.Industrial Bas

Fract. Acre

21.Developed Pave
22.Undev Paved (F
23.Developed Grav
Acres
24.Undev Gravel (
25.Comm Base Pave
26.Comm Base Grav
27.Backlot
28.Rear Land
29.Pavement

Type**Effective****Frontage****Depth****Influence****Factor****Code****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
Total Acreage		1.00				

Washburn

Map Lot 014-004A

Account 716

Location 1134 Washburn Road

Card 1

Of 1

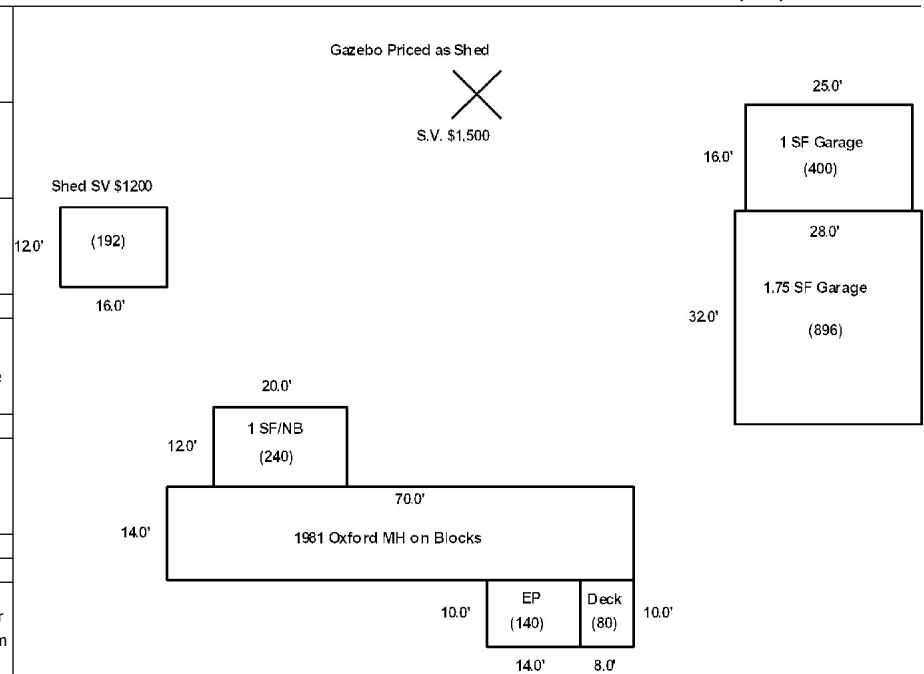
8/23/2023

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

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
880 Oxford M/H	1981	14x70	5 100	3	0 %	100 %	
22 Encl Frame Porch	1990	140	2 110	3	0 %	100 %	
68 Wood Deck	1990	80	3 95	4	0 %	100 %	
18 1 S-MH add	1990	240	2 110	3	0 %	100 %	
83 1.75 S-Gar	1980	896	2 115	4	0 %	100 %	
24 Frame Shed	0				%	%	1,200
23 Frame Garage	2020	400	2 115	4	0 %	80 %	
24 Frame Shed	2021				%	%	1,500
					%	%	
					%	%	



Map Lot 014-005

Account 720

Location 5 Riverside Drive N

Card 1 Of 1 8/23/2023

MAYNARD, CATHERINE
5 RIVERSIDE DRIVE N
WASHBURN ME 04786

B803P52 B4741P107

Previous Owner
Maynard, Gary E
5 RIVERSIDE DRIVE N

WASHBURN ME 04786
Sale Date: 3/27/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Washburn

Property Data			Assessment Record						
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.			Year	Land	Buildings	Exempt	Total		
			2012	4,600	43,400	8,800	39,200		
			2013	6,000	43,400	8,800	40,600		
			2015	6,000	43,400	9,000	40,400		
Utilities 4 Drilled Well 6 Septic System 1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None			2018	6,000	43,400	18,400	31,000		
			2019	11,700	53,200	20,000	44,900		
			2020	11,700	53,100	25,000	39,800		
			2021	11,700	53,200	25,000	39,900		
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			2022	11,700	55,700	25,000	42,400		
			2023	15,600	65,900	25,000	56,500		
			Land Data						
TG PLAN YEAR 0 Tif District # 0 Sale Data Sale Date 3/27/2023 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			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
				11.Regular Lot			%		1.Unimproved
				12.Delta Triangle			%		2.Excess Frtg
				13.Nabla Triangle			%		3.Topography
				14.Rear Land			%		4.Size/Shape
				15.Class I Road			%		5.Access
							%		6.Restriction
							%		7.Open Space
							%		8.View/Environ
Square Foot 16.Class II Road 17.Municipal Rese 18.Munic Sep Lago 19.Gravel Pit 20.Industrial Bas			Square Foot	Square Feet				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	
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
Fract. Acre 21.Developed Pave 22.Undev Paved (F 23.Developed Grav Acres 24.Undev Gravel (25.Comm Base Pave 26.Comm Base Grav 27.Backlot 28.Rear Land 29.Pavement			Fract. Acre	Acreage/Sites					
				21	0.50	100	%	0	
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
Verified 1 Buyer 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage	0.50					

Washburn

Map Lot 014-005

Account 720

Location 5 Riverside Drive N

Card 1

Of 1

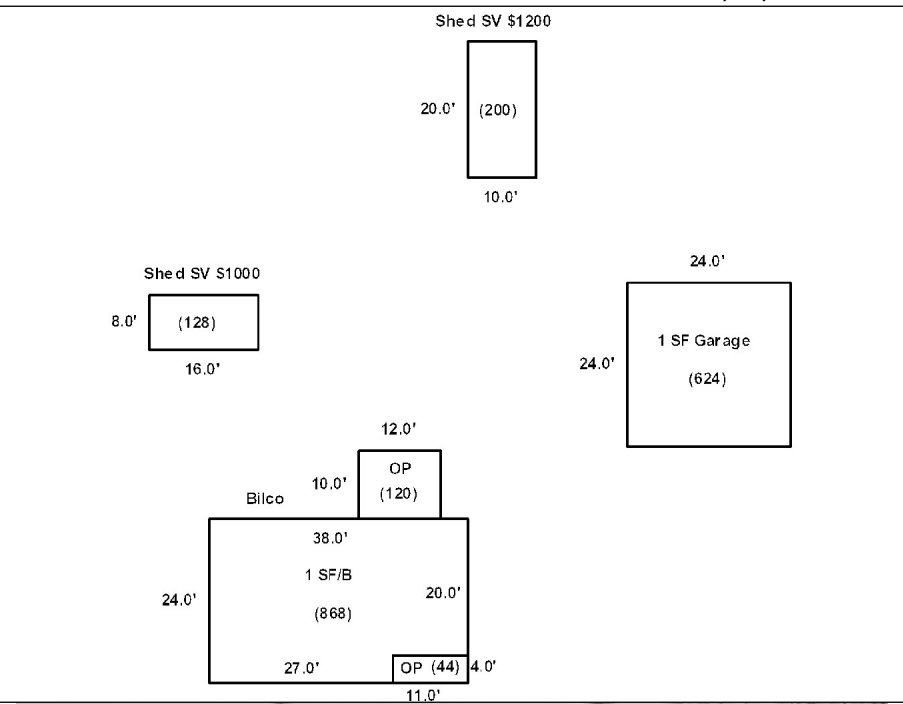
8/23/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 3 Heat Pump	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 868
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1959	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1959	44	2 115	4	0 %	100 %	
21 Open Frame	2010	120	2 115	4	0 %	100 %	
23 Frame Garage	2000	624	3 95	4	0 %	100 %	
24 Frame Shed	0				%	%	1,200
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 014-006

Account 129

Location 1111 WASHBURN ROAD

Card 1 Of 1 8/23/2023

KCH PARTNERSHIP
C/O Larry Hallowell
Presque Isle ME 04769

B5913P232

Previous Owner
1111 WASHBURN RD, LLC
c/o ANTHONY FASOLAS
110 WILLOUGHBY ROAD
SANWOOD NJ 07023
Sale Date: 7/16/2019

Previous Owner
SMITH, TODD
4002 BROAD STREET

BROOKSVILLE FL 34604
Sale Date: 7/19/2012

Previous Owner
FM611, LTD
18383 Preston Road
Suite 202
Dallas TX 75252
Sale Date: 10/06/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*5-10-2019 Dwelling was vacant at time of reval.

Washburn

Property DataNeighborhood **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 6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

TG PLAN YEAR **0**Tif District # **0****Sale Data**Sale Date **7/16/2019**Price **15,000**Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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	6,700	35,100	0	41,800
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2013	8,700	35,100	0	43,800
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2015	8,700	35,100	0	43,800
------	-------	--------	---	--------

2018	8,700	35,100	0	43,800
------	-------	--------	---	--------

2019	16,700	17,500	0	34,200
------	--------	--------	---	--------

2020	16,700	17,500	0	34,200
------	--------	--------	---	--------

2021	16,700	600	0	17,300
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2022	16,700	600	0	17,300
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2023	22,200	600	0	22,800
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Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Utility R O W
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
		Total Acreage		1.32		

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Class I Road

Square Foot

16.Class II Road
17.Municipal Rese
18.Munic Sep Lago
19.Gravel Pit
20.Industrial Bas

Fract. Acre

21.Developed Pave
22.Undev Paved (F
23.Developed Grav
Acres
24.Undev Gravel (
25.Comm Base Pave
26.Comm Base Grav
27.Backlot
28.Rear Land
29.Pavement

Type**Effective****Frontage****Depth****Influence****Factor****Code****Influence Codes****Frontage****Depth****Factor****Code**

Washburn

Map Lot 014-006

Account 129

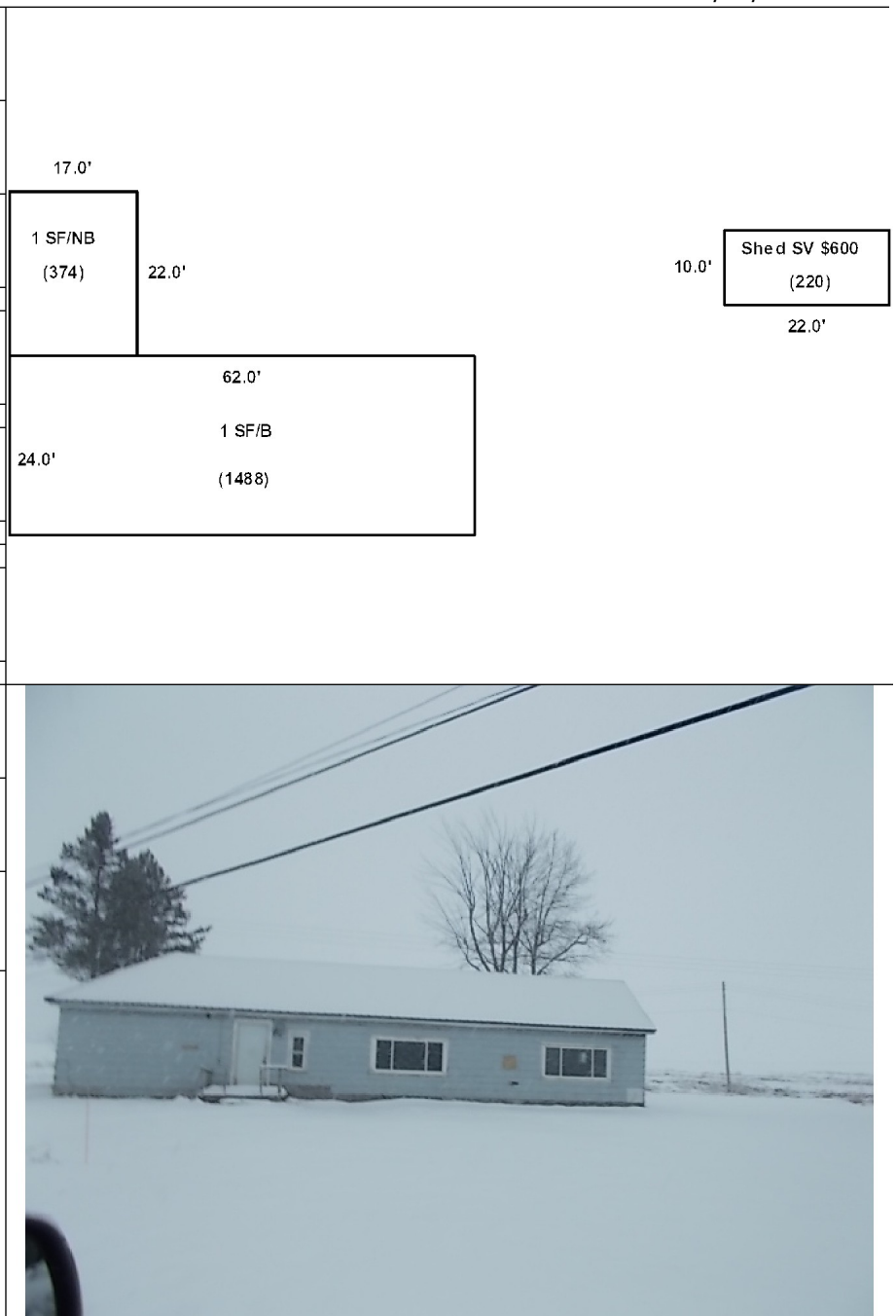
Location 1111 WASHBURN ROAD

Card 1 Of 1 8/23/2023

Building Style			SF Bsm't Living			Layout		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsm't Grade			1.Typical	4.	7.
2.Ranch	6.Salt Box	10.Other	OPEN 5 OPTIONAL			2.Inadeq	5.	8.
3.R Ranch	7.Contemp	11.Split	Heat Type 100%			3.Poor	6.	9.
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.
Stories			4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 100%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Wood	5.Stucco	9.T-111	Kitchen Style			Unfinished %		
2.Vin/Al	6.Brick	10.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.	 TRIO Software A Division of Harris Computer Systems					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
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								
Wet Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
						Econ. % Good		
						Economic Code		
						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 11/13/2018

Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
24.Frame Shed	0				%	%	600	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



HOYT, DEBORAH M (McPherson)
7 NORTH WHITE ROAD
WASHBURN ME 04786

HOYT, DEBORAH M (McPherson) 7 NORTH WHITE ROAD WASHBURN ME 04786			Property Data			Assessment Record							
			Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
						2012	6,600	18,600	8,800	16,400			
			Tree Growth Year 0			2013	8,600	18,600	8,800	18,400			
			1ST MORTGAGE 0			2015	8,600	18,600	9,000	18,200			
2ND MORTGAGE 0			2018	8,600	18,600	18,400	8,800						
B3996P161			Zone/Land Use 1 Residential			2019	16,600	14,200	0	30,800			
						2020	16,600	14,100	0	30,700			
			Secondary Zone			2021	16,600	14,200	0	30,800			
						2022	16,600	14,900	0	31,500			
			1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2023	22,100	17,700	0	39,800			
			Utilities 4 Drilled Well 6 Septic System										
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None										
			Street 1 Paved										
			1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			Land Data							
			TG PLAN YEAR 0			Front Foot		Type	Effective		Influence		Influence Codes
									Frontage	Depth	Factor	Code	
Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Class I Road					%		1.Unimproved			
								%		2.Excess Frtg			
X			Sale Data					%		3.Topography			
								%		4.Size/Shape			
Date			Price 28,000					%		5.Access			
								%		6.Restriction			
No./Date			Sale Type 2 Land & Buildings					%		7.Open Space			
								%		8.View/Environ			
			1.Land 4.Mobile 7.C/I L&B 2.L & B 5.Other 8. 3.Building 6.C/I Land 9.					%		9.Fract Share			
								%		Acres			
			Financing 1 Conventional					%		30.Utility R O W			
								%		31.Tillable			
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown					%		32.Pasture			
								%		33.Orchard			
			Validity 1 Arms Length Sale					%		34.Softwood F&O			
								%		35.Mixed Wood F&O			
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			21	1.00	100	%	0	36.Hardwood F&O		
						28	0.20	100	%	0	37.Softwood TG		
Washburn			Verified 5 Public Record						%		38.Mixed Wood TG		
									%		39.Hardwood TG		
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.						%		40.Wasteland		
									%		41.Open Space		
			24.Undev Gravel (25.Comm Base Pave 26.Comm Base Grav 27.Backlot 28.Rear Land 29.Pavement						%		42.Mobile Home Si		
									%		43.Condo Site		
						Total Acreage		1.20			44.Lot Improvemen		
											45.Subdivision Lo		
											46.Heavy Ind Sit		

Washburn

Washburn

Map Lot 014-007

Account 759

Location 7 NORTH WHITE ROAD

Card 1

Of 1

8/23/2023

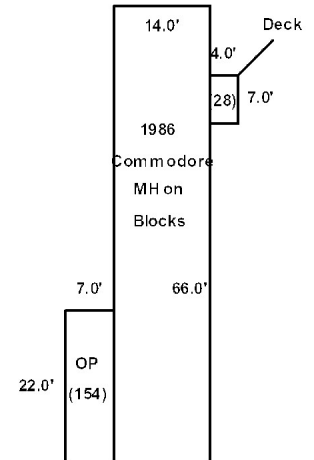
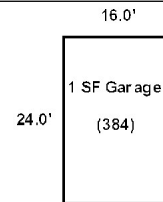
Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA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

Date Inspected 4/30/2019

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
756 Commodore	1986	14x66	5 100	3	0 %	100 %	
21 Open Frame	1990	154	2 115	3	0 %	100 %	
68 Wood Deck	1995	28	2 100	3	0 %	100 %	
23 Frame Garage	1980	384	3 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
			2012	5,900	62,300	14,080	54,120			
Tree Growth Year 0			2013	7,700	62,300	14,080	55,920			
1ST MORTGAGE 0			2015	7,700	62,300	14,400	55,600			
2ND MORTGAGE 0				7,700	62,300	23,920	46,080			
Zone/Land Use 1 Residential			2018	7,700	62,300	23,920	46,080			
Secondary Zone			2019	17,900	64,000	26,000	55,900			
			2020	17,900	63,700	31,000	50,600			
Topography 2 Rolling			2021	17,900	64,000	31,000	50,900			
1.Level	4.Below St	7.LevelBog	2022	17,900	67,200	31,000	54,100			
2.Rolling	5.Low	8.	2023	22,900	80,000	31,000	71,900			
3.Above St	6.Swampy	9.								
Utilities 4 Drilled Well 6 Septic System										
1.Public	4.Dr Well	7.Cesspool								
2.Water	5.Dug Well	8.								
3.Sewer	6.Septic	9.None								
Street 1 Paved										
1.Paved	4.Proposed	7.	Land Data							
2.Semi Imp	5.R/O/W	8.								
3.Gravel	6.	9.None	Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
TG PLAN YEAR 0							%			1.Unimproved
Tif District # 0							%			2.Excess Frtg
Sale Data							%			3.Topography
Sale Date							%			4.Size/Shape
Price							%			5.Access
Sale Type							%			6.Restriction
1.Land	4.Mobile	7.C/I L&B	Square Foot		Square Feet			7.Open Space		
2.L & B	5.Other	8.		29	1,200	100	%	0	8.View/Environ	
3.Building	6.C/I Land	9.					%		9.Fract Share	
Financing							%		Acre	
1.Convent	4.Seller	7.					%		30.Utility R O W	
2.FHA/VA	5.Private	8.					%		31.Tillable	
3.Assumed	6.Cash	9.Unknown					%		32.Pasture	
							%		33.Orchard	
Validity			Fract. Acre	Acreage/Sites				34.Softwood F&O		
1.Valid	4.Split	7.Renovate		21	0.82	100	%	0	35.Mixed Wood F&O	
2.Related	5.Partial	8.Other					%		36.Hardwood F&O	
3.Distress	6.Exempt	9.					%		37.Softwood TG	
Verified							%		38.Mixed Wood TG	
1.Buyer	4.Agent	7.Family					%		39.Hardwood TG	
2.Seller	5.Pub Rec	8.Other					%		40.Wasteland	
3.Lender	6.MLS	9.					%		41.Open Space	
			Total Acreage 0.82					42.Mobile Home Si		
								43.Condo Site		
								44.Lot Improvemen		
								45.Subdivision Lo		
								46.Heavy Ind. Sit		

Washburn

Map Lot 014-008

Account 132

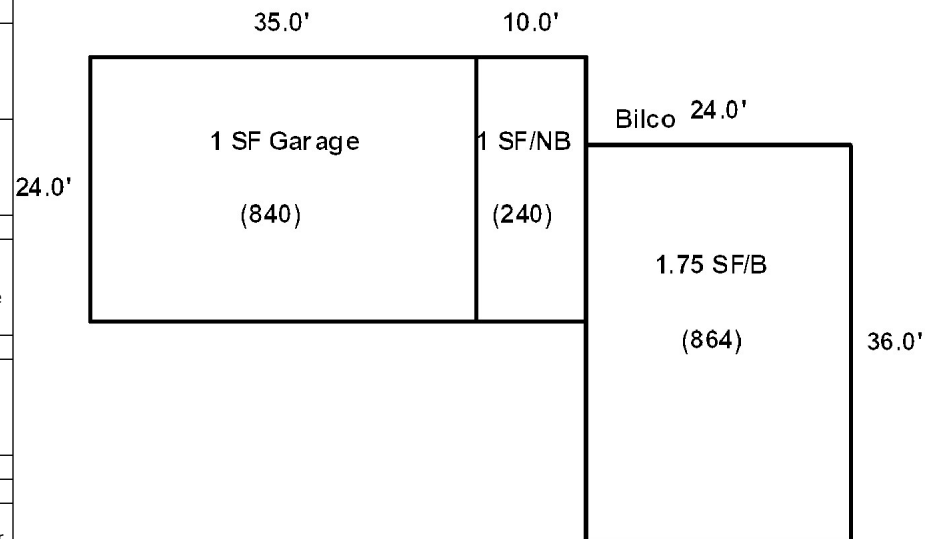
Location 1059 Washburn Road

Card 1 Of 1 8/23/2023

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
			OPEN 5 OPTIONAL 0			2.Inadeq 5. 8.		
2.Ranch	6.Salt Box	10.Other	Heat Type 100% 1 Hot Water BB			3.Poor 6. 9.		
3.R Ranch	7.Contemp	11.Split	1.HWB	5.FWA	9.No Heat	Attic 9 None		
4.Cape	8.Log	12.	2.HWC	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Dwelling Units 1			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Other Units 0			4.Steam	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None
Stories 5 One & 3/4 Story			Cool Type 0% 9 None			Insulation 1 Full		
1.1	4.1.5	7.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
2.2	5.1.75	8.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.
3.3	6.2.5	9.	3.H Pump	6.	9.None	3.Capped	6.	9.None
Exterior Walls 2 Vinyl/Aluminum			Kitchen Style 2 Typical			Unfinished % 0%		
1.Wood	5.Stucco	9.T-111	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 110%		
2.Vin/Al	6.Brick	10.Other	2.Typical	5.	8.	1.E Grade	4.B Grade	7.
3.Compos.	7.Stone	11.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade
4.Asbestos	8.Concrete	12.	Bath(s) Style 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
Roof Surface 1 Asphalt Shingles			1.Modern	4.Obsolete	7.	SQFT (Footprint) 864		
1.Asphalt	4.Composit	7.	2.Typical	5.	8.	Condition 5 Above Average		
2.Slate	5.Wood	8.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
3.Metal	6.Other	9.	# Rooms 5			2.Fair	5.Avg+	8.Exc
SF Masonry Trim 0			# Bedrooms 3			3.Avg-	6.Good	9.Same
OPEN-3-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
OPEN-4-CUSTOM 0			# Half Baths 0			Funct. % Good 100%		
Year Built 1950			# Addn Fixtures 0			Functional Code 9 None		
Year Remodeled 0			# Fireplaces 0			1.Incomp	4.Delap	7.No Power
Foundation 1 Concrete			 TRIO Software A Division of Harris Computer Systems					
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 0								
Wet Basement 2 Damp Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
1 One Story Frame	1950	240	2 115	4	0 %	100 %		3.Three Story Fr
23 Frame Garage	1950	840	3 100	4	0 %	80 %		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 014-009

Account 94

Location 1053 WASHBURN ROAD

Card 1 Of 1 8/23/2023

HARRIS, TYLER
1053 WASHBURN ROAD
WASHBURN ME 04786

B5257P96 B5258P31

Previous Owner
THE BANK OF MAINE
P.O. BOX 190

GARDINER ME 04345
Sale Date: 11/22/2013

Previous Owner
Plummer, Bobbi Jo
Plummer, Terry
P.O. Box 645
Washburn ME 04786
Sale Date: 3/19/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*1-23-2019 -20% for attached garage

Washburn

Property DataNeighborhood **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 **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**Tif District # **0****Sale Data**Sale Date **11/22/2013**Price **60,000**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	4,900	54,500	8,800	50,600
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2013	6,400	54,500	0	60,900
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2015	6,400	54,500	0	60,900
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2018	6,400	54,500	0	60,900
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2019	15,600	58,900	0	74,500
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2020	15,600	58,900	0	74,500
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2021	15,600	58,900	25,000	49,500
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2022	15,600	61,800	25,000	52,400
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2023	19,800	73,600	25,000	68,400
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Land Data**Front Foot**

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Class I Road

Square Foot

16.Class II Road
17.Municipal Rese
18.Munic Sep Lago
19.Gravel Pit
20.Industrial Bas

Fract. Acre

21.Developed Pave
22.Undev Paved (F
23.Developed Grav
Acres
24.Undev Gravel (
25.Comm Base Pave
26.Comm Base Grav
27.Backlot
28.Rear Land
29.Pavement

Type**Effective****Frontage****Depth****Influence****Factor****Code****Influence Codes**

				%		1.Unimproved
				%		2.Excess Frtg
				%		3.Topography
				%		4.Size/Shape
				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ

Square Feet

29	1,200	100	%	0	9.Fract Share
			%		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

Acres/Sites

21	0.58	100	%	0	
			%		
			%		
			%		
			%		
			%		
			%		
			%		
			%		

Total Acreage 0.58

Washburn

Map Lot 014-009

Account 94

Location 1053 WASHBURN ROAD

Card 1 Of 1 8/23/2023

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch			OPEN 5 OPTIONAL 0			2.Inadeq 5. 8.		
3.R Ranch	7.Contemp	11.Split	Heat Type 100% 1 Hot Water BB			3.Poor 6. 9.		
4.Cape	8.Log	12.	1.HWB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 1			2.HWC1 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam 8.Fl/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 100% 3 Heat Pump			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Partial 8.		
Exterior Walls 2 Vinyl/Aluminum			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.Wood	5.Stucco	9.T-111	Kitchen Style 2 Typical			Unfinished % 0%		
2.Vin/Al	6.Brick	10.Other	1.Modern 4.Obsolete 7.			Grade & Factor 3 Average 105%		
3.Compos.	7.Stone	11.	2.Typical 5. 8.			1.E Grade 4.B Grade 7.		
4.Asbestos	8.Concrete	12.	3.Old Type 6. 9.None			2.D Grade 5.A Grade 8.SC Grade		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) 1092		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 4			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 2			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1990			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.	 TRIO Software A Division of Harris Computer Systems					
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.						
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								

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
23.Frame Garage	1990	384	3 100	4	0 %	80 %		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

26.0'	42.0'	16.0'	24.0'
	1 SF/B (1092)	1 SF Garage (384)	



Map Lot 014-010

Account 93

Location 1047 WASHBURN ROAD

Card 1 Of 1 8/23/2023

RIBERDY, JACALYN A
1047 WASHBURN ROAD
WASHBURN ME 04786

B4638P65 B4638P67

Previous Owner
Plummer, Bobby Jo
Plummer, Terry
P.O. Box 645
Washburn ME 04786
Sale Date: 10/16/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*1-23-2019 MH HUD # RAD 300531

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 **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**Tif District # **0**

Sale Data

Sale Date **10/20/2008**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 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	4,400	24,800	8,800	20,400
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2013	5,700	24,800	8,800	21,700
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2015	5,700	24,800	9,000	21,500
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2018	5,700	24,800	18,400	12,100
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2019	14,100	18,700	20,000	12,800
------	--------	--------	--------	--------

2020	14,100	18,700	25,000	7,800
------	--------	--------	--------	-------

2021	14,100	18,700	25,000	7,800
------	--------	--------	--------	-------

2022	14,100	19,600	25,000	8,700
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2023	17,800	23,100	25,000	15,900
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Land Data

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Class I Road

Square Foot

16.Class II Road
17.Municipal Rese
18.Munic Sep Lago
19.Gravel Pit
20.Industrial Bas

Fract. Acre

21.Developed Pave
22.Undev Paved (F
23.Developed Grav
Acres
24.Undev Gravel (
25.Comm Base Pave
26.Comm Base Grav
27.Backlot
28.Rear Land
29.Pavement

Type

Effective

Frontage

Depth

Influence

Factor

Code

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

Total Acreage 0.45

Washburn

Map Lot 014-010

Account 93

Location 1047 WASHBURN ROAD

Card 1

Of 1

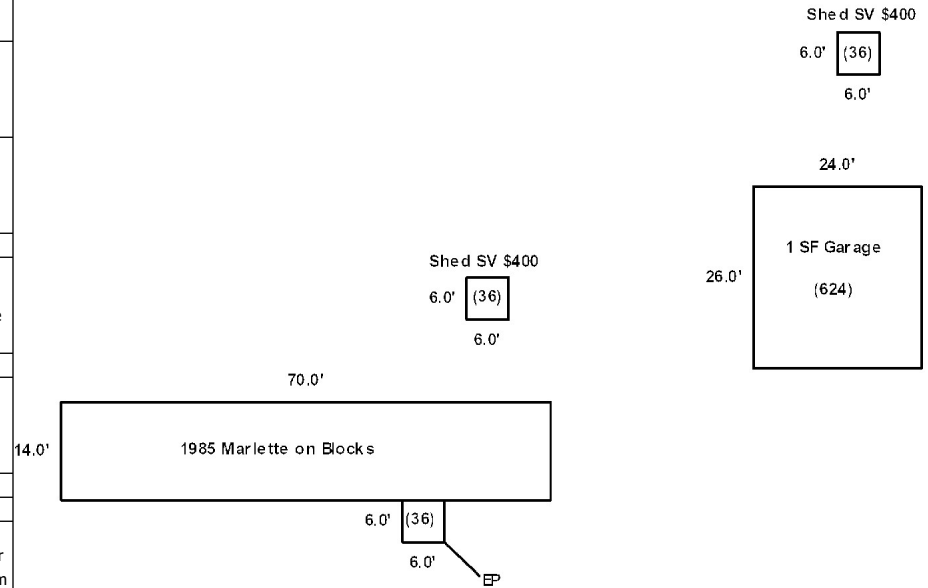
8/23/2023

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

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
852 Marlette	M/H 1985	14x70	5 100	4	0 %	100 %		1.One Story Fram
22 Encl Frame Porch	1990	36	2 105	3	0 %	100 %		2.Two Story Fram
23 Frame Garage	1980	624	3 95	4	0 %	100 %		3.Three Story Fr
24 Frame Shed	0				%	%	400	4.1 & 1/2 Story
24 Frame Shed	0				%	%	400	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 014-011

Account 1015

Location 1041 Washburn Road

Card 1 Of 1 8/23/2023

White, Kathleen M
c/o Patricia Bagley
Mapleton ME 04757

White, Kathleen M c/o Patricia Bagley Mapleton ME 04757			Property Data			Assessment Record							
			Neighborhood 1 Neighborhood One			Year	Land	Buildings		Exempt	Total		
			Tree Growth Year 0			2012	5,300	65,600		8,800	62,100		
			1ST MORTGAGE 0			2013	6,900	65,600		8,800	63,700		
			2ND MORTGAGE 0			2015	6,900	65,600		9,000	63,500		
			Zone/Land Use 1 Residential			2018	6,900	65,600		18,400	54,100		
			Secondary Zone			2019	17,000	59,100		20,000	56,100		
						2020	17,000	59,100		25,000	51,100		
			Topography 2 Rolling			2021	17,000	59,100		25,000	51,100		
						1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2022	17,000	62,100		25,000
						2023	21,500	73,900		25,000	70,400		
Utilities 4 Drilled Well 6 Septic System													
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None													
						Street 1 Paved							
			1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None										
			TG PLAN YEAR 0										
			Tif District # 0										
			Sale Data										
X Date			Sale Date			Front Foot		Type	Effective		Influence		Influence Codes
			Price						Frontage	Depth	Factor	Code	
			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										
Notes: *1-23-2019 -20% for attached garage			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot		Square Feet				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	
			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.										
Washburn						Fract. Acre		Acreage/Sites					
			1.Developed Pave 21					0.67		100		%	0
			2.Undev Paved (F									%	
			23.Developed Grav									%	
			Acres									%	
			24.Undev Gravel (			Total Acreage		0.67					
			25.Comm Base Pave										
			26.Comm Base Grav										
			27.Backlot										
			28.Rear Land										
			29.Pavement										

Washburn

Map Lot 014-011

Account 1015

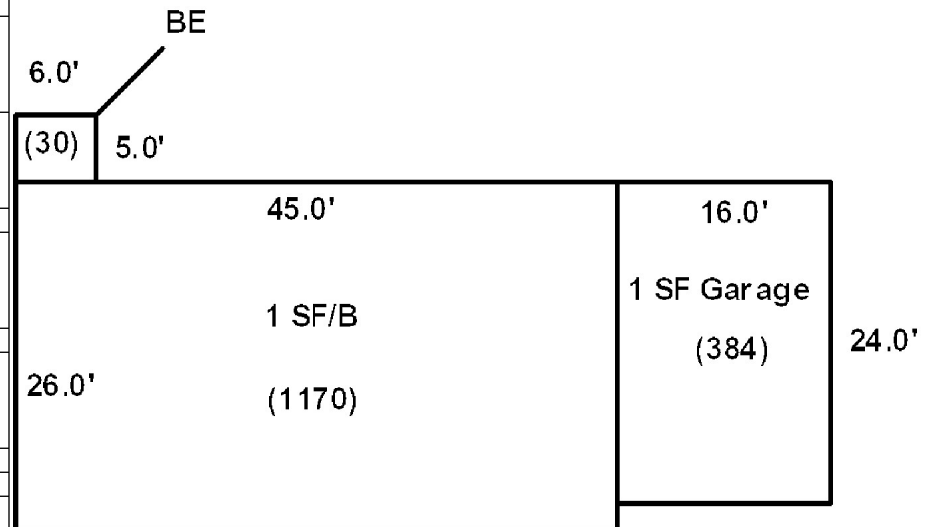
Location 1041 Washburn Road

Card 1 Of 1 8/23/2023

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Garrison	9.Gambrel	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch			OPEN 5 OPTIONAL 0			2.Inadeq 5. 8.		
3.R Ranch	7.Contemp	10.Other	Heat Type 100%			1 Hot Water BB		
4.Cape	8.Log	12.	1.HWB 5.FWA 9.No Heat			3.Poor 6. 9.		
Dwelling Units 1			2.HWC 6.GravWA 10.			Attic 9 None		
Other Units 0			3.H Pump 7.Electric 11.			1.1/4 Fin 4.Full Fin 7.		
Stories 1 One Story			4.Steam 8.Fl/Wall 12.			2.1/2 Fin 5.F/Stair 8.		
1.1	4.1.5	7.	Cool Type 0%			9 None		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			Insulation 1 Full		
3.3	6.2.5	9.	2.Evapor 5. 8.			1.Full 4.Minimal 7.		
Exterior Walls 2 Vinyl/Aluminum			3.H Pump 6. 9.None			2.Heavy 5.Partial 8.		
1.Wood	5.Stucco	9.T-111	Kitchen Style 2 Typical			3.Capped 6. 9.None		
2.Vin/Al	6.Brick	10.Other	1.Modern 4.Obsolete 7.			Unfinished % 0%		
3.Compos.	7.Stone	11.	2Typical 5. 8.			Grade & Factor 3 Average 105%		
4.Asbestos	8.Concrete	12.	3.Old Type 6. 9.None			1.E Grade 4.B Grade 7.		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			2.D Grade 5.A Grade 8.SC Grade		
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			3.C Grade 6.AA Grade 9.Same		
2.Slate	5.Wood	8.	2Typical 5. 8.			SQFT (Footprint) 1170		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			Condition 5 Above Average		
SF Masonry Trim 0			# Rooms 4			1.Poor 4.Avg 7.V G		
OPEN-3-CUSTOM 0			# Bedrooms 2			2.Fair 5.Avg+ 8.Exc		
OPEN-4-CUSTOM 0			# Full Baths 1			3.Avg- 6.Good 9.Same		
Year Built 1965			# Half Baths 0			Phys. % Good 0%		
Year Remodeled 0			# Addn Fixtures 0			Funct. % Good 100%		
Foundation 1 Concrete			# Fireplaces 0			Functional Code 9 None		
1.Concrete	4.Wood	7.	 TRIO Software A Division of Harris Computer Systems					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
23 Frame Garage	1965	384	3 100	5	0 %	80 %		3.Three Story Fr
40 Basement Entry	1965	30	9 100	9	0 %	100 %		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 014-012

Account 237

Location 1094 WASHBURN ROAD

Card 1 Of 1 8/23/2023

WASHBURN TRAILSIDE, LLC
1060 WASHBURN ROAD
WASHBURN ME 04786

B5359P217

Previous Owner
Ciena Capital, LLC
c/o Roger Malman
212 South Tryon Street
Charlotte NC 28281
Sale Date: 7/18/2014

Previous Owner
Griffin, Arthur W.
54 Riverside Drive North

Washburn ME 04786
Sale Date: 8/19/2008

Previous Owner
Griffin's One Stop
Arthur W. Griffin
1094 Washburn Road
Washburn ME 04786
Sale Date: 8/28/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*Garage converted to store/diner

Washburn

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 **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**Tif District # **0**

Sale Data

Sale Date **7/18/2014**

Price

Sale Type **2 Land & Buildings**

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

Financing **1 Conventional**

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

Validity **3 Distressed Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
------	------	-----------	--------	-------

2012	13,300	112,500	0	125,800
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2013	17,300	112,500	0	129,800
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2015	17,300	112,500	0	129,800
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2018	17,300	112,500	0	129,800
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2019	33,300	123,200	0	156,500
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2020	33,300	123,200	0	156,500
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2021	33,300	123,200	0	156,500
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2022	33,300	129,400	0	162,700
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2023	37,300	154,000	0	191,300
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Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Utility R O W
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
		Total Acreage		1.58		

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Class I Road

Square Foot

16.Class II Road
17.Municipal Rese
18.Munic Sep Lago
19.Gravel Pit
20.Industrial Bas

Fract. Acre

21.Developed Pave
22.Undev Paved (F
23.Developed Grav
Acres
24.Undev Gravel (
25.Comm Base Pave
26.Comm Base Grav
27.Backlot
28.Rear Land
29.Pavement

Type

Effective

Frontage

Depth

Influence

Factor

Code

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

Total Acreage 1.58

Washburn

Map Lot 014-012

Account 237

Location 1094 WASHBURN ROAD

Card 1 Of 1 8/23/2023

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

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1990	1360	4 100	5	0 %	80 %		2.Two Story Fram
1 One Story Frame	1990	1840	3 100	5	0 %	80 %		3.Three Story Fr
1 One Story Frame	1990	800	3 100	5	0 %	80 %		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

20.0'	46.0'	34.0'
1 SF Diner (800)	1 SF/NB (1840)	1 SF 2 Bay Garage (1360)
40.0'	40.0'	40.0'

22.0'

22.0'

Pump Canopy
(484)



Washburn

Property Data			Assessment Record							
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total			
			2012	200	0	0	200			
Tree Growth Year 0			2013	200	0	0	200			
1ST MORTGAGE 0			2015	200	0	0	200			
2ND MORTGAGE 0			2018	200	0	0	200			
Zone/Land Use 1 Residential			2019	200	0	0	200			
Secondary Zone			2020	200	0	0	200			
Topography 2 Rolling			2021	200	0	0	200			
1.Level	4.Below St	7.LevelBog	2022	200	0	0	200			
2.Rolling	5.Low	8.	2023	200	0	0	200			
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.	Land Data							
2.Semi Imp	5.R/O/W	8.	Front Foot	Type	Effective		Influence		Influence Codes	
3.Gravel	6.	9.None			Frontage	Depth	Factor	Code		
TG PLAN YEAR 0							%			1.Unimproved
Tif District # 0							%			2.Excess Frtg
Sale Data							%			3.Topography
							%			4.Size/Shape
							%			5.Access
Sale Date 4/14/2014					%		6.Restriction			
Price 300					%		7.Open Space			
Sale Type 1 Land Only			Square Foot	Square Feet				8.View/Environ		
1.Land	4.Mobile	7.C/I L&B				%		9.Fract Share		
2.L & B	5.Other	8.				%		Acre		
3.Building	6.C/I Land	9.				%		30.Utility R O W		
Financing						%		31.Tillable		
1.Convent	4.Seller	7.				%		32.Pasture		
2.FHA/VA	5.Private	8.				%		33.Orchard		
3.Assumed	6.Cash	9.Unknown			%		34.Softwood F&O			
Validity 3 Distressed Sale			Fract. Acre	Acreage/Sites				35.Mixed Wood F&O		
1.Valid	4.Split	7.Renovate		28	0.35	100 %	0	36.Hardwood F&O		
2.Related	5.Partial	8.Other				%		37.Softwood TG		
3.Distress	6.Exempt	9.				%		38.Mixed Wood TG		
Verified 5 Public Record						%		39.Hardwood TG		
1.Buyer	4.Agent	7.Family				%		40.Wasteland		
2.Seller	5.Pub Rec	8.Other				%		41.Open Space		
3.Lender	6.MLS	9.			%		42.Mobile Home Si			
			Total Acreage		0.35			43.Condo Site		
								44.Lot Improvemen		
								45.Subdivision Lo		
								46.Heavy Ind Sit		

Washburn

Map Lot 014-013

Account 721

Location RIVERSIDE DRIVE S

Card 1 Of 1 8/23/2023

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

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

Map Lot 014-014

Account 754

Location 4 RIVERSIDE DRIVE S

Card 1 Of 1 8/23/2023

SMITH, MICHAEL R
4 RIVERSIDE DRIVE S
WASHBURN ME 04786

B4989P240

Previous Owner
Daniels, Taunna L.
4 Riverside Drive S

Washburn ME 04786
Sale Date: 10/20/2011

Previous Owner
Clark, Beverly M.
P.O. Box 662

Washburn ME 04786
Sale Date: 5/27/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*1-23-2019 -5% for attached garage

Washburn

Property DataNeighborhood **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 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**Tif District # **0****Sale Data**Sale Date **10/20/2011**Price **75,000**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	3,600	51,400	0	55,000
2013	4,600	51,400	8,800	47,200
2015	4,600	51,400	9,000	47,000
2018	7,600	51,400	18,400	40,600
2019	17,700	61,000	20,000	58,700
2020	17,700	60,500	25,000	53,200
2021	17,700	61,000	25,000	53,700
2022	17,700	64,000	25,000	56,700
2023	23,200	76,200	25,000	74,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Class I Road				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Class II Road	29	600	75	%	0	30.Utility R O W
17.Municipal Rese				%		31.Tillable
18.Munic Sep Lago				%		32.Pasture
19.Gravel Pit				%		33.Orchard
20.Industrial Bas				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Heavy Ind Sit
Total Acreage		1.08				

Washburn

Map Lot 014-014

Account 754

Location 4 RIVERSIDE DRIVE S

Card 1

Of 1

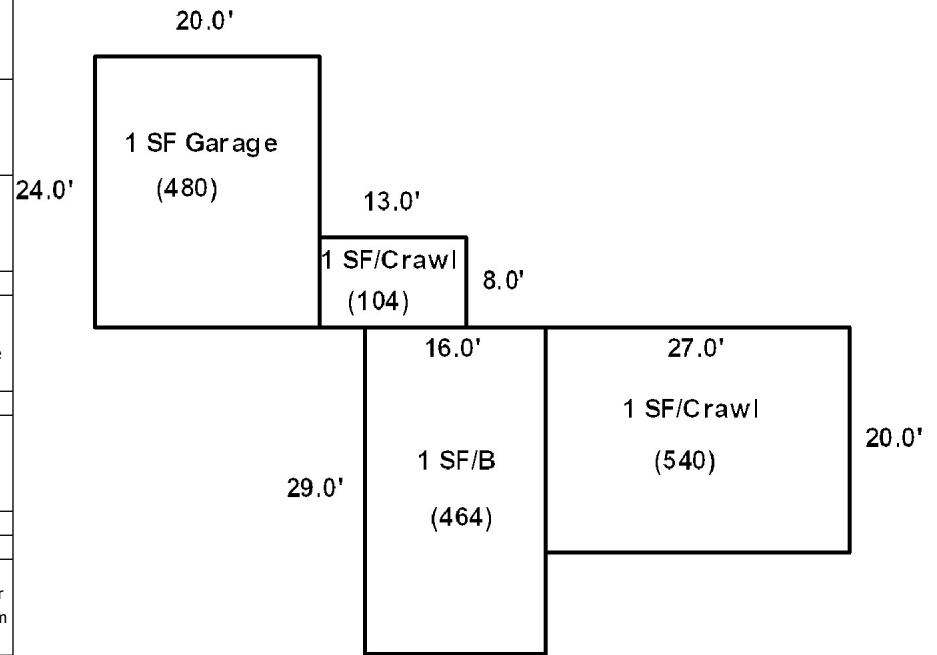
8/23/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 464
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1980	540	3 95	4	0 %	100 %	
1 One Story Frame	1975	104	2 115	4	0 %	100 %	
23 Frame Garage	1975	480	2 115	4	0 %	95 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Card 1 Of 1 8/23/2023

Washburn

Property Data			Assessment Record					
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 6 Septic System 1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None TG PLAN YEAR 0 Tif District # 0 Sale Data Sale Date 4/23/1974 Price 70,000 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. 			Year	Land	Buildings		Exempt	Total
			2012	6,100	65,500		8,800	62,800
			2013	7,900	65,500		8,800	64,600
			2015	7,900	65,500		14,400	59,000
2018	7,900	66,900		23,920	50,880			
	2019	19,700	66,200		26,000	59,900		
	2020	19,700	64,400		31,000	53,100		
2021	19,700	66,200		31,000	54,900			
2022	19,700	69,400		31,000	58,100			
2023	25,200	82,300		31,000	76,500			
Land Data								
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Class I Road	Type	Effective		Influence		Influence Codes		
		Frontage	Depth	Factor	Code			
				%		1.Unimproved		
				%		2.Excess Frtg		
				%		3.Topography		
				%		4.Size/Shape		
				%		5.Access		
				%		6.Restriction		
				%		7.Open Space		
				%		8.View/Environ		
Square Foot 16.Class II Road 17.Municipal Rese 18.Munic Sep Lago 19.Gravel Pit 20.Industrial Bas		Square Feet				9.Fract Share		
	29	1,200		100	% 0	Acres		
				%		30.Utility R O W		
				%		31.Tillable		
				%		32.Pasture		
				%		33.Orchard		
				%		34.Softwood F&O		
				%		35.Mixed Wood F&O		
				%		36.Hardwood F&O		
				%		37.Softwood TG		
Fract. Acre 21.Developed Pave 22.Undev Paved (F 23.Developed Grav Acres 24.Undev Gravel (25.Comm Base Pave 26.Comm Base Grav 27.Backlot 28.Rear Land 29.Pavement		Acreage/Sites				38.Mixed Wood TG		
	21	1.00		100	% 0	39.Hardwood TG		
	28	0.40		100	% 0	40.Wasteland		
				%		41.Open Space		
				%		42.Mobile Home Si		
				%		43.Condo Site		
				%		44.Lot Improvemen		
				%		45.Subdivision Lo		
				%				
				%				
Total Acreage				1.40				

Washburn

Map Lot 014-015

Account 285

Location 10 RIVERSIDE DRIVE S

Card 1

Of 1

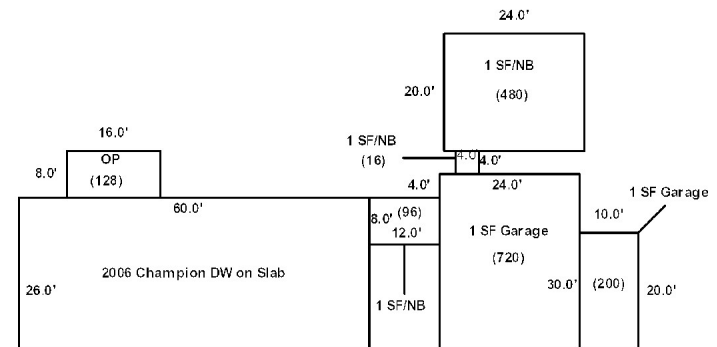
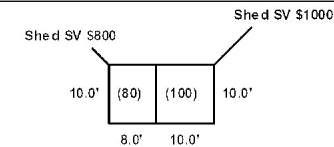
8/23/2023

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

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
992 Double Wide	2006	26x60	3 100	3	0 %	100 %	
48 Concrete Slab	2006	1560	3 100	4	0 %	100 %	
21 Open Frame	2006	128	3 95	4	0 %	100 %	
18 1 S-MH add	2006	96	2 110	4	0 %	100 %	
23 Frame Garage	2006	720	2 115	4	0 %	95 %	
23 Frame Garage	2016	200	2 115	4	0 %	80 %	
1 One Story Frame	2008	16	2 105	4	0 %	100 %	
1 One Story Frame	2008	480	2 105	4	0 %	100 %	
24 Frame Shed	0				%	% 1,000	
24 Frame Shed	0				%	% 800	



Map Lot 014-016

Account 1006

Location 16 RIVERSIDE DRIVE S

Card 1 Of 1 8/23/2023

MCPHERSON, RANDY L
MCPHERSON, LAURA J
16 Riverside Drive S
Washburn ME 04786

B5794P52

Previous Owner
THIBODEAU, BRIAN R.
THIBODEAU, NICOLE S.
P.O. BOX 1148
SABATTUS ME 04280
Sale Date: 7/03/2018

Previous Owner
Weeks, June
P.O. Box 84

Washburn ME 04786
Sale Date: 1/27/2008

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 4 Drilled Well 6 Septic System

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None

Street 1 Paved

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

TG PLAN YEAR 0

Tif District # 0

Sale Data

Sale Date 7/03/2018

Price 92,000

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	6,000	40,500	8,800	37,700
------	-------	--------	-------	--------

2013	7,800	40,500	8,800	39,500
------	-------	--------	-------	--------

2015	7,800	40,500	9,000	39,300
------	-------	--------	-------	--------

2018	7,800	50,200	18,400	39,600
------	-------	--------	--------	--------

2019	20,300	44,600	0	64,900
------	--------	--------	---	--------

2020	20,300	44,400	25,000	39,700
------	--------	--------	--------	--------

2021	20,300	44,600	25,000	39,900
------	--------	--------	--------	--------

2022	20,300	46,800	25,000	42,100
------	--------	--------	--------	--------

2023	25,800	55,400	25,000	56,200
------	--------	--------	--------	--------

Land Data

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Class I Road

Square Foot

16.Class II Road
17.Municipal Rese
18.Munic Sep Lago
19.Gravel Pit
20.Industrial Bas

Fract. Acre

21.Developed Pave
22.Undev Paved (F
23.Developed Grav
Acres
24.Undev Gravel (
25.Comm Base Pave
26.Comm Base Grav
27.Backlot
28.Rear Land
29.Pavement

Type

Effective

Frontage

Depth

Influence

Factor

Code

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

Total Acreage 1.03

Washburn

Map Lot 014-016

Account 1006

Location 16 RIVERSIDE DRIVE S

Card 1

Of 1

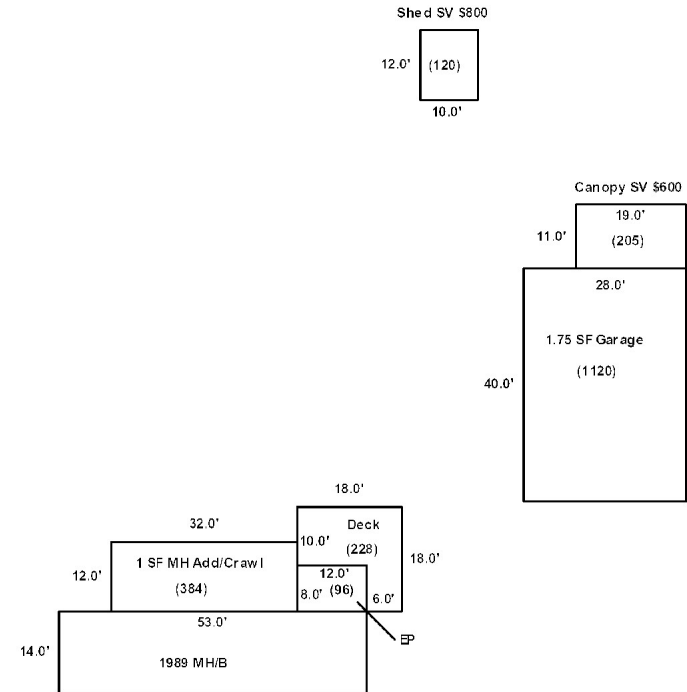
8/23/2023

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

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14Mobile Home	1989	14x53	4 100	3	0 %	100 %		1.One Story Fram
27 Unfin Basement	1989	742	3 90	4	0 %	100 %		2.Two Story Fram
18 1 S-MH add	1990	384	2 115	3	0 %	100 %		3.Three Story Fr
22 Encl Frame Porch	1990	96	2 110	3	0 %	100 %		4.1 & 1/2 Story
68 Wood Deck	1990	228	3 100	4	0 %	100 %		5.1 & 3/4 Story
83 1.75 S-Gar	1990	1120	3 100	4	0 %	100 %		6.2 & 1/2 Story
61 Canopy	0				%	%	600	21.Open Frame Por
24 Frame Shed	0				%	%	800	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



Card 1 Of 1 8/23/2023

Washburn

Property Data			Assessment Record						
Neighborhood 1 Neighborhood One			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	5,000	31,400	0	36,400		
1ST MORTGAGE 0			2013	6,500	31,400	0	37,900		
2ND MORTGAGE 0			2015	6,500	31,400	0	37,900		
Zone/Land Use 1 Residential			2018	6,500	31,400	0	37,900		
Secondary Zone			2019	14,100	49,100	0	63,200		
			2020	14,100	49,100	0	63,200		
Topography 1 Level			2021	14,100	49,100	0	63,200		
1.Level	4.Below St	7.LevelBog	2022	14,100	51,500	0	65,600		
2.Rolling	5.Low	8.	2023	18,800	61,100	0	79,900		
3.Above St	6.Swampy	9.							
Utilities	4 Drilled Well	6 Septic System							
1.Public	4.Dr Well	7.Cesspool							
2.Water	5.Dug Well	8.							
3.Sewer	6.Septic	9.None							
Street 1 Paved									
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.R/O/W	8.							
3.Gravel	6.	9.None							
TG PLAN YEAR 0			Front Foot	Type	Effective		Influence		Influence Codes
Tif District # 0					Frontage	Depth	Factor	Code	
Sale Data				11.Regular Lot			%		1.Unimproved
Sale Date 10/19/1995				12.Delta Triangle			%		2.Excess Frtg
Price 24,000				13.Nabla Triangle			%		3.Topography
Sale Type 2 Land & Buildings			14.Rear Land			%		4.Size/Shape	
1.Land	4.Mobile	7.C/I L&B	15.Class I Road			%		5.Access	
2.L & B	5.Other	8.				%		6.Restriction	
3.Building	6.C/I Land	9.				%		7.Open Space	
Financing						%		8.View/Environ	
1.Convent	4.Seller	7.				%		9.Fract Share	
2.FHA/VA	5.Private	8.				%		Acres	
3.Assumed	6.Cash	9.Unknown				%		30.Utility R O W	
Validity 3 Distressed Sale			Fract. Acre					31.Tillable	
1.Valid	4.Split	7.Renovate						32.Pasture	
2.Related	5.Partial	8.Other						33.Orchard	
3.Distress	6.Exempt	9.						34.Softwood F&O	
Verified	5 Public Record							35.Mixed Wood F&O	
1.Buyer	4.Agent	7.Family	Acres					36.Hardwood F&O	
2.Seller	5.Pub Rec	8.Other						37.Softwood TG	
3.Lender	6.MLS	9.						38.Mixed Wood TG	
								39.Hardwood TG	
								40.Wasteland	
			Total Acreage 0.73					41.Open Space	
								42.Mobile Home Si	
								43.Condo Site	
								44.Lot Improvemen	
								45.Subdivision Lo	

Washburn

Map Lot 014-017

Account 706

Location 22 RIVERSIDE DRIVE S

Card 1

Of 1

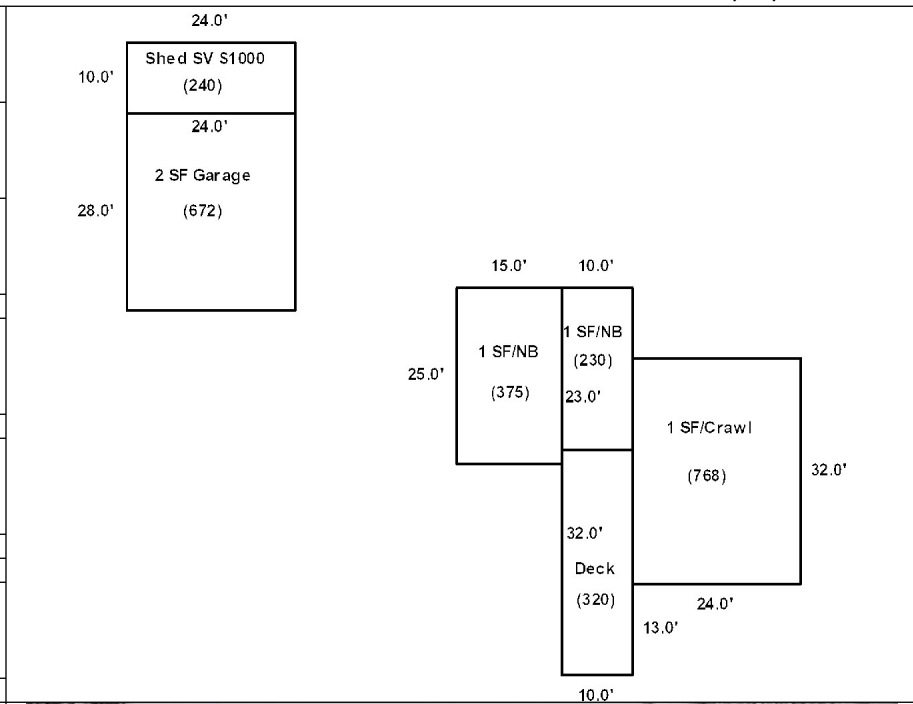
8/23/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1985	320	3 95	3	0 %	100 %	
1 One Story Frame	1950	230	2 105	3	0 %	100 %	
1 One Story Frame	1950	375	2 105	3	0 %	100 %	
43 2S Frame Garage	1997	672	2 110	3	0 %	100 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 014-018

Account 918

Location 26 Riverside Drive S

Card 1 Of 1 8/23/2023

Tilley, Burton E
Tilley, Betty L
PO BOX 437
WASHBURN ME 04786

Tilley, Burton E Tilley, Betty L PO BOX 437 WASHBURN ME 04786			Property Data			Assessment Record							
			Neighborhood 1 Neighborhood One			Year	Land	Buildings		Exempt	Total		
			Tree Growth Year 0			2012	4,200	55,600		8,800	51,000		
			1ST MORTGAGE 0			2013	5,500	55,600		8,800	52,300		
			2ND MORTGAGE 0			2015	5,500	55,600		9,000	52,100		
			Zone/Land Use 1 Residential			2018	5,500	55,600	18,400	42,700			
			Secondary Zone			2019	15,800	72,000	20,000	67,800			
						2020	15,800	72,000	25,000	62,800			
			Topography 1 Level			2021	15,800	72,000	25,000	62,800			
						1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2022	15,800	75,500	25,000	66,300
						2023	19,800	89,600	25,000	84,400			
Utilities 4 Drilled Well 6 Septic System													
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None													
						Street 1 Paved							
			1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None										
			TG PLAN YEAR 0										
			Tif District # 0										
			Sale Data										
X Date			Sale Date			Land Data							
			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										
Inspection Witnessed By:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Class I Road							
			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.										
Notes: *5-10-2019 -20% for attached shed.						Square Foot 16.Class II Road 17.Municipal Rese 18.Munic Sep Lago 19.Gravel Pit 20.Industrial Bas							
						Fract. Acre 21.Developed Pave 22.Undev Paved (F 23.Developed Grav Acres 24.Undev Gravel (25.Comm Base Pave 26.Comm Base Grav 27.Backlot 28.Rear Land 29.Pavement							
Washburn						Type		Effective		Influence		Influence Codes	
								Frontage	Depth	Factor	Code	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	
						29		1,500		100	%	0	
											%		
											%		
						21		0.53		100	%	0	
											%		
											%		
											%		
			</										

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

*5-10-2019 -20% for attached shed.

Washburn

Washburn

Map Lot 014-018

Account 918

Location 26 Riverside Drive S

Card 1

Of 1

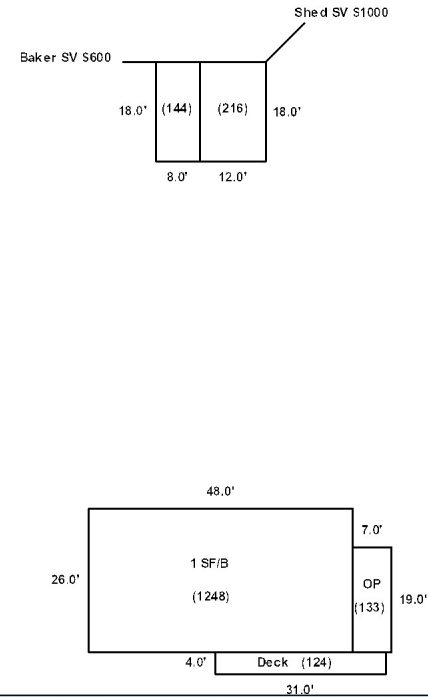
8/23/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Salt Box 10.Other	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Split	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.T-111	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1248
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1959	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1980	133	2 115	4	0 %	100 %	
68 Wood Deck	1980	124	2 115	4	0 %	100 %	
83 1.75 S-Gar	1985	728	3 95	4	0 %	100 %	
24 Frame Shed	1985	242	2 110	3	0 %	80 %	
24 Frame Shed	0				%	%	1,000
58 Baker	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Washburn

Map Lot 014-019

Account 161

Location 35 Riverside Drive S

Card 1 Of 1 8/23/2023

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

Date Inspected 11/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12Mobile Home	1965	12x52	3 100	3	0 %	100 %		2.Two Story Fram
24 Frame Shed	0				%	%	650	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

Shed SV \$650

8.0'

(128)

16.0'

52.0'

12.0'

1965 MH on Blocks

