

ACKERMAN, RANDY C
ACKERMAN, BRENDA S
BOX 38
EUSTIS ME 04936 0038

B761P114

Property Data			Assessment Record						
Neighborhood 27 North Branch Riv.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	16,800	60,800	10,000	67,600		
X Coordinate 0			2013	16,400	58,000	10,000	64,400		
Y Coordinate 0			2014	16,400	58,300	10,000	64,700		
Zone/Land Use 41 Limited Residential			2015	16,400	57,200	10,000	63,600		
Secondary Zone			2016	16,400	56,800	15,000	58,200		
Topography 1 Level			2017	17,000	56,400	20,000	53,400		
1.Level 4.Below St 7.Incline			2018	17,000	56,300	20,000	53,300		
2.Rolling 5.Low 8.			2019	17,000	55,900	20,000	52,900		
3.Above St 6.Swampy 9.			2020	17,000	55,800	25,000	47,800		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	52,700	55,400	25,000	83,100		
1.W & S 4.Dr Well 7.Cspool			2022	68,100	71,500	25,000	114,600		
2.T Water 5.Dug Well 8.Water			2023	68,100	91,600	25,000	134,700		
3.Septic 6.Privy 9.None			2024	68,900	88,500	25,000	132,400		
Street 1 Paved			2025	73,100	90,000	25,000	138,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date			15.Dist System			%		5.Access	
Price			Square Foot		Square Feet			6.R/W thru Lot	
Sale Type								%	7.Restricted
1.Land 4.Trailer 7.			16.			%		8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans			%		9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im			%		Acres	
Financing			19.Condominium			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown				21.Base Lot 1st A	21	0.42	100 %	0	33.Waste L /R Pro
Validity			22.Secondary Acre	46	1.00	50 %	3	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water			%		35.Eustis Dam	
2.Related 5.Partial 8.Other			Acres					36.ReEnergyWater	
3.Distress 6.Exempt 9.Question				24.Next 3-10 Acre			%		37.ReEnergy Site
Verified			25.Next 11-15 Acr			%		38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev			%		40.S Lumber Site	
3.Lender 6.MLS 9.			28.Gravel Pits			%		41.Demolition Cha	
			29.Unforested Vac			%		42.Privy/H Tank/	
			Total Acreage		0.42			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Map Lot U17-019

Account 2

Location 15 FERRY LANDING

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 3 Old Style	Unfinished % 20%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 440
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
ELECTICAL 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1920	# Half Baths 0	Funct. % Good 90%
Year Remodeled 1985	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Granite/Rock Wal	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 95%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 8 Sump Pump Inst		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 7/25/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 2 S.Frame add-on	1986	308	3 100	4	0 %	88 %	1.1 S Frame add-
24 Frame Shed	2003	320	3 100	3	0 %	100 %	2.2 S Frame add-
22 Encl Frame Porch	1986	84	2 100	4	0 %	100 %	3.3 S Frame add-
19 Overhang/Poor...	2003	280	3 100	3	0 %	100 %	4.1 & 1/2 S add-
24 Frame Shed	2010	120	3 100	3	0 %	100 %	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



Adams, David
Adams, Leisa L
P.O. Box 316
Strong ME 04983

B2219P192 B3637P7 B3705P205

Previous Owner
Mitchell, Vernon C.
PO Box 151

Stratton ME 04982 0151
Sale Date: 1/09/2015

Previous Owner
Mitchell, Rhonda C.
62 Lewiston Street

Mechanic Falls, ME 04256
Sale Date: 4/02/2014

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	44,100	0	0	44,100		
X Coordinate 0			2013	39,600	0	0	39,600		
Y Coordinate 0			2014	38,100	0	0	38,100		
Zone/Land Use 13 Mixed Use			2015	38,100	0	0	38,100		
Secondary Zone			2016	36,800	0	0	36,800		
Topography 1 Level 9			2017	36,800	0	0	36,800		
1.Level 4.Below St 7.Incline			2018	49,800	88,600	0	138,400		
2.Rolling 5.Low 8.			2019	49,800	88,600	0	138,400		
3.Above St 6.Swampy 9.			2020	49,800	87,700	0	137,500		
Utilities 9 None 9 None			2021	49,800	87,700	0	137,500		
1.W & S 4.Dr Well 7.Cspool			2022	61,900	112,800	0	174,700		
2.T Water 5.Dug Well 8.Water			2023	61,900	149,500	0	211,400		
3.Septic 6.Privy 9.None			2024	70,300	147,600	0	217,900		
Street 5 Subdivision Rd.			2025	82,100	149,900	0	232,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 1/09/2015			14.Transm Lines			%		4.Size/Shape	
Price 35,000			15.Dist System			%		5.Access	
Sale Type 1 Land Only			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown						%		32.Hardwood (TG)	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	1.00	100	%	34.Roads/Unforest	
2.Related 5.Partial 8.Other			22.Secondary Acre	22	0.51	100	%	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			23.Remote Water	39	1.00	100	%	36.ReEnergyWater	
Verified 5 Public Record				46	1.00	100	%	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre				%	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr				%	39.Deeded R/W to	
3.Lender 6.MLS 9.			26.16+ (Undevel A				%	40.S Lumber Site	
			27.Below 1146Elev				%	41.Demolition Cha	
			28.Gravel Pits				%	42.Privy/H Tank/	
			29.Unforested Vac				%	43.Comm Imp Lot	
			Total Acreage		1.51			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	


Eustis

Map Lot U09-015-009

Account 464

Location NORWAY LANE

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 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.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 768
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2017	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
18 Bulkhead.....	2017	1	3 100	4	0 %	100 %	1.1 S Frame add
24 Frame Shed	2017	152	3 100	4	0 %	100 %	2.2 S Frame add
68 Wood Deck	2017	57	3 100	4	0 %	100 %	3.3 S Frame add
68 Wood Deck	2017	102	3 100	4	0 %	100 %	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

Eustis

Map Lot R05-006-002

Account 406

Location 97 TIM POND RD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 10%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1100
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	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
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2012	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/25/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1994	280	2 100	2	0 %	100 %	
23 Frame Garage	2004	576	3 100	4	0 %	100 %	
21 Open Frame	2000	36	2 100	2	0 %	100 %	
18 Bulkhead.....	1999	24	2 100	2	0 %	100 %	
71 8 Ohead Door	2004	2	3 100	4	0 %	100 %	
77	2004	220	3 100	3	0 %	88 %	
79 Opn/Frm Wood	1995	260	2 100	3	0 %	100 %	
17 Mud Room.....	2012	25	3 100	4	0 %	100 %	
					%	%	
					%	%	



ADVENTURE RESORTS IN MAINE, INC
420 NORTH 2ND STREET
FORT PIERCE FL 34950

B2805P196 B4586P62 B4603P83

Previous Owner
STEWART, MICHAEL J
GATCHELL STEWARD, GAIL
PO BOX 363
STRATTON ME 04982
Sale Date: 10/04/2023

Previous Owner
CAROLIN, DENNIS A.
CAROLIN, TRACIE Y.
73 PARKWOOD DRIVE
AUGUSTA, ME 04330
Sale Date: 8/31/2006

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	43,600	157,200	10,000	190,800		
X Coordinate 0			2013	42,400	143,700	10,000	176,100		
Y Coordinate 0			2014	37,500	146,700	10,000	174,200		
Zone/Land Use 12 General Develop.			2015	37,500	146,500	10,000	174,000		
Secondary Zone			2016	37,500	145,800	15,000	168,300		
Topography 1 Level			2017	37,500	145,800	20,000	163,300		
1.Level 4.Below St 7.Incline			2018	37,500	145,000	20,000	162,500		
2.Rolling 5.Low 8.			2019	37,500	145,000	20,000	162,500		
3.Above St 6.Swampy 9.			2020	37,500	144,300	25,000	156,800		
Utilities 1 Twn.Watr& Septic			2021	37,500	143,500	25,000	156,000		
1.W & S 4.Dr Well 7.Cspool			2022	47,900	186,600	25,000	209,500		
2.T Water 5.Dug Well 8.Water			2023	47,900	223,600	25,000	246,500		
3.Septic 6.Privy 9.None			2024	51,300	223,000	0	274,300		
Street 1 Paved			2025	69,100	244,600	0	313,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 10/04/2023			14.Transm Lines			%		4.Size/Shape	
Price 240,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.							%	8.Location	
3.Bldg 6.Comm 9.						%	9.Fractional Sha		
Financing 9 Unknown						%	Acres		
1.Convent 4.Seller 7.Bank or Re			16.			%	30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans			%	31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
Validity 1 Arms Length Sale			19.Condominium			%	33.Waste L /R Pro		
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa			%	34.Roads/Unforest		
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	0.98	100	%	0	
Verified 5 Public Record			22.Secondary Acre	46	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water	45	1.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			Acres			%			
3.Lender 6.MLS 9.			24.Next 3-10 Acre			%			
			25.Next 11-15 Acr			%			
			26.16+ (Undevel A			%			
			27.Below 1146Elev			%			
			28.Gravel Pits			%			
			29.Unforested Vac			%			
				Total Acreage		0.98			

46.Wtr&Septic Ava

AFSARY, KATHY RICKER
222 MAIN ST
STRATTON ME 04982

B1648P35 B2909P86 B3239P59 B4717P63 B4720P256

Previous Owner
RICKER, JOHN R
PO BOX 441

STRATTON ME 04982
Sale Date: 4/05/2025

Previous Owner
RICKER, BRIAN G
PO BOX 441

Stratton ME 04982
Sale Date: 3/24/2025

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	53,500	102,000	0	155,500		
X Coordinate 0			2013	52,200	96,600	0	148,800		
Y Coordinate 0			2014	45,100	99,800	0	144,900		
Zone/Land Use 12 General Develop.			2015	45,100	100,000	0	145,100		
Secondary Zone 41 & Ltd. Residential			2016	43,300	99,800	0	143,100		
Topography 2 Rolling			2017	43,300	99,700	20,000	123,000		
1.Level 4.Below St 7.Incline			2018	43,300	99,500	20,000	122,800		
2.Rolling 5.Low 8.			2019	43,300	99,400	20,000	122,700		
3.Above St 6.Swampy 9.			2020	43,300	99,200	25,000	117,500		
Utilities 1 Twn.Watr& Septic			2021	43,300	98,900	25,000	117,200		
1.W & S 4.Dr Well 7.Cspool			2022	56,700	128,600	25,000	160,300		
2.T Water 5.Dug Well 8.Water			2023	56,700	181,100	25,000	212,800		
3.Septic 6.Privy 9.None			2024	60,200	180,800	25,000	216,000		
Street 1 Paved			2025	71,900	183,300	25,000	230,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 4/05/2025			15.Dist System					5.Access	
Price			Square Foot	Square Feet	Frontage	Depth	Factor	Code	6.R/W thru Lot
Sale Type 2 Land & Buildings									
1.Land 4.Trailer 7.			16.	20		1,100	75 %	0	8.Location
2.L & B 5.Other 8.			17.TrnsCan Trans						9.Fractional Sha
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						Acres
Financing 9 Unknown			19.Condominium						30.Softwood (TG)
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						31.Mixedwood (TG)
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acres/Sites	Frontage	Depth	Factor	Code	32.Hardwood (TG)
3.Assumed 6.Cash 9.Unknown									21.Base Lot 1st A
Validity 2 Related Parties			22.Secondary Acre	22		0.71	100 %	0	34.Roads/Unforest
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water	33		0.50	100 %	0	35.Eustis Dam
2.Related 5.Partial 8.Other			Acres	Acres	Frontage	Depth	Factor	Code	36.ReEnergyWater
3.Distress 6.Exempt 9.Question									24.Next 3-10 Acre
Verified 5 Public Record			25.Next 11-15 Acr						38.ReEnergy/Transm
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev						40.S Lumber Site
3.Lender 6.MLS 9.			28.Gravel Pits						41.Demolition Cha
			29.Unforested Vac						42.Privy/H Tank/
			Total Acreage 2.21					43.Comm Imp Lot	44.Water Availabl
								45.Septic Availab	46.Wtr&Septic Ava

Eustis

Map Lot U07-018

Account 680

Location 222 MAIN ST., STRATTON

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1200
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	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
ELECTICAL 4	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1938	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
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.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 3 Tenant	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/27/1999

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1995	672	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
72 12+OHead Door	1995	1	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
22 Encl Frame Porch	1970	24	3 100	4	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
22 Encl Frame Porch	1970	16	3 100	4	0 %	100 %	22.Encl Frame Por
22 Encl Frame Porch	2006	299	3 100	4	0 %	100 %	23.Frame Garage 24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



Eustis

Map Lot R10-001-012

Account 1096

Location 31 WOODCOCK LANE

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 240	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 3 90	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 10%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 768
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	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
ELECTICAL 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2013	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2013	232	3 100	4	0 %	100 %	
50 Deck w/Roof	2013	96	3 100	4	0 %	100 %	
					%	%	1.1 S Frame add
					%	%	2.2 S Frame add
					%	%	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



ALLAIRE, JEANNE M
ALLAIRE, MICHAEL E
PO BOX 133
EUSTIS ME 04936

B2885P308 B3721P135 B1883P95

Previous Owner
Wroble, Brian N
Wroble, Kristen T
819 Orchard Drive
Wilton ME 04294
Sale Date: 3/25/2019

Previous Owner
Nemi, Noreen R.
327 Warren Hill Road

Jay ME 04239
Sale Date: 3/31/2015

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 62 Northview Subdivision			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	110,400	101,400	0	211,800		
X Coordinate 0			2013	108,700	95,700	0	204,400		
Y Coordinate 0			2014	108,100	99,200	0	207,300		
Zone/Land Use 15 Rural Woodland 2			2015	108,100	97,500	0	205,600		
Secondary Zone			2016	105,100	97,400	0	202,500		
Topography 2 Rolling			2017	105,100	97,400	0	202,500		
1.Level 4.Below St 7.Incline			2018	105,100	96,300	0	201,400		
2.Rolling 5.Low 8.			2019	105,100	96,300	0	201,400		
3.Above St 6.Swampy 9.			2020	105,100	95,300	0	200,400		
Utilities 9 None			2021	105,100	95,200	25,000	175,300		
1.W & S 4.Dr Well 7.Cspool			2022	124,600	122,500	25,000	222,100		
2.T Water 5.Dug Well 8.Water			2023	124,600	150,600	25,000	250,200		
3.Septic 6.Privy 9.None			2024	139,600	150,600	25,000	265,200		
Street 5 Subdivision Rd.			2025	175,200	151,700	25,000	301,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 3/25/2019			14.Transm Lines					4.Size/Shape	
Price 196,500			15.Dist System					5.Access	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.			Fract. Acre	Acres/Sites				8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing 9 Unknown			16.					Acres	
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium					32.Hardwood (TG)	
Validity 1 Arms Length Sale			20.Tarred Drivewa					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Acres	Acres/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other								35.Eustis Dam	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	1.00	100	%	0	
Verified 5 Public Record			22.Secondary Acre	22	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	7.41	100	%	0	
2.Seller 5.Pub Rec 8.Other			Acres	Acres/Sites					
3.Lender 6.MLS 9.									24.Next 3-10 Acre
			25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
Total Acreage				9.41					

- 1.Second Zone
- 2.Devel Costs
- 3.Swampy
- 4.Size/Shape
- 5.Access
- 6.R/W thru Lot
- 7.Restricted
- 8.Location
- 9.Fractional Sha
- Acres**
- 30.Softwood (TG)
- 31.Mixedwood (TG)
- 32.Hardwood (TG)
- 33.Waste L /R Pro
- 34.Roads/Unforest
- 35.Eustis Dam
- 36.ReEnergyWater
- 37.ReEnergy Site
- 38.ReEnergyTransm
- 39.Deeded R/W to
- 40.S Lumber Site
- 41.Demolition Cha
- 42.Privy/H Tank/
- 43.Comm Imp Lot
- 44.Water Availabl
- 45.Septic Availab
- 46.Wtr&Septic Ava

Eustis

Map Lot R11-006-003

Account 45

Location 9 DEER RUN

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 432	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 3 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 864
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	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
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2007	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
50 Deck w/Roof	2007	176	3 100	4	0	% 100 %	1.1 S Frame add
23 Frame Garage	2010	384	3 100	4	0	% 100 %	2.2 S Frame add
71 8 Ohead Door	2010	1	3 100	4	0	% 100 %	3.3 S Frame add
						% %	4.1 & 1/2 S add
						% %	5.1 & 3/4 S add
						% %	6.2 & 1/2 S add
						% %	21.Open Frame Por
						% %	22.Encl Frame Por
						% %	23.Frame Garage
						% %	24.Frame Shed
						% %	25.2S w/ba/no bsm
						% %	26.1SFr Overhang
						% %	27.Unfin Basement
						% %	28.1 S 0 ba/0 bs
						% %	29.Finished Attic



ALLEN, LAURENCE S
277 TUTTLE ROAD
CUMBERLAND ME 04021

B3275P292

Previous Owner
EDELHOFF, ARTHUR C.
EDELHOFF, MARGARET D.
P. O. BOX 492
STRATTON ME 04982 0492
Sale Date: 9/03/2010

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 24 Wing Comm. Shore			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,300	108,800	0	175,100		
X Coordinate 0			2013	76,800	102,800	0	179,600		
Y Coordinate 0			2014	76,800	107,400	0	184,200		
Zone/Land Use 41 Limited Residential			2015	76,800	106,300	0	183,100		
Secondary Zone			2016	76,800	106,100	0	182,900		
Topography 1 Level			2017	76,800	104,900	0	181,700		
1.Level 4.Below St 7.Incline			2018	76,800	104,800	0	181,600		
2.Rolling 5.Low 8.			2019	76,800	103,400	0	180,200		
3.Above St 6.Swampy 9.			2020	76,800	103,400	0	180,200		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	76,800	103,200	0	180,000		
1.W & S 4.Dr Well 7.Cspool			2022	98,900	132,600	0	231,500		
2.T Water 5.Dug Well 8.Water			2023	98,900	167,600	0	266,500		
3.Septic 6.Privy 9.None			2024	100,100	165,500	0	265,600		
Street 5 Subdivision Rd.			2025	105,900	171,300	0	277,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 9/03/2010			15.Dist System			%		5.Access	
Price 288,000			Square Foot					6.R/W thru Lot	
Sale Type 2 Land & Buildings								Square Feet	
1.Land 4.Trailer 7.							8.Location		
2.L & B 5.Other 8.									
3.Bldg 6.Comm 9.									
Financing 1 Conventional							16.		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium			%		33.Waste L /R Pro	
Validity 1 Arms Length Sale			20.Tarred Drivewa			%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	0.58	100	%	0
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified 1 Buyer			23.Remote Water						38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres						39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre						40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr						41.Demolition Cha
			26.16+ (Undevel A						42.Privy/H Tank/
			27.Below 1146Elev						43.Comm Imp Lot
			28.Gravel Pits						44.Water Availabl
			29.Unforested Vac						45.Septic Availab
			Total Acreage 0.58						46.Wtr&Septic Ava

Arbour, Francois L., Jr.
 ARBOUR, FRANCOIS L III
 PO Box 88
 Palermo ME 04354

B3537P241 B4060P81

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 38 Lower E.Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,500	17,600	10,000	67,100		
X Coordinate 0			2013	52,900	16,500	10,000	59,400		
Y Coordinate 0			2014	45,000	16,400	0	61,400		
Zone/Land Use 11 Residential/Rec.			2015	45,000	15,500	0	60,500		
Secondary Zone			2016	43,200	15,300	0	58,500		
Topography 1 Level			2017	43,200	15,100	0	58,300		
1.Level 4.Below St 7.Incline			2018	43,200	14,900	0	58,100		
2.Rolling 5.Low 8.			2019	43,200	14,700	0	57,900		
3.Above St 6.Swampy 9.			2020	43,200	14,700	0	57,900		
Utilities 9 None			2021	43,200	14,500	0	57,700		
1.W & S 4.Dr Well 7.Cspool			2022	55,200	18,600	0	73,800		
2.T Water 5.Dug Well 8.Water			2023	55,200	40,200	0	95,400		
3.Septic 6.Privy 9.None			2024	74,600	38,400	0	113,000		
Street 6 Private Rd.....			2025	101,200	37,300	0	138,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date			15.Dist System					5.Access	
Price			Square Foot	Square Feet	Effective	Influence	Code	6.R/W thru Lot	
Sale Type									
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans					9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im					Acres	
Financing			19.Condominium					30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acres/Sites	Effective	Influence	Code	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown								21.Base Lot 1st A	21
Validity			22.Secondary Acre	22	1.00	90 %	5	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water	24	2.00	100 %	0	35.Eustis Dam	
2.Related 5.Partial 8.Other			Acres	33	6.24	100 %	0	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question				24.Next 3-10 Acre	46	1.00	100 %	0	37.ReEnergy Site
Verified			25.Next 11-15 Acr					38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A					39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev					40.S Lumber Site	
3.Lender 6.MLS 9.			28.Gravel Pits					41.Demolition Cha	
			29.Unforested Vac					42.Privy/H Tank/	
			Total Acreage 10.24					43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R03-005

Account 409

Location 99 MARTIN DRIVE

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 6 Stove	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 6 No Inside Water	Unfinished % 30%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 9 None	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 288
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 9	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1997	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 7 Pers Inspection	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/20/1998

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1992	120	1 100	1	0 %	100 %	
24 Frame Shed	1955	132	1 100	1	0 %	100 %	
75 Platform,no rail	1997	288	2 100	2	0 %	100 %	
19 Overhang/Poor...	1997	288	2 100	2	0 %	100 %	
					%	%	1.1 S Frame add
					%	%	2.2 S Frame add
					%	%	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



Arbour, Francois L., Jr.
 Moore, Carrie A
 PO Box 88
 Palermo ME 04354

B3617P315

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 38 Lower E.Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2014	31,500	0	0	31,500		
X Coordinate 0			2015	31,500	0	0	31,500		
Y Coordinate 0			2016	29,700	0	0	29,700		
Zone/Land Use 11 Residential/Rec.			2017	29,700	0	0	29,700		
Secondary Zone			2018	29,700	0	0	29,700		
Topography 2 Rolling			2019	29,700	0	0	29,700		
1.Level 4.Below St 7.Incline			2020	29,700	0	0	29,700		
2.Rolling 5.Low 8.			2021	29,700	0	0	29,700		
3.Above St 6.Swampy 9.			2022	38,700	0	0	38,700		
Utilities			2023	38,700	0	0	38,700		
1.W & S 4.Dr Well 7.Cspool			2024	44,600	0	0	44,600		
2.T Water 5.Dug Well 8.Water			2025	63,100	0	0	63,100		
3.Septic 6.Privy 9.None									
Street 4 Right of Way									
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 1/16/2014			14.Transm Lines					4.Size/Shape	
Price 7,000			15.Dist System					5.Access	
Sale Type 1 Land Only								6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.			16.					9.Fractional Sha	
Financing 9 Unknown			17.TrnsCan Trans					Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa					32.Hardwood (TG)	
Validity 1 Arms Length Sale								33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	90 %	6	35.Eustis Dam
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	90 %	6	36.ReEnergyWater	
Verified 5 Public Record			23.Remote Water	33	0.12	100 %	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			Acres					38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre					39.Deeded R/W to	
3.Lender 6.MLS 9.			25.Next 11-15 Acr					40.S Lumber Site	
			26.16+ (Undevel A					41.Demolition Cha	
			27.Below 1146Elev					42.Privy/H Tank/	
			28.Gravel Pits					43.Comm Imp Lot	
			29.Unforested Vac	Total Acreage 2.12				44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R03-005-C


Account 954

Location MARTIN DRIVE

Card 1

Of 1

6/26/2025

Building Style	SF Bsmt Living			Layout												
1.Ranch/Co	5.A-Frame	9.Other	Fin Bsmt Grade			1.Typical	4.O-Built	7.								
2.Gambrel	6.Apt.Bldg	10.Daylt.B	OPEN-5-CUSTOMIZE			2.Inadeq	5.Camp	8.								
3.R Ranch	7.Camp	11.	Heat Type			3.Poor	6.	9.								
4.Cape/Col	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic										
Dwelling Units			2.Combo	6.Stove	10.Geo	1.1/4 Fin	4.Full Fin	7.								
Other Units			3.Radiant	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.CS								
Stories			4.Monitor	8.F/Wall	12.	3.3/4 Fin	6.	9.None								
1.1	4.1 & 1/2	7.1.S/w/lf	Cool Type			Insulation										
2.2	5.1 & 3/4	8.1 & 1/4	1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.								
3.3	6.2 & 1/2	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.								
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None								
1.Clbd/Shg	5.B/B/T111	9.Other	Kitchen Style			Unfinished %										
2.Vin/Al	6.Brick	10.None	1.Modern	4.Obsolete	7.	Grade & Factor										
3.Masonite	7.Log	11.Boards	2.Typical	5.Basic	8.	1.E Grade	4.C+ Grade	7.A+ Grade								
4.Asb/Asp	8.Concrete	12.	3.Old Type	6.No Water	9.None	2.D Grade	5.B Grade	8.								
Roof Surface			Bath(s) Style			3.C Grade	6.A Grade	9.Same								
1.Steel	4.Asphalt	7.Rubber	1.Modern	4.Obsolete	7.Bio/Chem	SQFT (Footprint)										
2.Vented	5.Wood	8.	2.Typical	5.Basic	8.Privy	Condition										
3.Tin/Alum	6.Rolled	9.Other	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G								
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc								
ELECTICAL			# Bedrooms			3.Avg-	6.Good	9.Same								
OPEN-4-			# Full Baths			Phys. % Good										
Year Built			# Half Baths			Funct. % Good										
Year Remodeled			# Addn Fixtures			Functional Code										
Foundation			# Fireplaces			1.Incomp	4.Bsmt	7.C Wall								
1.Concrete	4.Wood	7.Partial							2.O-Built	5.Size	8.LongTerm					
2.C Block	5.Slab	8.ledge/ro							3.Damaged	6.Bath	9.None	Econ. % Good				
3.Gran/Roc	6.Piers	9.Pier/Pad							Economic Code			0.None	3.No Power	6.Comment		
Basement									Entrance Code 0			1.Location	4.Size	7.Uti Easm		
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl							Information Code 0			2.Encroach	5.Condition	8.Incmlpt		
2.1/2 Bmt	5.Crawl Sp	8.S Level							1.Interior			4.Vacant	7.			
3.3/4 Bmt	6.Fnd noB/	9.None							2.Refusal			5.Estimate	8.			
Bsmt Gar # Cars									3.Informed			6.	9.			
Wet Basement									Information Code 0			1.Owner			4.Agent	7.Inspect
1.Dry	4.	7.							2.Relative			5.Estimate	8.			
2.Damp	5.Crawl Sp	8.SPump	3.Tenant			6.Other	9.									
3.Wet	6.	9.None	Date Inspected													
Additions, Outbuildings & Improvements																
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value									
					%	%		1.1 S Frame add-								
					%	%		2.2 S Frame add-								
					%	%		3.3 S Frame add-								
					%	%		4.1 & 1/2 S add-								
					%	%		5.1 & 3/4 S add-								
					%	%		6.2 & 1/2 S add-								
					%	%		21.Open Frame Por								
					%	%		22.Encl Frame Por								
					%	%		23.Frame Garage								
					%	%		24.Frame Shed								
					%	%		25.2S w/ba/no bsm								
					%	%		26.1SFr Overhang								
					%	%		27.Unfin Basement								
					%	%		28.1 S 0 ba/0 bs								
					%	%		29.Finished Attic								

Arbour, Francois L., Jr.
 ARBOUR, FRANCOIS L III
 PO Box 88
 Palermo ME 04354

B3617P315 B4060P81

Previous Owner
 MARTIN, Bradley S. & Beth A., Trustees
 99 Martin Drive Realty Trust
 45 Hickory Drive
 Raynham, MA 02767 1816
 Sale Date: 1/14/2019

Property Data			Assessment Record				
Neighborhood 38 Lower E.Ridge			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2014	5,800	0	0	5,800
X Coordinate 0			2015	5,800	0	0	5,800
Y Coordinate 0			2016	5,800	0	0	5,800
Zone/Land Use 11 Residential/Rec.			2017	5,800	0	0	5,800
Secondary Zone 46 & Wetlands			2018	5,800	0	0	5,800
Topography 2 Rolling			2019	5,800	0	0	5,800
1.Level 4.Below St 7.Incline			2020	5,800	0	0	5,800
2.Rolling 5.Low 8.			2021	5,800	0	0	5,800
3.Above St 6.Swampy 9.			2022	6,300	0	0	6,300
Utilities			2023	6,300	0	0	6,300
1.W & S 4.Dr Well 7.Cspool			2024	6,300	0	0	6,300
2.T Water 5.Dug Well 8.Water			2025	10,000	0	0	10,000
3.Septic 6.Privy 9.None							
Street							
1.Paved 4.R/W 7.							
2.Semi Imp 5.Sub Rd 8.							
3.Gravel 6.Priv Rd 9.None							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Sale Data		
STATUS TG-F&O	0	
Bldg Incomplete	0	
Sale Date	1/14/2019	
Price	28,000	
Sale Type	2 Land & Buildings	
1.Land 4.Trailer 7.		
2.L & B 5.Other 8.		
3.Bldg 6.Comm 9.		
Financing	9 Unknown	
1.Convent 4.Seller 7.Bank or Re		
2.FHA/VA 5.Private 8.Divorce		
3.Assumed 6.Cash 9.Unknown		
Validity	8 Other Non Valid	
1.Valid 4.Bk Repo 7.Abutts		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.Question		
Verified	5 Public Record	
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Water Departme				%		1.Second Zone
12.Undergrd Servi				%		2.Devel Costs
13.Substations				%		3.Swampy
14.Transm Lines				%		4.Size/Shape
15.Dist System				%		5.Access
				%		6.R/W thru Lot
				%		7.Restricted
				%		8.Location
				%		9.Fractional Sha
				%		Acres
				%		30.Softwood (TG)
				%		31.Mixedwood (TG)
				%		32.Hardwood (TG)
				%		33.Waste L /R Pro
				%		34.Roads/Unforest
				%		35.Eustis Dam
				%		36.ReEnergyWater
				%		37.ReEnergy Site
				%		38.ReEnergyTransm
				%		39.Deeded R/W to
				%		40.S Lumber Site
				%		41.Demolition Cha
				%		42.Privy/H Tank/
				%		43.Comm Imp Lot
				%		44.Water Availabl
				%		45.Septic Availab
				%		46.Wtr&Septic Ava
Total Acreage		3.00				

Eustis

Map Lot R03-005-D


Account 963

Location MARTIN DRIVE

Card 1

Of 1

6/26/2025

Building Style	SF Bsmt Living	Layout					
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade	1.Typical 4.O-Built 7.					
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE	2.Inadeq 5.Camp 8.					
3.R Ranch 7.Camp 11.	Heat Type	3.Poor 6. 9.					
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic					
Dwelling Units	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.					
Other Units	3.Radiant 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.CS					
Stories	4.Monitor 8.F/Wall 12.	3.3/4 Fin 6. 9.None					
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type	Insulation					
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.					
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.					
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None					
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style	Unfinished %					
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor					
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade					
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.					
Roof Surface	Bath(s) Style	3.C Grade 6.A Grade 9.Same					
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint)					
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition					
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc					
ELECTICAL	# Bedrooms	3.Avg- 6.Good 9.Same					
OPEN-4-	# Full Baths	Phys. % Good					
Year Built	# Half Baths	Funct. % Good					
Year Remodeled	# Addn Fixtures	Functional Code					
Foundation	# Fireplaces	1.Incomp 4.Bsmt 7.C Wall					
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm					
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None					
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good					
Basement		Economic Code					
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment					
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm					
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt					
Bsmt Gar # Cars		Entrance Code 0					
Wet Basement		1.Interior 4.Vacant 7.					
1.Dry 4. 7.		2.Refusal 5.Estimate 8.					
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.						
3.Wet 6. 9.None	Information Code 0						
	1.Owner 4.Agent 7.Inspect						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.						
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.1 S Frame add-
					%	%	2.2 S Frame add-
					%	%	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

ARMANDI, JOSHUA M, RYDER, KELLY J
 ARMANDI, DEREK M, ARMANDI, DANA M
 573 ALLEN AVE
 PORTLAND ME 04103

B1034P4 B4510P129
 Previous Owner
 ARMANDI, MARCUS R
 ARMANDI, PATRICIA
 43 LAVOIE ST.
 JAY ME 04329 1638
 Sale Date: 10/31/2022

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	41,800	62,200	0	104,000		
X Coordinate 0			2013	40,000	54,200	0	94,200		
Y Coordinate 0			2014	38,700	54,700	0	93,400		
Zone/Land Use 11 Residential/Rec.			2015	38,700	53,300	0	92,000		
Secondary Zone			2016	37,600	52,600	0	90,200		
Topography 2 Rolling			2017	37,600	52,500	0	90,100		
1.Level 4.Below St 7.Incline			2018	37,600	51,900	0	89,500		
2.Rolling 5.Low 8.			2019	37,600	51,800	0	89,400		
3.Above St 6.Swampy 9.			2020	37,600	51,100	0	88,700		
Utilities 9 None			2021	37,600	50,500	0	88,100		
1.W & S 4.Dr Well 7.Cspool			2022	49,400	65,500	0	114,900		
2.T Water 5.Dug Well 8.Water			2023	49,400	84,600	0	134,000		
3.Septic 6.Privy 9.None			2024	57,900	82,400	0	140,300		
Street 5 Subdivision Rd.			2025	69,400	84,000	0	153,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 10/31/2022			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreege/Sites				32.Hardwood (TG)
Validity 2 Related Parties					21.Base Lot 1st A	21	1.00	100	%
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.44	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			Acres			%			
Verified 5 Public Record			24.Next 3-10 Acre			%			
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%			
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%			
3.Lender 6.MLS 9.			27.Below 1146Elev			%			
			28.Gravel Pits			%			
			29.Unforested Vac			%			
			Total Acreage		1.44				33.Waste L /R Pro
								34.Roads/Unforest	
								35.Eustis Dam	
								36.ReEnergyWater	
								37.ReEnergy Site	
								38.ReEnergyTransm	
								39.Deeded R/W to	
								40.S Lumber Site	
								41.Demolition Cha	
								42.Privy/H Tank/	
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

ARNOLD, KRISTIN ANN
ARNOLD, WILLIAM REINHOLD
PO BOX 312
Startton ME 04982

B2382P316 B3798P35 B4278P1

Previous Owner
KATSIAFICAS, STEVEN
KATSIAFICAS, GLENDA
20 SPAULDING DR
STRATTON ME 04982
Sale Date: 1/12/2021

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	44,300	75,900	10,000	110,200		
X Coordinate 0			2013	43,000	71,300	10,000	104,300		
Y Coordinate 0			2014	38,000	71,800	10,000	99,800		
Zone/Land Use 12 General Develop.			2015	38,000	71,100	10,000	99,100		
Secondary Zone			2016	38,000	70,100	15,000	93,100		
Topography 2 Rolling			2017	38,000	69,100	20,000	87,100		
1.Level 4.Below St 7.Incline			2018	38,000	68,100	20,000	86,100		
2.Rolling 5.Low 8.			2019	38,000	67,100	20,000	85,100		
3.Above St 6.Swampy 9.			2020	38,000	67,000	25,000	80,000		
Utilities 1 Twn.Watr& Septic			2021	38,000	66,000	0	104,000		
1.W & S 4.Dr Well 7.Cspool			2022	48,500	84,500	25,000	108,000		
2.T Water 5.Dug Well 8.Water			2023	48,500	106,200	25,000	129,700		
3.Septic 6.Privy 9.None			2024	52,000	104,600	25,000	131,600		
Street 2 Semi-Improved			2025	61,000	105,100	25,000	141,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 1/12/2021			14.Transm Lines					4.Size/Shape	
Price 150,000			15.Dist System					5.Access	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing 9 Unknown								Acres	
1.Convent 4.Seller 7.Bank or Re								30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					32.Hardwood (TG)	
Validity 1 Arms Length Sale			19.Condominium					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					34.Roads/Unforest	
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								21.Base Lot 1st A	21
Verified 5 Public Record			22.Secondary Acre	46	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water						
2.Seller 5.Pub Rec 8.Other			Acres						
3.Lender 6.MLS 9.			24.Next 3-10 Acre						
			25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
				Total Acreage		1.00		43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U05-041


Account 118

Location 20 SPAULDING DRIVE

Card 1

Of 1

6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1040
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	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
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1987	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 3 Tenant	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/31/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2005	300	3 100	4	0 %	100 %	
49 Canvas Storage .	2004	1	2 100	3	0 %	100 %	
					%	%	1.1 S Frame add-
					%	%	2.2 S Frame add-
					%	%	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



AUBE, CRAIG
 AUBE, CARRIE
 19 AUBE WOODS WAY
 FALMOUTH ME 04105

B3366P171 B4492P202

Previous Owner
 Obie, Daniel S
 Obie, Rhonda M
 830 College Road
 Lewiston, ME 04240
 Sale Date: 9/15/2022

Previous Owner
 COLES, CAROL R.
 282 Sawyers's Mills Road

STARKS, ME 04911
 Sale Date: 8/02/2011

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data				Assessment Record						
Neighborhood 2 Stratton Village				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	20,900	66,100	0	87,000		
X Coordinate 0				2013	23,500	59,100	0	82,600		
Y Coordinate 0				2014	21,800	59,700	0	81,500		
Zone/Land Use 12 General Develop.				2015	21,800	58,700	0	80,500		
Secondary Zone				2016	21,800	57,800	0	79,600		
Topography 1 Level				2017	21,800	57,000	0	78,800		
1.Level 4.Below St 7.Incline				2018	21,800	56,900	0	78,700		
2.Rolling 5.Low 8.				2019	21,800	56,100	0	77,900		
3.Above St 6.Swampy 9.				2020	21,800	56,100	0	77,900		
Utilities 1 Twn.Watr& Septic				2021	21,800	55,200	0	77,000		
1.W & S 4.Dr Well 7.Cspool				2022	27,400	70,700	0	98,100		
2.T Water 5.Dug Well 8.Water				2023	27,400	98,200	0	125,600		
3.Septic 6.Privy 9.None				2024	28,600	96,300	0	124,900		
Street 1 Paved				2025	31,700	99,100	0	130,800		
1.Paved 4.R/W 7.				Land Data						
2.Semi Imp 5.Sub Rd 8.				Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None						Frontage	Depth	Factor	Code	
STATUS TG-F&O 0				11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0				12.Undergrd Servi			%		2.Devel Costs	
Sale Data				13.Substations			%		3.Swampy	
Sale Date 9/15/2022				14.Transm Lines			%		4.Size/Shape	
Price 225,000				15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings							%		6.R/W thru Lot	
1.Land 4.Trailer 7.				Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.								%	8.Location	
3.Bldg 6.Comm 9.							%		9.Fractional Sha	
Financing 9 Unknown							%		Acres	
1.Convent 4.Seller 7.Bank or Re				16.			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce				17.TrnsCan Trans			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown				18.TrnsCan Rds/Im			%		32.Hardwood (TG)	
Validity 1 Arms Length Sale				19.Condominium			%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts				20.Tarred Drivewa			%		34.Roads/Unforest	
2.Related 5.Partial 8.Other				Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question				21.Base Lot 1st A	21	0.35	100 %	0	36.ReEnergyWater	
Verified 5 Public Record				22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family				23.Remote Water			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other				Acres			%		39.Deeded R/W to	
3.Lender 6.MLS 9.				24.Next 3-10 Acre			%		40.S Lumber Site	
				25.Next 11-15 Acr			%		41.Demolition Cha	
				26.16+ (Undevel A			%		42.Privy/H Tank/	
				27.Below 1146Elev			%		43.Comm Imp Lot	
				28.Gravel Pits			%		44.Water Availabl	
				29.Unforested Vac			%		45.Septic Availab	
							%		46.Wtr&Septic Ava	
					Total Acreage 0.35					

Eustis

Map Lot U08-002

Account 126

Location 260 MAIN ST., STRATTON

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 624
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	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
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1966	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2008	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/06/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
50 Deck w/Roof	2008	72	3 100	4	0 %	100 %	
24 Frame Shed	2011	144	3 100	4	0 %	100 %	
					%	%	1.1 S Frame add
					%	%	2.2 S Frame add
					%	%	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



AUSTIN, JONATHAN
169 MEADOW HILL RD
GREENE ME 04236

B1388P154 B4077P85

Previous Owner
ROUSSEAU, ANNE (Harris)
68 TANGLEWOOD DRIVE

HOLLIS ME 04042
Sale Date: 4/08/2019

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	37,800	135,300	0	173,100		
X Coordinate 0			2013	37,600	129,200	0	166,800		
Y Coordinate 0			2014	33,500	132,500	0	166,000		
Zone/Land Use 12 General Develop.			2015	33,500	133,000	0	166,500		
Secondary Zone			2016	33,500	132,900	0	166,400		
Topography 7 Inclining			2017	33,500	131,500	0	165,000		
1.Level 4.Below St 7.Incline			2018	33,500	131,400	0	164,900		
2.Rolling 5.Low 8.			2019	33,500	129,900	0	163,400		
3.Above St 6.Swampy 9.			2020	33,500	129,000	0	162,500		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	33,500	128,300	0	161,800		
1.W & S 4.Dr Well 7.Cspool			2022	42,700	165,800	0	208,500		
2.T Water 5.Dug Well 8.Water			2023	42,700	187,200	0	229,900		
3.Septic 6.Privy 9.None			2024	45,500	181,900	0	227,400		
Street 1 Paved			2025	52,900	191,200	0	244,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 4/08/2019			15.Dist System			%		5.Access	
Price 135,000			Square Foot		Square Feet			6.R/W thru Lot	
Sale Type 2 Land & Buildings							%		7.Restricted
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								17.TrnsCan Trans	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						
Financing 9 Unknown								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								Fract. Acre	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity 1 Arms Length Sale								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								Acres	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified 5 Public Record								25.Next 11-15 Acr	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						
2.Seller 5.Pub Rec 8.Other								27.Below 1146Elev	
3.Lender 6.MLS 9.			28.Gravel Pits						
								29.Unforested Vac	
			Total Acreage		0.82				
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Map Lot U17-003


Account 360

Location 98 EUSTIS VILLAGE ROAD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 672	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 2 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 672
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1994	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/21/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1998	312	3 100	4	0 %	100 %	1.1 S Frame add
24 Frame Shed	1993	64	3 100	4	0 %	100 %	2.2 S Frame add
51 Gar&L/Sp.0 Bath	2004	672	3 100	5	0 %	100 %	3.3 S Frame add
71 8 Ohead Door	2004	2	3 100	4	0 %	100 %	4.1 & 1/2 S add
24 Frame Shed	2009	80	3 100	4	0 %	100 %	5.1 & 3/4 S add
68 Wood Deck	2012	240	3 100	4	0 %	100 %	6.2 & 1/2 S add
24 Frame Shed	2010	96	3 100	4	0 %	100 %	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

AVERILL, GEORGE JR
SEAGER, TIMIA
50 AVERSEA LANE
CARTHAGE ME 04224

B1164P121 B4634P88

Previous Owner
MCCARTHY, RONALD S
113 SPRUCE LN.

FARMINGTON, ME 04938
Sale Date: 5/09/2024

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	29,700	27,600	0	57,300		
X Coordinate 0			2013	23,300	26,200	0	49,500		
Y Coordinate 0			2014	23,300	26,700	0	50,000		
Zone/Land Use 11 Residential/Rec.			2015	23,300	26,000	0	49,300		
Secondary Zone			2016	23,300	25,900	0	49,200		
Topography 2 Rolling			2017	23,300	25,900	0	49,200		
1.Level 4.Below St 7.Incline			2018	23,300	25,900	0	49,200		
2.Rolling 5.Low 8.			2019	23,300	25,800	0	49,100		
3.Above St 6.Swampy 9.			2020	23,300	25,800	0	49,100		
Utilities 6 Privy System &			2021	23,300	25,800	0	49,100		
1.W & S 4.Dr Well 7.Cspool			2022	30,200	33,400	0	63,600		
2.T Water 5.Dug Well 8.Water			2023	30,200	56,300	0	86,500		
3.Septic 6.Privy 9.None			2024	38,600	54,600	0	93,200		
Street 5 Subdivision Rd.			2025	64,500	101,400	0	165,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 5/09/2024			15.Dist System			%		5.Access	
Price 75,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.99	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water				%		38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres				%		39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre				%		40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr				%		41.Demolition Cha
			26.16+ (Undevel A				%		42.Privy/H Tank/
			27.Below 1146Elev				%		43.Comm Imp Lot
			28.Gravel Pits	Total Acreage 0.99					44.Water Availabl
			29.Unforested Vac				%		45.Septic Availab
							%		46.Wtr&Septic Ava

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Map Lot U20-019


Account 585

Location 27 EUSTIS PARKWAY

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 6 Stove	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 6 No Inside Water	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 9 None	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 512
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 7/24/1991

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1990	112	2 100	3	0 %	100 %	1.1 S Frame add
69 Privy	1970	16	2 100	3	0 %	100 %	2.2 S Frame add
24 Frame Shed	2000	240	3 100	3	0 %	100 %	3.3 S Frame add
25 2S.w/ba/no bsmt	2024	256	3 100	4	0 %	100 %	4.1 & 1/2 S add
21 Open Frame	2024	384	3 100	4	0 %	100 %	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



AVERY, JONATHAN
 AVERY, ANDREA
 45 HASKELL HAVEN RD
 WINDSOR ME 04363

B461P378 B1215P48 B4591P41

Previous Owner
 KEAMY, MARILYN
 107 FROST HILL

LISBON FALLS ME 04252
 Sale Date: 10/20/2023

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 76 Mt. View Road			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	6,400	0	0	6,400		
X Coordinate 0			2013	5,100	0	0	5,100		
Y Coordinate 0			2014	4,600	0	0	4,600		
Zone/Land Use 11 Residential/Rec.			2015	4,600	0	0	4,600		
Secondary Zone			2016	4,600	0	0	4,600		
Topography 2 Rolling			2017	4,600	0	0	4,600		
1.Level 4.Below St 7.Incline			2018	4,600	0	0	4,600		
2.Rolling 5.Low 8.			2019	4,600	0	0	4,600		
3.Above St 6.Swampy 9.			2020	4,600	0	0	4,600		
Utilities 9 None			2021	4,600	0	0	4,600		
1.W & S 4.Dr Well 7.Cspool			2022	12,000	0	0	12,000		
2.T Water 5.Dug Well 8.Water			2023	12,000	0	0	12,000		
3.Septic 6.Privy 9.None			2024	12,700	0	0	12,700		
Street 5 Subdivision Rd.			2025	14,900	0	0	14,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 10/20/2023			15.Dist System			%		5.Access	
Price 15,000			Square Foot					6.R/W thru Lot	
Sale Type 1 Land Only								Square Feet	
1.Land 4.Trailer 7.			16.						
2.L & B 5.Other 8.								17.TrnsCan Trans	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						
Financing 9 Unknown								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								Fract. Acre	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity 1 Arms Length Sale								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								Acres	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified 5 Public Record								25.Next 11-15 Acr	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						
2.Seller 5.Pub Rec 8.Other								27.Below 1146Elev	
3.Lender 6.MLS 9.			28.Gravel Pits						
								29.Unforested Vac	
			Total Acreage		0.23				
							43.Comm Imp Lot		
							44.Water Availabl		
							45.Septic Availab		
							46.Wtr&Septic Ava		

Eustis

Map Lot U01-144


Account 373

Location MOUNTAIN VIEW ROAD

Card 1

Of 1

6/26/2025

Building Style	SF Bsmt Living						Layout			
1.Ranch/Co	5.A-Frame	9.Other	Fin Bsmt Grade				1.Typical 4.O-Built 7.			
2.Gambrel	6.Apt.Bldg	10.Daylt.B	OPEN-5-CUSTOMIZE				2.Inadeq 5.Camp 8.			
3.R Ranch	7.Camp	11.	Heat Type				3.Poor 6. 9.			
4.Cape/Col	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic				
Dwelling Units	2.Combo 6.Stove 10.Geo						1.1/4 Fin 4.Full Fin 7.			
Other Units	3.Radiant 7.Electric 11.						2.1/2 Fin 5.F/Stair 8.CS			
Stories	4.Monitor 8.F/Wall 12.						3.3/4 Fin 6. 9.None			
1.1	4.1 & 1/2	7.1.S/w/lf	Cool Type				Insulation			
2.2	5.1 & 3/4	8.1 & 1/4	1.A/C	4.W&C Air	7.	1.Full 4.Minimal 7.				
3.3	6.2 & 1/2	9.	2.Evapor	5.	8.	2.Heavy 5.Partial 8.				
Exterior Walls	3.H Pump 6. 9.None						3.Capped 6. 9.None			
1.Clbd/Shg	5.B/B/T111	9.Other	Kitchen Style				Unfinished %			
2.Vin/Al	6.Brick	10.None	1.Modern	4.Obsolete	7.	Grade & Factor				
3.Masonite	7.Log	11.Boards	2.Typical	5.Basic	8.	1.E Grade 4.C+ Grade 7.A+ Grade				
4.Asb/Asp	8.Concrete	12.	3.Old Type	6.No Water	9.None	2.D Grade 5.B Grade 8.				
Roof Surface	Bath(s) Style						3.C Grade 6.A Grade 9.Same			
1.Steel	4.Asphalt	7.Rubber	1.Modern	4.Obsolete	7.Bio/Chem	SQFT (Footprint)				
2.Vented	5.Wood	8.	2.Typical	5.Basic	8.Privy	Condition				
3.Tin/Alum	6.Rolled	9.Other	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G				
SF Masonry Trim	# Rooms						2.Fair 5.Avg+ 8.Exc			
ELECTICAL	# Bedrooms						3.Avg- 6.Good 9.Same			
OPEN-4-	# Full Baths						Phys. % Good			
Year Built	# Half Baths						Funct. % Good			
Year Remodeled	# Addn Fixtures						Functional Code			
Foundation	# Fireplaces						1.Incomp 4.Bsmt 7.C Wall			
1.Concrete	4.Wood	7.Partial					2.O-Built 5.Size 8.LongTerm			
2.C Block	5.Slab	8.ledge/ro					3.Damaged 6.Bath 9.None			
3.Gran/Roc	6.Piers	9.Pier/Pad					Econ. % Good			
Basement	Economic Code									
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl					0.None 3.No Power 6.Comment			
2.1/2 Bmt	5.Crawl Sp	8.S Level					1.Location 4.Size 7.Uti Easm			
3.3/4 Bmt	6.Fnd noB/	9.None					2.Encroach 5.Condition 8.Incmlpt			
Bsmt Gar # Cars	Entrance Code 0									
Wet Basement	1.Interior 4.Vacant 7.									
1.Dry	4.	7.					2.Refusal 5.Estimate 8.			
2.Damp	5.Crawl Sp	8.SPump	3.Informed 6. 9.							
3.Wet	6.	9.None	Information Code 0							
Date Inspected	1.Owner 4.Agent 7.Inspect									
	2.Relative 5.Estimate 8.									
	3.Tenant 6.Other 9.									
Additions, Outbuildings & Improvements										
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			
					%	%	1.1 S Frame add-			
					%	%	2.2 S Frame add-			
					%	%	3.3 S Frame add-			
					%	%	4.1 & 1/2 S add-			
					%	%	5.1 & 3/4 S add-			
					%	%	6.2 & 1/2 S add-			
					%	%	21.Open Frame Por			
					%	%	22.Encl Frame Por			
					%	%	23.Frame Garage			
					%	%	24.Frame Shed			
					%	%	25.2S w/ba/no bsm			
					%	%	26.1SFr Overhang			
					%	%	27.Unfin Basement			
					%	%	28.1 S 0 ba/0 bs			
					%	%	29.Finished Attic			

AXIS MUNDI HOLDINGS, LLC
405C TOBY RD
NEW GLOUCESTER ME 04260

B2618P145 B4581P233 B4658P87

Previous Owner
REIDER, LISA L
REIDER, MICHAEL L
PO BOX 5
STRATTON ME 04982
Sale Date: 8/07/2024

Previous Owner
GUARDIAN PROPERTY ASSET MANAGEMENT
1971 STATE ROUTE 46

BUCKSPORT ME 04461
Sale Date: 9/11/2023

Previous Owner
KEENE, STACEY E
COOK, TIMOTHY
PO BOX 154
EUSTIS ME 04982
Sale Date: 5/25/2023

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 79 Axis Mundi Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,800	104,700	10,000	154,500		
X Coordinate 0			2013	59,500	94,500	10,000	144,000		
Y Coordinate 0			2014	59,000	95,300	10,000	144,300		
Zone/Land Use 11 Residential/Rec.			2015	59,000	94,000	10,000	143,000		
Secondary Zone			2016	56,800	92,900	15,000	134,700		
Topography 7 Inclining			2017	56,800	98,400	20,000	135,200		
1.Level 4.Below St 7.Incline			2018	56,800	97,200	20,000	134,000		
2.Rolling 5.Low 8.			2019	56,800	96,200	0	153,000		
3.Above St 6.Swampy 9.			2020	56,800	96,100	0	152,900		
Utilities 3 Septic Disposal & 4 Drilled Well &			2021	56,800	95,000	0	151,800		
1.W & S 4.Dr Well 7.Cspool			2022	72,900	123,400	0	196,300		
2.T Water 5.Dug Well 8.Water			2023	72,900	156,200	0	229,100		
3.Septic 6.Privy 9.None			2024	78,500	151,000	0	229,500		
Street 6 Private Rd.....			2025	87,500	154,300	0	241,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 8/07/2024			14.Transm Lines			%		4.Size/Shape	
Price 151,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.							%	8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing 9 Unknown			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity 8 Other Non Valid						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	80 %	5	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.94	80 %	5	36.ReEnergyWater	
Verified 5 Public Record			23.Remote Water	46	1.00	100 %	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			Acres			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		40.S Lumber Site	
			26.16+ (Undevel A			%		41.Demolition Cha	
			27.Below 1146Elev			%		42.Privy/H Tank/	
			28.Gravel Pits			%		43.Comm Imp Lot	
			29.Unforested Vac			%		44.Water Availabl	
			Total Acreage		1.94			45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R06-060-D

Account 957

Location 69 AXIS MUNDI ROAD

Card 1

Of 1

6/26/2025

Building Style	7 Camp/Cottage			SF Bsmt Living	0			Layout	1 Typical		
1.Ranch/Co	5.A-Frame	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.O-Built	7.	
2.Gambrel	6.Apt.Bldg	10.Daylt.B		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp	11.		Heat Type	100% 2 Combination			3.Poor	6.	9.	
4.Cape/Col	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	9 None		
Dwelling Units	1			2.Combo	6.Stove	10.Geo		1.1/4 Fin	4.Full Fin	7.	
Other Units	0			3.Radiant	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.CS	
Stories	4 One & 1/2 Story			4.Monitor	8.FI/Wall	12.		3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2	7.1.S/w/lf		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1 & 3/4	8.1 & 1/4		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2	9.		2.Evapor	5.	8.		2.Heavy	5.Partial	8.	
Exterior Walls	7 Log/Inc.Fake Log			3.H Pump	6.	9.None		3.Capped	6.	9.None	
1.Clbd/Shg	5.B/B/T111	9.Other		Kitchen Style	5 Basic			Unfinished %	0%		
2.Vin/Al	6.Brick	10.None		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 100%		
3.Masonite	7.Log	11.Boards		2.Typical	5.Basic	8.		1.E Grade	4.C+ Grade	7.A+ Grade	
4.Asb/Asp	8.Concrete	12.		3.Old Type	6.No Water	9.None		2.D Grade	5.B Grade	8.	
Roof Surface	4 Asphalt Shingles			Bath(s) Style	5 Basic			3.C Grade	6.A Grade	9.Same	
1.Steel	4.Asphalt	7.Rubber		1.Modern	4.Obsolete	7.Bio/Chem		SQFT (Footprint)	900		
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy		Condition	4 Average		
3.Tin/Alum	6.Rolled	9.Other		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	
ELECTICAL	3			# Bedrooms	3			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1998			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	1 Incomplete		
Foundation	6 Piers/Posts			# Fireplaces	0			1.Incomp	4.Bsmt	7.C Wall	
1.Concrete	4.Wood	7.Partial						2.O-Built	5.Size	8.LongTerm	
2.C Block	5.Slab	8.ledge/ro						3.Damaged	6.Bath	9.None	
3.Gran/Roc	6.Piers	9.Pier/Pad						Econ. % Good	100%		
Basement	9 0 Bsmt/O Fdtn							Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl						0.None	3.No Power	6.Comment	
2.1/2 Bmt	5.Crawl Sp	8.S Level						1.Location	4.Size	7.Uti Easm	
3.3/4 Bmt	6.Fnd noB/	9.None						2.Encroach	5.Condition	8.Incmlpt	
Bsmt Gar # Cars	0							Entrance Code	0		
Wet Basement	9 No Basement							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate	8.	
2.Damp	5.Crawl Sp	8.SPump						3.Informed	6.	9.	
3.Wet	6.	9.None						Information Code	0		
								1.Owner	4.Agent	7.Inspect	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.	



Date Inspected 5/30/2017

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2006	180	3 100	4	0	% 100 %	1.1 S Frame add
24 Frame Shed	2006	120	3 100	3	0	% 100 %	2.2 S Frame add
68 Wood Deck	2007	48	3 100	4	0	% 100 %	3.3 S Frame add
15 Roof Overhang	2007	44	3 100	4	0	% 100 %	4.1 & 1/2 S add
24 Frame Shed	2012	300	3 100	5	0	% 100 %	5.1 & 3/4 S add
31 Res.Greenhouse	2015	864	3 100	4	0	% 100 %	6.2 & 1/2 S add
						% %	21.Open Frame Por
						% %	22.Encl Frame Por
						% %	23.Frame Garage
						% %	24.Frame Shed
						% %	25.2S w/ba/no bsm
						% %	26.1SFr Overhang
						% %	27.Unfin Basement
						% %	28.1 S 0 ba/0 bs
						% %	29.Finished Attic

