

GAGNON, DANIEL  
32 MOORE AVENUE  
AUBURN ME 04210

B983P21 B3971P63

Previous Owner  
MURPHY, WINIFRED

526 S MAIN ST.  
ANDOVER, MA 01810 6221  
Sale Date: 1/22/2018

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	71 Porter/Nadeau Small Lots		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	37,900	12,900	0	50,800		
X Coordinate	0		2013	31,600	12,200	0	43,800		
Y Coordinate	0		2014	28,900	12,400	0	41,300		
Zone/Land Use	11 Residential/Rec.		2015	28,900	12,000	0	40,900		
Secondary Zone			2016	28,200	12,000	0	40,200		
Topography	7 Inclining		2017	28,200	12,000	0	40,200		
1.Level	4.Below St	7.Incline	2018	28,200	11,900	0	40,100		
2.Rolling	5.Low	8.	2019	28,200	11,900	0	40,100		
3.Above St	6.Swampy	9.	2020	28,200	11,900	0	40,100		
Utilities	9 None		2021	28,200	11,800	0	40,000		
1.W & S	4.Dr Well	7.Cspool	2022	36,700	15,300	0	52,000		
2.T Water	5.Dug Well	8.Water	2023	36,700	35,500	0	72,200		
3.Septic	6.Privy	9.None	2024	55,600	33,100	0	88,700		
Street	1 Paved		2025	74,400	32,200	0	106,600		
1.Paved	4.R/W	7.	<b>Land Data</b>						
2.Semi Imp	5.Sub Rd	8.	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel	6.Priv Rd	9.None			<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O	0		11.Water Departme					1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
Sale Date	1/22/2018		14.Transm Lines					4.Size/Shape	
Price	17,000		15.Dist System					5.Access	
Sale Type	2 Land & Buildings							6.R/W thru Lot	
1.Land	4.Trailer	7.	<b>Square Foot</b>	<b>Square Feet</b>				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					<b>Acres</b>	
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	<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Roads/Unforest	
2.Related	5.Partial	8.Other	21.Base Lot 1st A	21	1.00	90	%	4	
3.Distress	6.Exempt	9.Question	22.Secondary Acre	22	0.27	90	%	4	
Verified	5 Public Record		23.Remote Water						
1.Buyer	4.Agent	7.Family	<b>Acres</b>						
2.Seller	5.Pub Rec	8.Other	24.Next 3-10 Acre						
3.Lender	6.MLS	9.	25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
<b>Total Acreage</b>				1.27					

- 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 R06-091

Account 582

Location 233 PORTER NADEAU ROAD

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 6 Stove</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>6 Rolled Roofing</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>260</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>1</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1950</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/24/1994

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1994	120	2 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
24 Frame Shed	1994	80	2 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
24 Frame Shed	1960	80	2 100	3	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
69 Privy	1960	16	2 100	2	0 %	100 %	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



GAGNON, RODNEY A  
GAGNON, SUZANNE M  
285 KEAY RD  
SABATTUS, ME 04280

B1503P339 B4691P249

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>71 Porter/Nadeau Small Lots</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	11,100	33,600	0	44,700		
X Coordinate <b>0</b>			2013	10,800	31,200	0	42,000		
Y Coordinate <b>0</b>			2014	10,300	30,800	0	41,100		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	10,300	29,700	0	40,000		
Secondary Zone			2016	10,300	29,700	0	40,000		
Topography <b>2 Rolling</b>			2017	10,300	29,200	0	39,500		
1.Level 4.Below St 7.Incline			2018	10,300	28,700	0	39,000		
2.Rolling 5.Low 8.			2019	10,300	28,600	0	38,900		
3.Above St 6.Swampy 9.			2020	10,300	28,600	0	38,900		
Utilities <b>9 None</b>			2021	10,300	28,400	0	38,700		
1.W & S 4.Dr Well 7.Cspool			2022	13,200	36,900	0	50,100		
2.T Water 5.Dug Well 8.Water			2023	13,200	59,800	0	73,000		
3.Septic 6.Privy 9.None			2024	16,600	59,700	0	76,300		
Street <b>2 Semi-Improved</b>			2025	19,800	59,100	0	78,900		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.									
3.Gravel 6.Priv Rd 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
STATUS TG-F&O <b>0</b>			11.Water Departme		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Bldg Incomplete <b>0</b>			12.Undergrd Servi				%		1.Second Zone
<b>Sale Data</b>			13.Substations				%		2.Devel Costs
Sale Date <b>1/01/1995</b>			14.Transm Lines				%		3.Swampy
Price <b>21,000</b>			15.Dist System				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>					6.R/W thru Lot
2.L & B 5.Other 8.			16.				%		7.Restricted
3.Bldg 6.Comm 9.			17.TrnsCan Trans				%		8.Location
Financing <b>9 Unknown</b>			18.TrnsCan Rds/Im				%		9.Fractional Sha
1.Convent 4.Seller 7.Bank or Re			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa				%		30.Softwood (TG)
3.Assumed 6.Cash 9.Unknown							%		31.Mixedwood (TG)
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Hardwood (TG)
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.16	100	%	0	33.Waste L /R Pro
2.Related 5.Partial 8.Other			22.Secondary Acre	44	1.00	100	%	0	34.Roads/Unforest
3.Distress 6.Exempt 9.Question			23.Remote Water				%		35.Eustis Dam
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.ReEnergyWater
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre				%		37.ReEnergy Site
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr				%		38.ReEnergyTransm
3.Lender 6.MLS 9.			26.16+ (Undevel A				%		39.Deeded R/W to
			27.Below 1146Elev				%		40.S Lumber Site
			28.Gravel Pits				%		41.Demolition Cha
			29.Unforested Vac				%		42.Privy/H Tank/
				<b>Total Acreege</b>			<b>0.16</b>		43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

**Eustis**

Map Lot R06-092

Account 42

Location 237 PORTER NADEAU ROAD

Card 1 Of 1 6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 5 Forced Warm Air</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>5 Basic</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>7 Bio or Chemical</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>416</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>2</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1968</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>6 No Bath</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/12/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1975	128	2 100	3	0 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
69 Privy	1970	16	2 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
22 Encl Frame Porch	1970	96	2 100	3	0 %	100 %	21.Open Frame Por 22.Encl Frame Por
1 1 S.Frame add-on	1997	64	2 100	3	0 %	50 %	23.Frame Garage 24.Frame Shed
992 Camper Trailer	1978	8x16	2 100	2	0 %	100 %	25.2S w/ba/no bsm 26.1SFr Overhang 27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



GALLA, JONATHAN  
181 BELLMORE ST  
FLORAL PARK NY 11001

B2414P237 B4205P296 B4579P18 B4588P161 B4597P3

Previous Owner  
MACOMBER, ELISABETH  
PO BOX 34

STRATTON ME 04982  
Sale Date: 11/13/2023

Previous Owner  
CAREY, CHARLENE A  
CAREY, EUGENE  
518 MIDDLE ROAD  
SKOWHEGAN, ME 04976  
Sale Date: 7/09/2020

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>60 Flagstaff Shores</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	37,900	0	0	37,900		
X Coordinate <b>0</b>			2013	31,900	0	0	31,900		
Y Coordinate <b>0</b>			2014	26,900	0	0	26,900		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	26,900	0	0	26,900		
Secondary Zone			2016	24,400	0	0	24,400		
Topography <b>2 Rolling</b>			2017	24,400	0	0	24,400		
1.Level 4.Below St 7.Incline			2018	24,400	0	0	24,400		
2.Rolling 5.Low 8.			2019	24,400	0	0	24,400		
3.Above St 6.Swampy 9.			2020	24,400	0	0	24,400		
Utilities <b>9 None 9 None</b>			2021	24,400	0	0	24,400		
1.W & S 4.Dr Well 7.Cspool			2022	62,000	0	0	62,000		
2.T Water 5.Dug Well 8.Water			2023	62,000	0	0	62,000		
3.Septic 6.Privy 9.None			2024	65,000	0	0	65,000		
Street <b>5 Subdivision Rd.</b>			2025	81,100	0	0	81,100		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>11/13/2023</b>			15.Dist System			%		5.Access	
Price <b>56,000</b>			<b>Square Foot</b>					6.R/W thru Lot	
Sale Type <b>1 Land Only</b>								<b>Square Feet</b>	
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 <b>9 Unknown</b>								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								<b>Fract. Acre</b>	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity <b>1 Arms Length Sale</b>								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								<b>Acres</b>	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified <b>5 Public Record</b>								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	
			<b>Total Acreage 2.77</b>						
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot U01-106


Account 969

Location OLD DEAD RIVER 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.FI/Stair 8.CS					
Stories	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	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 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		Entrance Code <b>0</b>					
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 <b>0</b>						
	1.Owner 4.Agent 7.Inspect						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.						
Date Inspected							
<b>Additions, Outbuildings &amp; Improvements</b>							
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

GALLA, PETER  
39 BRIAR WOOD DRIVE  
BEACON FALLS CT 06403

B1012P77 B3874P8

Previous Owner  
GALLA, GREGORY  
GALLA, PETER  
39 BRIAR WOOD DRIVE  
BEACON FALLS CT 06403  
Sale Date: 10/13/2016

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>60 Flagstaff Shores</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	17,300	61,900	0	79,200		
X Coordinate <b>0</b>			2013	20,000	56,100	0	76,100		
Y Coordinate <b>0</b>			2014	19,400	57,000	0	76,400		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	19,400	55,300	0	74,700		
Secondary Zone			2016	19,400	55,200	0	74,600		
Topography <b>2 Rolling</b>			2017	19,400	54,400	0	73,800		
1.Level 4.Below St 7.Incline			2018	19,400	53,600	0	73,000		
2.Rolling 5.Low 8.			2019	19,400	53,600	0	73,000		
3.Above St 6.Swampy 9.			2020	19,400	55,400	0	74,800		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	19,400	55,400	0	74,800		
1.W & S 4.Dr Well 7.Cspool			2022	32,600	71,400	0	104,000		
2.T Water 5.Dug Well 8.Water			2023	32,600	92,100	0	124,700		
3.Septic 6.Privy 9.None			2024	33,600	89,800	0	123,400		
Street <b>5 Subdivision Rd.</b>			2025	36,800	91,800	0	128,600		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>10/13/2016</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>39,600</b>			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>5 Partial Interest</b>				21.Base Lot 1st A	21	0.32	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	46	1.00	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water						
3.Distress 6.Exempt 9.Question			<b>Acres</b>						
Verified <b>5 Public Record</b>			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						
			<b>Total Acreege</b>		<b>0.32</b>				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	



GALLA, PETER W  
55 ASPEN ST  
FLORAL PARK NY 11001

B3812P127 B3940P113 B4694P301

Previous Owner  
LAVIGNE, ROGER A, JR  
LAVIGNE, NICOLE  
542 SW TODD AVENUE  
PORT ST LUCY FL 34983  
Sale Date: 12/11/2024

Previous Owner  
Ferry, Gail L., Successor Trustee  
Roger J. Lavigne Revocable Trust  
26 Pleasant Street  
Gardiner, ME 04345  
Sale Date: 4/13/2016

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>60 Flagstaff Shores</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	53,000	0	0	53,000		
X Coordinate <b>0</b>			2013	63,300	0	0	63,300		
Y Coordinate <b>0</b>			2014	58,300	0	0	58,300		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	58,300	0	0	58,300		
Secondary Zone			2016	53,000	0	0	53,000		
Topography <b>2 Rolling</b>			2017	53,000	0	0	53,000		
1.Level 4.Below St 7.Incline			2018	53,000	0	0	53,000		
2.Rolling 5.Low 8.			2019	53,000	0	0	53,000		
3.Above St 6.Swampy 9.			2020	53,000	0	0	53,000		
Utilities <b>9 None</b>			2021	53,000	0	0	53,000		
1.W & S 4.Dr Well 7.Cspool			2022	99,700	0	0	99,700		
2.T Water 5.Dug Well 8.Water			2023	112,600	0	0	112,600		
3.Septic 6.Privy 9.None			2024	104,600	0	0	104,600		
Street <b>5 Subdivision Rd.</b>			2025	139,900	0	0	139,900		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>12/11/2024</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>185,000</b>			15.Dist System			%		5.Access	
Sale Type <b>1 Land Only</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>						%		<b>Acres</b>	
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 <b>1 Arms Length Sale</b>			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			<b>Fract. Acre</b>	<b>Acreeage/Sites</b>				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								36.ReEnergyWater	
Verified <b>5 Public Record</b>			21.Base Lot 1st A	21	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			22.Secondary Acre	22	1.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			23.Remote Water	24	6.24	100	%	0	
3.Lender 6.MLS 9.			<b>Acres</b>	33	0.00	100	%	0	
			24.Next 3-10 Acre	39	1.00	100	%	0	
			25.Next 11-15 Acr	34	1.52	100	%	0	
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
				<b>Total Acreage</b>		9.76			

46.Wtr&Septic Ava

**Eustis**

Map Lot U01-105


Account 240

Location OLD DEAD RIVER 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 <b>0</b>					
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 <b>0</b>						
	1.Owner 4.Agent 7.Inspect						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.						
Date Inspected							
<b>Additions, Outbuildings &amp; Improvements</b>							
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

GALLAGHER, DEAN M  
303 MCGRATH POND ROAD  
OAKLAND ME 04963

B420P536 B3979P201 B4719P211

Previous Owner  
GALLAGHER- THOMAS, BRENDA  
27 FARM BROOK RD

SIDNEY ME 04330  
Sale Date: 3/31/2025

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>71 Porter/Nadeau Small Lots</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	9,200	15,300	0	24,500		
X Coordinate <b>0</b>			2013	7,600	14,100	0	21,700		
Y Coordinate <b>0</b>			2014	6,900	14,100	0	21,000		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	6,900	13,400	0	20,300		
Secondary Zone			2016	6,900	13,400	0	20,300		
Topography <b>7 Inclining</b>			2017	6,900	13,400	0	20,300		
1.Level 4.Below St 7.Incline			2018	6,900	13,400	0	20,300		
2.Rolling 5.Low 8.			2019	6,900	13,300	0	20,200		
3.Above St 6.Swampy 9.			2020	6,900	13,300	0	20,200		
Utilities <b>9 None</b>			2021	6,900	13,300	0	20,200		
1.W & S 4.Dr Well 7.Cspool			2022	9,000	17,300	0	26,300		
2.T Water 5.Dug Well 8.Water			2023	9,000	30,600	0	39,600		
3.Septic 6.Privy 9.None			2024	13,800	30,600	0	44,400		
Street <b>1 Paved</b>			2025	18,400	29,600	0	48,000		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
Sale Date <b>3/31/2025</b>			14.Transm Lines					4.Size/Shape	
Price			15.Dist System					5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				6.R/W thru Lot
1.Land 4.Trailer 7.									
2.L & B 5.Other 8.			16.					8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					9.Fractional Sha	
Financing <b>9 Unknown</b>			18.TrnsCan Rds/Im					<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>2 Related Parties</b>				21	0.23			100	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre					34.Roads/Unforest	
2.Related 5.Partial 8.Other			23.Remote Water					35.Eustis Dam	
3.Distress 6.Exempt 9.Question			<b>Acres</b>					36.ReEnergyWater	
Verified <b>5 Public Record</b>			24.Next 3-10 Acre					37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr					38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A					39.Deeded R/W to	
3.Lender 6.MLS 9.			27.Below 1146Elev					40.S Lumber Site	
			28.Gravel Pits					41.Demolition Cha	
			29.Unforested Vac					42.Privy/H Tank/	
			<b>Total Acreege</b>		<b>0.23</b>			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot R06-087


Account 261

Location 160 PORTER NADEAU ROAD

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 6 Stove</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>7 Log/Inc.Fake Log</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>308</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>2</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>9</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1955</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>6 No Bath</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/12/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1970	70	2 100	3	0 %	100 %	
69 Privy	1970	16	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



GALLAGHER, DORI L  
GALLAGHER, RALPH A  
ONE WILLIAM KNIGHT ROAD  
WINDHAM, ME 04062

B2189P223 B2189P225 B2412P86

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>60 Flagstaff Shores</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	37,500	0	0	37,500		
X Coordinate <b>0</b>			2013	32,700	0	0	32,700		
Y Coordinate <b>0</b>			2014	28,100	0	0	28,100		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	28,100	0	0	28,100		
Secondary Zone			2016	25,600	0	0	25,600		
Topography <b>2 Rolling</b>			2017	25,600	0	0	25,600		
1.Level 4.Below St 7.Incline			2018	25,600	0	0	25,600		
2.Rolling 5.Low 8.			2019	25,600	0	0	25,600		
3.Above St 6.Swampy 9.			2020	25,600	0	0	25,600		
Utilities <b>9 None 9 None</b>			2021	25,600	0	0	25,600		
1.W & S 4.Dr Well 7.Cspool			2022	60,800	0	0	60,800		
2.T Water 5.Dug Well 8.Water			2023	60,800	0	0	60,800		
3.Septic 6.Privy 9.None			2024	63,200	0	0	63,200		
Street <b>1 Paved</b>			2025	84,600	0	0	84,600		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>9/01/2002</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>8,000</b>			15.Dist System			%		5.Access	
Sale Type <b>1 Land Only</b>			<b>Square Foot</b>	<b>Square Feet</b>			%	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 <b>9 Unknown</b>					%		<b>Acres</b>		
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 <b>8 Other Non Valid</b>			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			<b>Fract. Acre</b>	<b>Acreeage/Sites</b>				35.Eustis Dam	
3.Distress 6.Exempt 9.Question				21.Base Lot 1st A	21	1.00	80 %	4	36.ReEnergyWater
Verified <b>5 Public Record</b>			22.Secondary Acre	22	1.00	100 %	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	2.83	100 %	0	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			<b>Acres</b>			%		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	
			<b>Total Acreage</b>		<b>4.83</b>			46.Wtr&Septic Ava	

**Eustis**

Map Lot U01-120


Account 1041

Location OLD DEAD RIVER 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	Econ. % Good		
3.Gran/Roc	6.Piers	9.Pier/Pad				Economic Code			0.None	3.No Power	6.Comment
Basement						0.Location			4.Size	7.Uti Easm	
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl				2.Encroach			5.Condition	8.Incmlpt	
2.1/2 Bmt	5.Crawl Sp	8.S Level				Entrance Code <b>0</b>			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 <b>0</b>			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								
<b>Additions, Outbuildings &amp; Improvements</b>											
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			

GALLAGHER, RALPH A  
GALLAGHER, DORI L  
ONE WILLIAM KNIGHT ROAD  
WIDHAM, ME 04062

B2122P20 B4042P228

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>76 Mt. View Road</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	21,200	107,900	0	129,100		
X Coordinate <b>0</b>			2013	23,100	102,300	0	125,400		
Y Coordinate <b>0</b>			2014	22,200	103,500	0	125,700		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	22,200	101,700	0	123,900		
Secondary Zone			2016	22,200	100,800	0	123,000		
Topography <b>2 Rolling</b>			2017	22,200	100,400	0	122,600		
1.Level 4.Below St 7.Incline			2018	22,200	99,500	0	121,700		
2.Rolling 5.Low 8.			2019	22,200	99,000	0	121,200		
3.Above St 6.Swampy 9.			2020	22,200	97,800	0	120,000		
Utilities <b>3 Septic Disposal &amp; 5 Dug Well &amp;</b>			2021	22,200	97,700	0	119,900		
1.W & S 4.Dr Well 7.Cspool			2022	39,900	125,600	0	165,500		
2.T Water 5.Dug Well 8.Water			2023	39,900	154,200	0	194,100		
3.Septic 6.Privy 9.None			2024	41,300	150,300	0	191,600		
Street <b>1 Paved</b>			2025	45,900	152,000	0	197,900		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>3/01/2002</b>			15.Dist System					5.Access	
Price <b>68,000</b>			<b>Square Foot</b>	<b>Square Feet</b>				6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					<b>Acres</b>	
Financing <b>9 Unknown</b>								30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium					32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa					33.Waste L /R Pro	
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts								35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.46	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	
Verified <b>5 Public Record</b>			23.Remote Water						
1.Buyer 4.Agent 7.Family			<b>Acres</b>						
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre						
3.Lender 6.MLS 9.			25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
<b>Total Acreage</b>				<b>0.46</b>					
						43.Comm Imp Lot			
						44.Water Availabl			
						45.Septic Availab			
						46.Wtr&Septic Ava			

**Eustis**

Map Lot U01-122 & 145


Account 878

Location 10 MOUNTAIN VIEW ROAD

Card 1

Of 1

6/26/2025

Building Style <b>1 Conven/Ranch</b>	SF Bsmt Living <b>350</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 5 Forced Warm Air</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>760</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>5 Average +</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1965</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1985</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>3 3/4 Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/04/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1992	240	3 100	2	0 %	90 %	
24 Frame Shed	2000	96	3 100	3	0 %	100 %	
49 Canvas Storage .	2004	1	3 100	3	0 %	100 %	
1 1 S.Frame add-on	2009	480	3 100	4	0 %	100 %	
35 Hot Tub/Jacuzzi	2008	1	3 100	4	0 %	100 %	
24 Frame Shed	2010	80	3 100	4	0 %	100 %	
68 Wood Deck	2010	216	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



GALLUP, FREDERIC W  
BERRY, EDMOND R., JR.  
5 POTTER RD  
CARTHAGE ME 04224

B2472P161 B2472P163 B3716P101 B3753P307

Previous Owner  
Theriaux, Paul  
977 Odin Road

Bangor ME 04401  
Sale Date: 7/31/2015

Previous Owner  
Theriaux, Joy  
Theriaux, Paul  
977 Odin Road

Bangor ME 04401  
Sale Date: 3/04/2015

Previous Owner  
THERIAULT, JOY  
THERIAULT, PAUL  
977 ODLIN ROAD  
BANGOR, ME 04401  
Sale Date: 6/26/2014

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>87 Arnold Trail.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	39,100	23,600	0	62,700		
X Coordinate <b>0</b>			2013	37,300	23,200	0	60,500		
Y Coordinate <b>0</b>			2014	37,000	24,500	0	61,500		
Zone/Land Use <b>13 Mixed Use</b>			2015	37,000	23,900	0	60,900		
Secondary Zone			2016	36,800	23,800	0	60,600		
Topography <b>1 Level</b>			2017	36,800	23,800	20,000	40,600		
1.Level 4.Below St 7.Incline			2018	36,800	23,600	20,000	40,400		
2.Rolling 5.Low 8.			2019	36,800	23,600	20,000	40,400		
3.Above St 6.Swampy 9.			2020	36,800	23,400	0	60,200		
Utilities <b>3 Septic Disposal &amp; 5 Dug Well &amp;</b>			2021	36,800	23,200	0	60,000		
1.W & S 4.Dr Well 7.Cspool			2022	47,200	30,200	0	77,400		
2.T Water 5.Dug Well 8.Water			2023	47,200	60,100	0	107,300		
3.Septic 6.Privy 9.None			2024	55,700	58,500	0	114,200		
Street <b>1 Paved</b>			2025	66,000	58,400	0	124,400		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>7/31/2015</b>			15.Dist System			%		5.Access	
Price <b>25,000</b>						%		6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	<b>Acres</b>		
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.10	100 %	0	37.ReEnergy Site	
Verified <b>5 Public Record</b>			23.Remote Water	46	1.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	<b>Total Acreage 1.10</b>				44.Water Availabl	
			29.Unforested Vac						
						%		46.Wtr&Septic Ava	


**Eustis**

Map Lot U09-007

Account 560

Location 464 ARNOLD TRAIL

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.FI/Stair 8.CS					
Stories	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	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.Incmlplet					
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							
<b>Additions, Outbuildings &amp; Improvements</b>							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
724 Beaumont	1975	14x60	5 100	6	0 %	100 %	
68 Wood Deck	1980	84	3 100	4	0 %	100 %	
40 Basement Finish	1975	840	2 100	3	0 %	50 %	
24 Frame Shed	1990	294	3 100	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



GARCIENZZO, BRITTANY  
GARCIENZZO, DYLAN  
42 Tote Rd  
Stratton ME 04982

B1127P155 B4292P320

Previous Owner  
EVANS, Sarah E  
66 LEDGE FARM RD.

NOTTINGHAM, NH 03290 5031  
Sale Date: 2/26/2021

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>91 Vaughn Rd.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	47,900	101,300	0	149,200		
X Coordinate <b>0</b>			2013	46,600	89,600	0	136,200		
Y Coordinate <b>0</b>			2014	41,600	89,600	0	131,200		
Zone/Land Use <b>15 Rural Woodland 2</b>			2015	41,600	88,600	0	130,200		
Secondary Zone			2016	39,100	87,500	0	126,600		
Topography <b>2 Rolling</b>			2017	39,100	87,200	0	126,300		
1.Level 4.Below St 7.Incline			2018	39,100	86,100	0	125,200		
2.Rolling 5.Low 8.			2019	39,100	85,000	0	124,100		
3.Above St 6.Swampy 9.			2020	39,100	84,700	0	123,800		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	39,100	83,600	0	122,700		
1.W & S 4.Dr Well 7.Cspool			2022	81,000	108,700	0	189,700		
2.T Water 5.Dug Well 8.Water			2023	81,000	140,000	0	221,000		
3.Septic 6.Privy 9.None			2024	84,000	138,400	0	222,400		
Street <b>4 Right of Way</b>			2025	102,500	141,300	0	243,800		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>2/26/2021</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>160,000</b>			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>1 Arms Length Sale</b>				21.Base Lot 1st A	21	1.00	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	1.00	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water	24	1.44	100	%	0	
3.Distress 6.Exempt 9.Question			<b>Acres</b>	46	1.00	100	%	0	
Verified <b>5 Public Record</b>			24.Next 3-10 Acre			%		33.Waste L /R Pro	
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%		34.Roads/Unforest	
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%		35.Eustis Dam	
3.Lender 6.MLS 9.			27.Below 1146Elev			%		36.ReEnergyWater	
			28.Gravel Pits			%		37.ReEnergy Site	
			29.Unforested Vac			%		38.ReEnergy/Transm	
			<b>Total Acreage</b>		<b>3.44</b>			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 R01-015-C

Account 569

Location 42 TOTE RD

Card 1 Of 1 6/26/2025

Building Style <b>4 Cape/Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>3 Masonite</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>30%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>936</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>5</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1993</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Granite/Rock Wal</b>	# Fireplaces <b>0</b>	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 <b>95%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>No Power</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/28/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67 Barn	1992	800	2 100	2	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
68 Wood Deck	1994	260	3 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
68 Wood Deck	1994	60	3 100	3	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



GARCIENZZO, DYLAN  
DARIENZZO, ABRAHAM  
42 Tote Rd  
Stratton ME 04982

B1936P235 B3463P207 B3467P78 B3571P141 B4707P20

Previous Owner  
DARIENZZO, WENDY  
PO BOX 61

STRATTON ME 04982  
Sale Date: 2/07/2025

Property Data			Assessment Record						
Neighborhood <b>2 Stratton Village</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	35,700	121,400	10,000	147,100		
X Coordinate <b>0</b>			2013	36,000	111,400	10,000	137,400		
Y Coordinate <b>0</b>			2014	32,300	102,600	10,000	124,900		
Zone/Land Use <b>12 General Develop.</b>			2015	32,300	101,600	10,000	123,900		
Secondary Zone			2016	32,300	101,600	15,000	118,900		
Topography <b>2 Rolling</b>			2017	32,300	101,600	20,000	113,900		
1.Level 4.Below St 7.Incline			2018	32,300	101,600	20,000	113,900		
2.Rolling 5.Low 8.			2019	32,300	101,600	20,000	113,900		
3.Above St 6.Swampy 9.			2020	32,300	101,600	25,000	108,900		
Utilities <b>1 Twn.Watr&amp; Septic</b>			2021	32,300	101,600	25,000	108,900		
1.W & S 4.Dr Well 7.Cspool			2022	40,800	132,100	25,000	147,900		
2.T Water 5.Dug Well 8.Water			2023	40,800	159,400	25,000	175,200		
3.Septic 6.Privy 9.None			2024	43,400	158,400	25,000	176,800		
Street <b>1 Paved</b>			2025	50,000	164,200	0	214,200		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme				%	1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi				%	2.Devel Costs	
<b>Sale Data</b>			13.Substations				%	3.Swampy	
			14.Transm Lines				%	4.Size/Shape	
Sale Date <b>2/07/2025</b>			15.Dist System				%	5.Access	
Price							%	6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>							%	7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.				20	480	40	%	0	
3.Bldg 6.Comm 9.			16.				%	9.Fractional Sha	
Financing <b>9 Unknown</b>			17.TrnsCan Trans				%	<b>Acres</b>	
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 <b>8 Other Non Valid</b>							%	33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.74	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	
Verified <b>5 Public Record</b>			23.Remote Water				%		
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre				%		
3.Lender 6.MLS 9.			25.Next 11-15 Acr				%		
			26.16+ (Undevel A				%		
			27.Below 1146Elev				%		
			28.Gravel Pits				%		
			29.Unforested Vac				%		
			<b>Total Acreage</b>		<b>0.74</b>				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:





**Eustis**

Map Lot R10-001-D


Account 1146

Location OVERLOOK DRIVE SOUTH

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 <b>0</b>						
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 <b>0</b>							
	1.Owner 4.Agent 7.Inspect							
	2.Relative 5.Estimate 8.							
	3.Tenant 6.Other 9.							
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								
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

GAUDETTE, DEBORAH L  
GAUDETTE, KEVIN P  
17 MARSTON ST  
FALMOUTH ME 04105

B2375P40 B3999P242

Previous Owner  
MARTEL, CONRAD A.  
22 Surry Lane

LEWISTON, ME 04240  
Sale Date: 5/16/2018

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>38 Lower E.Ridge</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	55,800	57,700	0	113,500		
X Coordinate <b>0</b>			2013	53,800	59,100	0	112,900		
Y Coordinate <b>0</b>			2014	48,800	59,500	0	108,300		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	48,800	69,300	0	118,100		
Secondary Zone			2016	47,000	69,100	0	116,100		
Topography <b>7 Inclining</b>			2017	47,000	68,500	0	115,500		
1.Level 4.Below St 7.Incline			2018	47,000	68,400	0	115,400		
2.Rolling 5.Low 8.			2019	47,000	67,600	0	114,600		
3.Above St 6.Swampy 9.			2020	47,000	66,900	0	113,900		
Utilities <b>9 None 9 None</b>			2021	47,000	66,800	0	113,800		
1.W & S 4.Dr Well 7.Cspool			2022	59,200	86,100	0	145,300		
2.T Water 5.Dug Well 8.Water			2023	59,200	116,400	0	175,600		
3.Septic 6.Privy 9.None			2024	65,200	113,500	0	178,700		
Street <b>5 Subdivision Rd.</b>			2025	93,900	129,500	0	223,400		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>5/16/2018</b>			15.Dist System			%		5.Access	
Price <b>116,100</b>						%		6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	<b>Acres</b>		
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100 %	0	37.ReEnergy Site	
Verified <b>5 Public Record</b>			23.Remote Water	24	0.82	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			<b>Acres</b>	24.Next 3-10 Acre	33	1.43	100 %	0	39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other				25.Next 11-15 Acr	46	1.00	100 %	0	40.S Lumber Site
3.Lender 6.MLS 9.			26.16+ (Undevel A			%		41.Demolition Cha	
			27.Below 1146Elev			%		42.Privy/H Tank/	
			28.Gravel Pits	<b>Total Acreage</b> 4.25				43.Comm Imp Lot	
			29.Unforested Vac			%		44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot R03-005-A-3

Account 1070

Location 21 J.L. DRIVE

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>7 Bio or Chemical</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>624</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		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 <b>0</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/16/2004

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2004	120	3 100	4	0 %	100 %	
79 Opn/Frm Wood	2006	40	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
23 Frame Garage	2013	432	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
71 8 Ohead Door	2014	1	3 100	4	0 %	100 %	21.Open Frame Por
21 Open Frame	2024	144	3 100	4	0 %	100 %	22.Encl Frame Por
24 Frame Shed	2024	160	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



GELLMAN, AMBER  
 GELLMAN, DWIGHT  
 PO BOX 449  
 18 SCHOOL STREET  
 STRATTON ME 04982  
 B1150P50 B1906P24 B2075P242 B3647P5 B3652P316

Previous Owner  
 Heikkinen, Cheryl  
 PO BOX 449  
 Stratton ME 04982 0449  
 Sale Date: 8/18/2017

Previous Owner  
 BAC Home Loans Servicing LP f/k/a  
 Countrywide Home Loans Servicing LP  
 PO BOX 354  
 HUBERT NC 28539 0354  
 Sale Date: 6/12/2014

Previous Owner  
 WOODS, SARA ELLEN J.T.  
 WOODS, GUY  
 PO BOX 354  
 HUBERT NC 28539 0354  
 Sale Date: 7/26/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>2 Stratton Village</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	37,500	81,200	0	118,700		
X Coordinate <b>0</b>			2013	37,300	74,300	0	111,600		
Y Coordinate <b>0</b>			2014	33,300	48,000	0	81,300		
Zone/Land Use <b>12 General Develop.</b>			2015	33,300	48,000	0	81,300		
Secondary Zone			2016	33,300	47,700	0	81,000		
Topography <b>2 Rolling</b>			2017	33,300	47,600	0	80,900		
1.Level 4.Below St 7.Incline			2018	33,300	47,400	0	80,700		
2.Rolling 5.Low 8.			2019	33,300	47,100	0	80,400		
3.Above St 6.Swampy 9.			2020	33,300	47,100	0	80,400		
Utilities <b>1 Twn.Watr&amp; Septic</b>			2021	33,300	46,800	0	80,100		
1.W & S 4.Dr Well 7.Cspool			2022	42,300	60,500	0	102,800		
2.T Water 5.Dug Well 8.Water			2023	42,300	76,200	0	118,500		
3.Septic 6.Privy 9.None			2024	45,200	75,500	0	120,700		
Street <b>1 Paved</b>			2025	52,400	80,900	0	133,300		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>8/18/2017</b>			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>2 Related Parties</b>				21.Base Lot 1st A	21	0.81	100 %	0	33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	46	1.00	100 %	0	34.Roads/Unforest	
2.Related 5.Partial 8.Other			23.Remote Water			%		35.Eustis Dam	
3.Distress 6.Exempt 9.Question			<b>Acres</b>			%		36.ReEnergyWater	
Verified <b>5 Public Record</b>			24.Next 3-10 Acre			%		37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			27.Below 1146Elev			%		40.S Lumber Site	
			28.Gravel Pits			%		41.Demolition Cha	
			29.Unforested Vac			%		42.Privy/H Tank/	
			<b>Total Acreage</b>		0.81			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U06-014

Account 315

Location 18 SCHOOL STREET

Card 1

Of 1

6/26/2025

Building Style <b>4 Cape/Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>2 Inadequate</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 5 Forced Warm Air</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>720</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1899</b>	# Half Baths <b>0</b>	Funct. % Good <b>80%</b>
Year Remodeled <b>1993</b>	# Addn Fixtures <b>0</b>	Functional Code <b>3 Damage/Delap</b>
Foundation <b>3 Granite/Rock Wal</b>	# Fireplaces <b>0</b>	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 <b>80%</b>
Basement <b>1 1/4 Basement</b>		Economic Code <b>Poor Condition</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/16/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1920	180	2 100	3	0 %	88 %	
1 1 S.Frame add-on	1994	320	2 100	3	0 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
23 Frame Garage	2001	576	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
71 8 Ohead Door	2001	2	3 100	4	0 %	100 %	21.Open Frame Por
21 Open Frame	2000	120	3 100	3	0 %	100 %	22.Encl Frame Por
22 Encl Frame Porch	2004	160	2 100	2	0 %	80 %	23.Frame Garage
45 Pole Barn	2024	480	2 100	2	0 %	100 %	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



GELLMAN, AMBER  
 GELLMAN, DWIGHT  
 PO BOX 449  
 18 SCHOOL STREET  
 STRATTON ME 04982  
 B1435P178 B3762P5 B4048P286

Previous Owner  
 HEIKKINEN, CHERYL  
 HEIKKINEN, RAYMOND  
 PO BOX 449  
 STRATTON ME 04982  
 Sale Date: 11/20/2018

Previous Owner  
 FEARON, MALCOLM R.  
 FEARON, KATHY J.  
 P.O. BOX 415  
 STRATTON ME 04982  
 Sale Date: 8/29/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>1 Main Street</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	48,800	105,500	0	154,300		
X Coordinate <b>0</b>			2013	45,400	98,200	0	143,600		
Y Coordinate <b>0</b>			2014	41,400	99,500	0	140,900		
Zone/Land Use <b>21 Commercial Use</b>			2015	41,400	99,200	0	140,600		
Secondary Zone			2016	41,400	99,000	0	140,400		
Topography <b>1 Level</b>			2017	41,400	98,800	0	140,200		
1.Level 4.Below St 7.Incline			2018	41,400	98,500	0	139,900		
2.Rolling 5.Low 8.			2019	41,400	98,300	0	139,700		
3.Above St 6.Swampy 9.			2020	41,400	133,000	0	174,400		
Utilities <b>1 Twn.Watr&amp; Septic</b>			2021	41,400	97,900	0	139,300		
1.W & S 4.Dr Well 7.Cspool			2022	61,900	268,700	0	330,600		
2.T Water 5.Dug Well 8.Water			2023	61,900	213,100	0	275,000		
3.Septic 6.Privy 9.None			2024	61,900	213,100	0	275,000		
Street <b>1 Paved</b>			2025	81,700	227,400	0	309,100		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>8/29/2015</b>			15.Dist System			%		5.Access	
Price <b>50,000</b>						%		6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	<b>Acres</b>		
Financing <b>9 Unknown</b>			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 <b>3 Distressed Sale</b>			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	0.81	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified <b>5 Public Record</b>			23.Remote Water	45	1.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	<b>Total Acreage</b> 0.81				44.Water Availabl	
			29.Unforested Vac			%		45.Septic Availab	
						%		46.Wtr&Septic Ava	



GENDRON, KATELYN M  
GENDRON, CRAIG D  
32 BIRKDALE CIRCLE  
OLD ORCHARD BEACH ME 04064

B3608P45 B4026P119

Previous Owner  
Swett, Lonney D.  
Swett, Sandra M.  
P.O. Box 15  
East Dixfield, ME 04227  
Sale Date: 12/02/2013

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>28 King Rd.Shore</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	52,400	59,700	0	112,100		
X Coordinate <b>0</b>			2013	57,700	54,300	0	112,000		
Y Coordinate <b>0</b>			2014	70,300	54,700	0	125,000		
Zone/Land Use <b>41 Limited Residential</b>			2015	70,300	56,100	0	126,400		
Secondary Zone			2016	70,300	55,500	0	125,800		
Topography <b>1 Level</b>			2017	70,300	55,500	0	125,800		
1.Level 4.Below St 7.Incline			2018	70,300	54,900	0	125,200		
2.Rolling 5.Low 8.			2019	114,000	54,300	0	168,300		
3.Above St 6.Swampy 9.			2020	114,000	54,300	0	168,300		
Utilities			2021	114,000	53,700	0	167,700		
1.W & S 4.Dr Well 7.Cspool			2022	147,300	69,800	0	217,100		
2.T Water 5.Dug Well 8.Water			2023	147,300	95,800	0	243,100		
3.Septic 6.Privy 9.None			2024	148,300	92,200	0	240,500		
Street <b>1 Paved</b>			2025	168,100	142,000	0	310,100		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>12/02/2013</b>			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
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			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				32.Hardwood (TG)
Validity <b>1 Arms Length Sale</b>					21.Base Lot 1st A	21	1.00	50 %	3
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	46	1.00	100 %	0	34.Roads/Unforest	
2.Related 5.Partial 8.Other			23.Remote Water	22	1.00	50 %	5	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			<b>Acres</b>	24	8.00	100 %	0	36.ReEnergyWater	
Verified <b>5 Public Record</b>				25	1.41	100 %	0	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	
			<b>Total Acreage</b>		<b>11.41</b>			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot U09-001-A

Account 1047

Location 14 KING ROAD

Card 1 Of 1 6/26/2025

Building Style <b>1 Conven/Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>610</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2008</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		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 <b>0</b>	
	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	2008	30	3 100	4	0 %	100 %	
24 Frame Shed	2008	96	3 100	4	0 %	100 %	
24 Frame Shed	2014	192	3 100	3	0 %	100 %	
1 1 S.Frame add-on	2023	520	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



GIGUERE, JAMES R  
GIGUERE, JANET J  
350 NEW PORTLAND RD  
GORHAM ME 04038

B813P296 B4397P339

Previous Owner  
GIGUERE, ROBERT L  
GIGUERE, BEVERLY T  
4 GULF ISLAND AVE.  
LEWISTON ME 04240  
Sale Date: 9/28/2021

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>16 Eustis Ridge</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	27,600	24,200	0	51,800		
X Coordinate <b>0</b>			2013	30,500	23,000	0	53,500		
Y Coordinate <b>0</b>			2014	30,500	23,300	0	53,800		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	30,500	22,900	0	53,400		
Secondary Zone			2016	29,800	22,900	0	52,700		
Topography <b>7 Inclining</b>			2017	29,800	22,900	0	52,700		
1.Level 4.Below St 7.Incline			2018	29,800	22,800	0	52,600		
2.Rolling 5.Low 8.			2019	29,800	22,800	0	52,600		
3.Above St 6.Swampy 9.			2020	29,800	22,800	0	52,600		
Utilities <b>9 None</b>			2021	29,800	22,800	0	52,600		
1.W & S 4.Dr Well 7.Cspool			2022	38,800	29,500	0	68,300		
2.T Water 5.Dug Well 8.Water			2023	38,800	42,700	0	81,500		
3.Septic 6.Privy 9.None			2024	42,300	42,700	0	85,000		
Street <b>1 Paved</b>			2025	47,500	43,500	0	91,000		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>9/28/2021</b>			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>2 Related Parties</b>				21.Base Lot 1st A	21	0.35	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	46	1.00	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water			%			
3.Distress 6.Exempt 9.Question			<b>Acres</b>			%			
Verified <b>5 Public Record</b>			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	<b>Total Acreage 0.35</b>					
			29.Unforested Vac						

- 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 R06-022


Account 267

Location 308 EUSTIS RIDGE

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 6 Stove</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>560</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>2</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1950</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/12/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1970	252	2 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
69 Privy	1960	16	2 100	2	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
68 Wood Deck	1940	88	2 100	2	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Gilbert, Kenneth L  
Gilbert, Patricia AH  
242 School House Hill Road  
Turner ME 04282

B3808P132

Previous Owner  
RICHARDSON, MICHAEL

234 HARLOW HILL ROAD  
TURNER, ME 04282  
Sale Date: 3/24/2016

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>9 Caldwell Road</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	28,600	0	0	28,600		
X Coordinate <b>0</b>			2013	24,100	0	0	24,100		
Y Coordinate <b>0</b>			2014	22,600	0	0	22,600		
Zone/Land Use <b>13 Mixed Use</b>			2015	22,600	0	0	22,600		
Secondary Zone			2016	21,100	0	0	21,100		
Topography <b>2 Rolling</b>			2017	34,100	73,300	0	107,400		
1.Level 4.Below St 7.Incline			2018	34,100	96,400	0	130,500		
2.Rolling 5.Low 8.			2019	34,100	95,300	0	129,400		
3.Above St 6.Swampy 9.			2020	34,100	95,300	0	129,400		
Utilities <b>9 None</b>			2021	34,100	94,300	0	128,400		
1.W & S 4.Dr Well 7.Cspool			2022	43,500	121,300	0	164,800		
2.T Water 5.Dug Well 8.Water			2023	43,500	155,000	0	198,500		
3.Septic 6.Privy 9.None			2024	48,400	153,400	0	201,800		
Street <b>1 Paved</b>			2025	61,200	158,600	0	219,800		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>3/24/2016</b>			15.Dist System			%		5.Access	
Price <b>10,000</b>						%		6.R/W thru Lot	
Sale Type <b>1 Land Only</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.						%		9.Fractional Sha	
3.Bldg 6.Comm 9.			16.			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			17.TrnsCan Trans			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.75	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	33	0.25	100	%	0	37.ReEnergy Site
Verified <b>5 Public Record</b>			23.Remote Water	46	1.00	100	%	0	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%			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	<b>Total Acreege</b>		<b>1.00</b>			44.Water Availabl
			29.Unforested Vac						45.Septic Availab
									46.Wtr&Septic Ava

**Eustis**

Map Lot U16-001-B

Account 851

Location 22 CALDWELL ROAD

Card 1

Of 1

6/26/2025

Building Style <b>1 Conven/Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 1 Hot Water BB</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>820</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2016</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		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 <b>0</b>	
	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
21 Open Frame	2016	70	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
68 Wood Deck	2016	288	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

Gill, Carol  
 Representative, Marlene Morrison  
 10 Bull Rock Lane  
 Dixfield ME 04224  
 B2490P105

Property Data			Assessment Record						
Neighborhood <b>44 Tea Brook</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	46,800	83,400	0	130,200		
X Coordinate <b>0</b>			2013	45,000	78,100	0	123,100		
Y Coordinate <b>0</b>			2014	42,000	78,100	0	120,100		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	42,000	76,000	0	118,000		
Secondary Zone			2016	39,500	75,600	0	115,100		
Topography <b>2 Rolling</b>			2017	39,500	75,100	0	114,600		
1.Level 4.Below St 7.Incline			2018	39,500	74,100	0	113,600		
2.Rolling 5.Low 8.			2019	39,500	74,000	0	113,500		
3.Above St 6.Swampy 9.			2020	39,500	73,100	0	112,600		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	39,500	72,600	0	112,100		
1.W & S 4.Dr Well 7.Cspool			2022	54,000	93,700	0	147,700		
2.T Water 5.Dug Well 8.Water			2023	54,000	102,100	0	156,100		
3.Septic 6.Privy 9.None			2024	62,400	100,900	0	163,300		
Street <b>5 Subdivision Rd.</b>			2025	76,600	103,100	0	179,700		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>5/01/1995</b>			15.Dist System			%		5.Access	
Price			<b>Square Foot</b>		<b>Square Feet</b>			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			%		<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown				21.Base Lot 1st A	21	1.00	100 %	0	33.Waste L /R Pro
Validity			22.Secondary Acre	22	1.00	100 %	0	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water	24	0.20	100 %	0	35.Eustis Dam	
2.Related 5.Partial 8.Other			<b>Acres</b>	<b>Acreege/Sites</b>				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.ReEnergyTransm	
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/	
			<b>Total Acreage</b>		<b>2.20</b>			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Inspection Witnessed By:

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

Notes:

Eustis

Map Lot U20-001-A

Account 577

Location 12 MORRISON ROAD

Card 1 Of 1 6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>5 Basic</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Steel</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>420</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 4/12/1999

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1975	160	2 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
69 Privy	1975	16	2 100	2	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
2 2 S.Frame add-on	1997	336	3 100	4	0 %	100 %	21.Open Frame Por 22.Encl Frame Por 23.Frame Garage
9 4 Frost Wall LF	1997	74	3 100	3	0 %	100 %	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

GILLESPIE, WILLIAM E, GILLESPIE, ZACHARY D., MILLER, MCDERMOTT, DAVID (LIFE ESTATE) 261 DEER RUN LANE WALDOBORO ME 04572

B726P71 B3741P230 B4271P93 B4596P242 B4596P245

Previous Owner MCDERMOTT, DAVID P 25 BROCKTON ST

East Falmouth MA 02536 Sale Date: 12/23/2020

Previous Owner MCDERMOTT, JUDITH D. MCDERMOTT, DAVID P. 71 LUTHER STREET/PEAKS ISLAND PORTLAND ME 04108 Sale Date: 6/25/2015

Inspection Witnessed By:

Table with columns: No./Date, Description, Date Insp. Row 1: X, [blank], [blank]

Notes:

Eustis

Main data table with sections: Property Data, Assessment Record, Land Data, Sale Data, and various utility/record details.


**Eustis**

Map Lot U20-046

Account 588

Location 8 SPRUCE ROAD

Card 1 Of 1 6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 6 Stove</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>384</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1920</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 Easmt
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/03/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1990	96	3 100	3	0 %	100 %	1.1 S Frame add
24 Frame Shed	2000	24	2 100	3	0 %	100 %	2.2 S Frame add
24 Frame Shed	2000	32	2 100	3	0 %	100 %	3.3 S Frame add
69 Privy	2000	20	2 100	3	0 %	100 %	4.1 & 1/2 S add
22 Encl Frame Porch	2005	100	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



GILMORE, MARELLA L  
VAN GULICK, JOHN  
1480 ARNOLD TR  
EUSTIS ME 04936

B2180P116 B2989P297 B3099P203 B3243P123 B4099P223

Previous Owner  
Shorey, Raymond E  
P.O. Box 38

Oquossoc, ME 04964  
Sale Date: 6/28/2019

Previous Owner  
DIAZ, Janet L.  
JOSE DIAZ FAMILY TRUST  
PO Box 44  
JAY, ME 04239 0044  
Sale Date: 4/29/2010

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>87 Arnold Trail.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	44,700	104,800	0	149,500		
X Coordinate <b>0</b>			2013	43,500	99,200	0	142,700		
Y Coordinate <b>0</b>			2014	42,000	103,600	0	145,600		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	42,000	102,200	0	144,200		
Secondary Zone			2016	40,700	100,900	0	141,600		
Topography <b>1 Level</b>			2017	40,700	100,800	0	141,500		
1.Level 4.Below St 7.Incline			2018	40,700	99,600	0	140,300		
2.Rolling 5.Low 8.			2019	40,700	99,500	0	140,200		
3.Above St 6.Swampy 9.			2020	40,700	98,200	25,000	113,900		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	40,700	96,900	25,000	112,600		
1.W & S 4.Dr Well 7.Cspool			2022	52,100	126,000	25,000	153,100		
2.T Water 5.Dug Well 8.Water			2023	52,100	164,700	25,000	191,800		
3.Septic 6.Privy 9.None			2024	59,700	162,900	25,000	197,600		
Street <b>1 Paved</b>			2025	70,500	169,900	25,000	215,400		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>6/28/2019</b>			15.Dist System					5.Access	
Price <b>129,000</b>			<b>Square Foot</b>	<b>Square Feet</b>	<b> </b>	<b> </b>	<b> </b>	6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>								7.Restricted	
1.Land 4.Trailer 7.			20	2,600	50	%	0	8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			46	1.00	90	%	6	<b>Acres</b>	
Financing <b>9 Unknown</b>								30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			16.					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>			19.Condominium					34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					35.Eustis Dam	
2.Related 5.Partial 8.Other			<b>Fract. Acre</b>	<b>Acreeage/Sites</b>	21	1.00	90	%	36.ReEnergyWater
3.Distress 6.Exempt 9.Question									22.Secondary Acre
Verified <b>5 Public Record</b>			23.Remote Water					38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			<b>Acres</b>					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	
			<b>Total Acreage</b>		1.58			46.Wtr&Septic Ava	

**Eustis**

Map Lot U19-001-A

Account 272

Location 1480 ARNOLD TRAIL

Card 1

Of 1

6/26/2025

Building Style <b>1 Conven/Ranch</b>	SF Bsmt Living <b>300</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 1 Hot Water BB</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>3 Masonite</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>936</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1985</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>	
	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
23 Frame Garage	1985	936	3 100	4	0 %	100 %	
71 8 Ohead Door	1986	3	3 100	4	0 %	100 %	
68 Wood Deck	2006	368	3 100	3	0 %	100 %	
28 1 S. 0 ba/0 bsmt	2022	624	3 100	4	0 %	62 %	
					%	%	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



Girouard, John A. Trustee  
Girouard, Carlotta A., Trustee  
PO BOX 434  
CONWAY NH 03818

B3320P332

Previous Owner  
MORRIS, MARY C.

HC 72 BOX 90/C/O PINES MARKET  
EUSTIS ME 04936  
Sale Date: 2/24/2011

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>6 Rural</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	81,000	300	0	81,300		
X Coordinate <b>0</b>			2013	76,000	300	0	76,300		
Y Coordinate <b>0</b>			2014	70,000	400	0	70,400		
Zone/Land Use <b>15 Rural Woodland 2</b>			2015	70,000	0	0	70,000		
Secondary Zone			2016	67,500	0	0	67,500		
Topography <b>7 Inclining</b>			2017	67,500	0	0	67,500		
1.Level 4.Below St 7.Incline			2018	67,500	0	0	67,500		
2.Rolling 5.Low 8.			2019	67,500	0	0	67,500		
3.Above St 6.Swampy 9.			2020	67,500	0	0	67,500		
Utilities <b>9 None</b>			2021	67,500	0	0	67,500		
1.W & S 4.Dr Well 7.Cspool			2022	91,000	0	0	91,000		
2.T Water 5.Dug Well 8.Water			2023	91,000	0	0	91,000		
3.Septic 6.Privy 9.None			2024	97,000	0	0	97,000		
Street <b>9 None</b>			2025	131,500	0	0	131,500		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>2/03/2011</b>			15.Dist System			%		5.Access	
Price <b>150,000</b>			<b>Square Foot</b>					6.R/W thru Lot	
Sale Type <b>1 Land Only</b>								<b>Square Feet</b>	
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 <b>9 Unknown</b>								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								<b>Fract. Acre</b>	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity <b>8 Other Non Valid</b>								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								<b>Acres</b>	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified <b>5 Public Record</b>								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	
			<b>Total Acreage</b>		77.00		43.Comm Imp Lot		
							44.Water Availabl		
							45.Septic Availab		
							46.Wtr&Septic Ava		

Eustis

Map Lot R11-015


Account 387

Location OFF PORTER NADEAU 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		
2.Gambrel	6.Apt.Bldg	10.Daylt.B	OPEN-5-CUSTOMIZE				4.O-Built		
3.R Ranch	7.Camp	11.	Heat Type				7.		
4.Cape/Col	8.Log	12.	1.HWBB	5.FWA	9.No Heat	2.Inadeq			
Dwelling Units	2.Combo						5.Camp		
Other Units	3.Radiant						8.		
Stories	4.Monitor						3.Poor		
1.1	4.1 & 1/2	7.1.S/w/lf	1.A/C	4.W&C Air	7.	6.			
2.2	5.1 & 3/4	8.1 & 1/4	2.Evapor	5.	8.	9.			
3.3	6.2 & 1/2	9.	3.H Pump	6.	9.None	Attic			
Exterior Walls	Kitchen Style						1.1/4 Fin		
1.Clbd/Shg	5.B/B/T111	9.Other	1.Modern	4.Obsolete	7.	4.Full Fin			
2.Vin/Al	6.Brick	10.None	2.Typical	5.Basic	8.	2.1/2 Fin			
3.Masonite	7.Log	11.Boards	3.Old Type	6.No Water	9.None	5.F/Stair			
4.Asb/Asp	8.Concrete	12.	Bath(s) Style			8.CS			
Roof Surface	1.Modern						3.3/4 Fin		
1.Steel	4.Asphalt	7.Rubber	2.Typical	5.Basic	8.Privy	Insulation			
2.Vented	5.Wood	8.	3.Old Type	6.	9.None	1.Full			
3.Tin/Alum	6.Rolled	9.Other	# Rooms			2.Heavy			
SF Masonry Trim	# Bedrooms						5.Partial		
ELECTICAL	# Full Baths						8.		
OPEN-4-	# Half Baths						3.Capped		
Year Built	# Addn Fixtures						6.		
Year Remodeled	# Fireplaces						9.None		
Foundation	1.Concrete						Unfinished %		
1.Concrete	4.Wood	7.Partial	TRIO			Grade & Factor			
2.C Block	5.Slab	8.ledge/ro				1.E Grade			
3.Gran/Roc	6.Piers	9.Pier/Pad				2.O-Built	5.Size	8.LongTerm	
Basement	Econ. % Good								
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl				Economic Code			3.C Grade
2.1/2 Bmt	5.Crawl Sp	8.S Level				0.None			6.A Grade
3.3/4 Bmt	6.Fnd noB/	9.None				1.Location			9.Same
Bsmt Gar # Cars	2.Encroach								
Wet Basement	3.Damaged								
1.Dry	4.	7.				Entrance Code			0
2.Damp	5.Crawl Sp	8.SPump				1.Interior			4.Vacant
3.Wet	6.	9.None	2.Refusal			5.Estimate			
Date Inspected							3.Informed		
Additions, Outbuildings & Improvements							Information Code		
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		

GIROUARD, ROLAND & JOHN  
GIROUARD, GARY  
PO BOX 1255  
AUBURN ME 04211

B539P26 B1941P94 B3283P4 B4297P290 B4297P292

Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data				Assessment Record						
Neighborhood <b>19 Rural</b>				Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>				2012	29,000	29,500	0	58,500		
X Coordinate <b>0</b>				2013	24,000	31,200	0	55,200		
Y Coordinate <b>0</b>				2014	20,700	31,000	0	51,700		
Zone/Land Use <b>11 Residential/Rec.</b>				2015	20,700	30,100	0	50,800		
Secondary Zone				2016	20,300	29,800	0	50,100		
Topography <b>7 Inclining</b>				2017	20,300	29,600	0	49,900		
1.Level 4.Below St 7.Incline				2018	20,300	29,200	0	49,500		
2.Rolling 5.Low 8.				2019	20,300	29,200	0	49,500		
3.Above St 6.Swampy 9.				2020	20,300	28,800	0	49,100		
Utilities <b>9 None</b>				2021	20,300	28,400	0	48,700		
1.W & S 4.Dr Well 7.Cspool				2022	26,800	36,900	0	63,700		
2.T Water 5.Dug Well 8.Water				2023	26,800	55,900	0	82,700		
3.Septic 6.Privy 9.None				2024	32,800	54,700	0	87,500		
Street <b>6 Private Rd.....</b>				2025	46,300	53,600	0	99,900		
1.Paved 4.R/W 7.				<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None						<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>				11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>				12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>				13.Substations					3.Swampy	
Sale Date				14.Transm Lines					4.Size/Shape	
Price				15.Dist System					5.Access	
Sale Type				<b>Square Foot</b>	<b>Square Feet</b>					6.R/W thru Lot
1.Land 4.Trailer 7.										
2.L & B 5.Other 8.									8.Location	
3.Bldg 6.Comm 9.									9.Fractional Sha	
<b>Financing</b>									<b>Acres</b>	
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)	
<b>Validity</b>				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				<b>Fract. Acre</b>	<b>Acreege/Sites</b>					35.Eustis Dam
3.Distress 6.Exempt 9.Question					21.Base Lot 1st A	21				1.00
<b>Verified</b>				22.Secondary Acre	22	0.13	100	%	0	37.ReEnergy Site
1.Buyer 4.Agent 7.Family				23.Remote Water						38.ReEnergyTransm
2.Seller 5.Pub Rec 8.Other				<b>Acres</b>						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	<b>Total Acreege</b>		<b>1.13</b>			44.Water Availabl
				29.Unforested Vac						45.Septic Availab
										46.Wtr&Septic Ava

**Eustis**

Map Lot R11-012

Account 270

Location 460 PORTER NADEAU ROAD

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 4 Gas/Oil Monitor</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>352</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>2</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>9</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1965</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>3 Tenant</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/08/1999

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1965	120	2 100	3	0 %	100 %	
24 Frame Shed	1970	12	2 100	3	0 %	100 %	
69 Privy	1965	16	2 100	3	0 %	100 %	
1 1 S.Frame add-on	2011	192	3 100	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



Glover, David E  
Glover, Olga E  
200 Maple Street  
Bangor, ME 04401

B2673P196 B3668P157

Previous Owner  
RYAN, Martha B.  
P.O. Box 146

Berrysburg, PA 17005 0146  
Sale Date: 8/12/2014

Previous Owner  
RYAN, LURLEEN C.  
RYAN, WILLARD S.  
P.O. BOX 218  
STRATTON ME 04982 0267  
Sale Date: 10/18/2005

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>65 Eustis Ridge</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	56,000	20,200	0	76,200		
X Coordinate <b>0</b>			2013	51,000	18,800	0	69,800		
Y Coordinate <b>0</b>			2014	48,000	18,500	0	66,500		
Zone/Land Use <b>15 Rural Woodland 2</b>			2015	48,000	17,800	0	65,800		
Secondary Zone			2016	45,500	17,400	0	62,900		
Topography <b>7 Inclining</b>			2017	45,500	17,100	0	62,600		
1.Level 4.Below St 7.Incline 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2018	45,500	17,100	0	62,600		
Utilities <b>9 None 9 None</b>			2019	45,500	16,800	0	62,300		
1.W & S 4.Dr Well 7.Cspool 2.T Water 5.Dug Well 8.Water 3.Septic 6.Privy 9.None			2020	45,500	16,500	0	62,000		
Street <b>4 Right of Way</b>			2021	45,500	16,500	0	62,000		
1.Paved 4.R/W 7. 2.Semi Imp 5.Sub Rd 8. 3.Gravel 6.Priv Rd 9.None			2022	68,900	21,300	0	90,200		
STATUS TG-F&O <b>0</b>			2023	68,900	46,900	0	115,800		
Bldg Incomplete <b>0</b>			2024	74,900	46,200	0	121,100		
Sale Data			2025	111,500	45,300	0	156,800		
Sale Date <b>8/12/2014</b>			Land Data						
Price <b>67,500</b>			Front Foot	Type	Effective		Influence		Influence Codes
Sale Type <b>2 Land &amp; Buildings</b>			11.Water Departme 12.Undergrd Servi 13.Substations 14.Transm Lines 15.Dist System		Frontage	Depth	Factor	Code	
1.Land 4.Trailer 7. 2.L & B 5.Other 8. 3.Bldg 6.Comm 9.					Square Foot	Square Feet			
Financing <b>9 Unknown</b>			16. 17.TrnsCan Trans 18.TrnsCan Rds/Im 19.Condominium 20.Tarred Drivewa						
1.Convent 4.Seller 7.Bank or Re 2.FHA/VA 5.Private 8.Divorce 3.Assumed 6.Cash 9.Unknown					Fract. Acre	Acreeage/Sites			
Validity <b>1 Arms Length Sale</b>			21.Base Lot 1st A 22.Secondary Acre 23.Remote Water						
1.Valid 4.Bk Repo 7.Abutts 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Question					Acres				
Verified <b>5 Public Record</b>			24.Next 3-10 Acre 25.Next 11-15 Acr 26.16+ (Undevel A 27.Below 1146Elev 28.Gravel Pits 29.Unforested Vac						
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.					<b>Total Acreage</b>		7.19		
									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 <b>Acres</b> 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 R07-004-004

Account 956

Location 169 WILLARDS WAY

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 9 Not Heated</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>30%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>3 Tin/Aluminum</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>749</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>1</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>9</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1998</b>	# Addn Fixtures <b>0</b>	Functional Code <b>1 Incomplete</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>6 Other</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 4/28/1998

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2009	56	2 100	2	0 %	50 %	
					%	%	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



GODIN, RAYMOND G  
GODIN, SANDRA J  
1445 ARNOLD TRAIL  
Eustis ME 04936

B1215P220 B3656P329 B3786P120 B3786P121

Previous Owner  
HALL, HOLLY  
388 Heath Road

Whitefield ME 04353  
Sale Date: 12/09/2015

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>27 North Branch Riv.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	119,100	108,100	0	227,200		
X Coordinate <b>0</b>			2013	135,900	96,700	0	232,600		
Y Coordinate <b>0</b>			2014	135,900	99,300	0	235,200		
Zone/Land Use <b>41 Limited Residential</b>			2015	135,900	97,500	0	233,400		
Secondary Zone			2016	125,200	96,200	0	221,400		
Topography <b>2 Rolling</b>			2017	125,200	95,900	0	221,100		
1.Level 4.Below St 7.Incline			2018	125,200	94,600	0	219,800		
2.Rolling 5.Low 8.			2019	125,200	94,400	0	219,600		
3.Above St 6.Swampy 9.			2020	125,200	93,000	25,000	193,200		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	125,200	91,800	25,000	192,000		
1.W & S 4.Dr Well 7.Cspool			2022	161,800	119,100	25,000	255,900		
2.T Water 5.Dug Well 8.Water			2023	161,800	142,000	25,000	278,800		
3.Septic 6.Privy 9.None			2024	163,800	141,500	25,000	280,300		
Street <b>1 Paved</b>			2025	175,300	147,500	25,000	297,800		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
Sale Date <b>12/09/2015</b>			14.Transm Lines					4.Size/Shape	
Price <b>212,000</b>			15.Dist System					5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>	<b>Square Feet</b>				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 <b>9 Unknown</b>								<b>Acres</b>	
1.Convent 4.Seller 7.Bank or Re								30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			16.					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			17.TrnsCan Trans					32.Hardwood (TG)	
Validity <b>1 Arms Length Sale</b>			18.TrnsCan Rds/Im					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			19.Condominium					34.Roads/Unforest	
2.Related 5.Partial 8.Other			20.Tarred Drivewa					35.Eustis Dam	
3.Distress 6.Exempt 9.Question			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				36.ReEnergyWater	
Verified <b>5 Public Record</b>			21.Base Lot 1st A	21	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			22.Secondary Acre	22	0.43	100	%	0	
2.Seller 5.Pub Rec 8.Other			23.Remote Water	46	1.00	100	%	0	
3.Lender 6.MLS 9.			<b>Acres</b>						
			24.Next 3-10 Acre						
			25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
				<b>Total Acreage</b>		1.43			
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot U19-007

Account 643

Location 1445 ARNOLD TRAIL

Card 1 Of 1 6/26/2025

Building Style <b>9 Other/Salt Box</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 5 Forced Warm Air</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>9 Other</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>768</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1995</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>3 Tenant</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/15/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1995	256	3 100	3	0 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
22 Encl Frame Porch	1995	80	3 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
23 Frame Garage	1975	768	2 100	3	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
71 8 Ohead Door	1975	1	2 100	2	0 %	100 %	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



GODING, MADELINE H  
GODING, CARL T  
26 SEWELL ST.  
LIVERMORE FALLS, ME 04254

B493P288

Property Data			Assessment Record						
Neighborhood <b>12 King Road</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	42,100	38,400	0	80,500		
X Coordinate <b>0</b>			2013	41,200	34,300	0	75,500		
Y Coordinate <b>0</b>			2014	36,500	35,300	0	71,800		
Zone/Land Use <b>13 Mixed Use</b>			2015	36,500	34,100	0	70,600		
Secondary Zone			2016	36,500	34,100	0	70,600		
Topography <b>1 Level</b>			2017	36,500	34,100	0	70,600		
1.Level 4.Below St 7.Incline			2018	36,500	34,100	0	70,600		
2.Rolling 5.Low 8.			2019	36,500	34,000	0	70,500		
3.Above St 6.Swampy 9.			2020	36,500	34,000	0	70,500		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	36,500	34,000	0	70,500		
1.W & S 4.Dr Well 7.Cspool			2022	46,600	44,100	0	90,700		
2.T Water 5.Dug Well 8.Water			2023	46,600	65,900	0	112,500		
3.Septic 6.Privy 9.None			2024	49,800	64,900	0	114,700		
Street <b>2 Semi-Improved</b>			2025	58,300	67,600	0	125,900		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.									
3.Gravel 6.Priv Rd 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
STATUS TG-F&O <b>0</b>			11.Water Departme		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Bldg Incomplete <b>0</b>			12.Undergrd Servi				%		1.Second Zone
<b>Sale Data</b>			13.Substations				%		2.Devel Costs
Sale Date <b>6/01/1976</b>			14.Transm Lines				%		3.Swampy
Price			15.Dist System				%		4.Size/Shape
Sale Type							%		5.Access
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>					6.R/W thru Lot
2.L & B 5.Other 8.			16.				%		7.Restricted
3.Bldg 6.Comm 9.			17.TrnsCan Trans				%		8.Location
Financing			18.TrnsCan Rds/Im				%		9.Fractional Sha
1.Convent 4.Seller 7.Bank or Re			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa				%		30.Softwood (TG)
3.Assumed 6.Cash 9.Unknown							%		31.Mixedwood (TG)
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Hardwood (TG)
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.94	100	%	0	33.Waste L /R Pro
2.Related 5.Partial 8.Other			22.Secondary Acre	46	1.00	100	%	0	34.Roads/Unforest
3.Distress 6.Exempt 9.Question			23.Remote Water				%		35.Eustis Dam
Verified			<b>Acres</b>				%		36.ReEnergyWater
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre				%		37.ReEnergy Site
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr				%		38.ReEnergyTransm
3.Lender 6.MLS 9.			26.16+ (Undevel A				%		39.Deeded R/W to
			27.Below 1146Elev				%		40.S Lumber Site
			28.Gravel Pits				%		41.Demolition Cha
			29.Unforested Vac				%		42.Privy/H Tank/
			<b>Total Acreage</b> 0.94						43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Inspection Witnessed By:

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

Notes:


**Eustis**

Map Lot U09-005

Account 278

Location 23 KING ROAD

Card 1 Of 1 6/26/2025

Building Style <b>4 Cape/Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>3 Old Style</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>396</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1909</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	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
24 Frame Shed	1970	416	2 100	3	0	%94 %	
21 Open Frame	1909	276	2 100	3	0	%0 %	
						% %	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





Eustis

Map Lot U01-045


Account 1152

Location SILVER SPRING RD

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.
<b>Additions, Outbuildings &amp; Improvements</b>							1.1 S Frame add-
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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

GOODWIN, ERIC  
PO BOX 766  
STRATTON ME 04982

B4569P243 B4637P276

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>60 Flagstaff Shores</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2024	12,700	0	0	12,700																																																																																																																																																																																																								
X Coordinate			2025	14,900	0	0	14,900																																																																																																																																																																																																								
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STATUS TG-F&O <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Water Departme</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Second Zone</td> </tr> <tr> <td>12.Undergrd Servi</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Devel Costs</td> </tr> <tr> <td>13.Substations</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Swampy</td> </tr> <tr> <td>14.Transm Lines</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Dist System</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.R/W thru Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Restricted</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.Location</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fractional Sha</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td><b>Acres</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Softwood (TG)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Mixedwood (TG)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Hardwood (TG)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Waste L /R Pro</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Roads/Unforest</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Eustis Dam</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.ReEnergyWater</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.ReEnergy Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.ReEnergyTransm</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Deeded R/W to</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.S Lumber Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Demolition Cha</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Privy/H Tank/</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Comm Imp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Water Availabl</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Septic Availab</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Wtr&amp;Septic Ava</td> </tr> </tbody> </table>					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					%		<b>Acres</b>					%		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
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				%		43.Comm Imp Lot																																																																																																																																																																																																									
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Sale Date			Square Foot																																																																																																																																																																																																												
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1.Land 4.Trailer 7.			21																																																																																																																																																																																																												
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1.Convent 4.Seller 7.Bank or Re			%																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.Divorce			%																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			%																																																																																																																																																																																																												
Validity			%																																																																																																																																																																																																												
1.Valid 4.Bk Repo 7.Abutts			%																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			%																																																																																																																																																																																																												
3.Distress 6.Exempt 9.Question			%																																																																																																																																																																																																												
Verified			%																																																																																																																																																																																																												
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2.Seller 5.Pub Rec 8.Other			%																																																																																																																																																																																																												
3.Lender 6.MLS 9.			%																																																																																																																																																																																																												
			Total Acreage 0.23																																																																																																																																																																																																												

Eustis

Map Lot U01-143


Account 1153

Location MOUNTAIN VIEW RD

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.			
<b>Additions, Outbuildings &amp; Improvements</b>							1.1 S Frame add-			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			
					%	%	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			

GOOMISHIAN, MICHAEL E  
 GOOMISHIAN, ROBERT A  
 28 OLD COUNTY RD  
 BINGHAM ME 04920

B3006P155 B3542P62 B4058P235 B4505P111 B4573P59

Previous Owner  
 PLUMMER, BRETT E  
 SLOAN, NANCY E  
 40 PLUMMER RD  
 WESTPORT ISLAND ME 04578  
 Sale Date: 8/18/2023

Previous Owner  
 HANSON, NANCY J  
 HANSON, PHILLIP N III  
 26 BLUEBERRY PINES DR  
 NAPLES ME 04055  
 Sale Date: 10/28/2022

Previous Owner  
 Hanson, Philip N. & Ann M.  
 Hanson, Phillip N., III, Life Estate  
 67 Amy Road  
 Poland ME 04274  
 Sale Date: 1/04/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	48 Kerns Subd.		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	40,200	48,600	0	88,800		
X Coordinate	0		2013	38,400	45,600	0	84,000		
Y Coordinate	0		2014	37,700	46,300	0	84,000		
Zone/Land Use	11 Residential/Rec.		2015	37,700	46,500	0	84,200		
Secondary Zone			2016	37,100	46,500	0	83,600		
Topography	7 Inclining		2017	37,100	45,900	0	83,000		
1.Level	4.Below St	7.Incline	2018	37,100	45,200	0	82,300		
2.Rolling	5.Low	8.	2019	37,100	45,200	0	82,300		
3.Above St	6.Swampy	9.	2020	37,100	44,600	0	81,700		
Utilities	3 Septic Disposal&	5 Dug Well &	2021	37,100	44,500	0	81,600		
1.W & S	4.Dr Well	7.Cspool	2022	48,100	57,100	0	105,200		
2.T Water	5.Dug Well	8.Water	2023	48,100	86,900	0	135,000		
3.Septic	6.Privy	9.None	2024	56,600	84,100	0	140,700		
Street	5 Subdivision Rd.		2025	67,400	86,600	0	154,000		
1.Paved	4.R/W	7.	<b>Land Data</b>						
2.Semi Imp	5.Sub Rd	8.	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel	6.Priv Rd	9.None			<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O	0		11.Water Departme			%		1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date	8/18/2023		14.Transm Lines			%		4.Size/Shape	
Price	185,000		15.Dist System			%		5.Access	
Sale Type	2 Land & Buildings					%		6.R/W thru Lot	
1.Land	4.Trailer	7.	<b>Square Foot</b>	<b>Square Feet</b>					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			%		<b>Acres</b>	
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	<b>Fract. Acre</b>	<b>Acreeage/Sites</b>					34.Roads/Unforest
2.Related	5.Partial	8.Other	21.Base Lot 1st A	21	1.00	100	%	0	35.Eustis Dam
3.Distress	6.Exempt	9.Question	22.Secondary Acre	22	0.24	100	%	0	36.ReEnergyWater
Verified	5 Public Record		23.Remote Water	46	1.00	100	%	0	37.ReEnergy Site
1.Buyer	4.Agent	7.Family	<b>Acres</b>			%			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	<b>Total Acreage 1.24</b>					43.Comm Imp Lot
			29.Unforested Vac						
									45.Septic Availab
									46.Wtr&Septic Ava


**Eustis**

Map Lot U18-005,006

Account 709

Location 16 PASS ROAD

Card 1 Of 1 6/26/2025

Building Style	<b>8 Log Home/Cabin</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>							
1.Ranch/Co	5.A-Frame	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.O-Built	7.						
2.Gambrel	6.Apt.Bldg	10.Daylt.B		OPEN-5-CUSTOMIZE <b>0</b>			2.Inadeq	5.Camp	8.							
3.R Ranch	7.Camp	11.		Heat Type	<b>100% 4 Gas/Oil Monitor</b>			3.Poor	6.	9.						
4.Cape/Col	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</b>									
Dwelling Units	<b>1</b>			2.Combo	6.Stove	10.Geo	1.1/4 Fin	4.Full Fin	7.							
Other Units	<b>0</b>			3.Radiant	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.CS							
Stories	<b>7 One Story W/Loft</b>			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	<b>0% 9 None</b>			Insulation <b>4 Minimal</b>								
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	<b>7 Log/Inc.Fake Log</b>			3.H Pump	6.	9.None	3.Capped	6.	9.None							
1.Clbd/Shg	5.B/B/T111	9.Other		Kitchen Style	<b>5 Basic</b>			Unfinished % <b>0%</b>								
2.Vin/Al	6.Brick	10.None		1.Modern	4.Obsolete	7.	Grade & Factor <b>3 Average 100%</b>									
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	<b>1 Steel</b>			Bath(s) Style	<b>5 Basic</b>			3.C Grade	6.A Grade	9.Same						
1.Steel	4.Asphalt	7.Rubber		1.Modern	4.Obsolete	7.Bio/Chem	SQFT (Footprint) <b>576</b>									
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy	Condition <b>4 Average</b>									
3.Tin/Alum	6.Rolled	9.Other		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G							
SF Masonry Trim	<b>0</b>			# Rooms	<b>3</b>			2.Fair	5.Avg+	8.Exc						
ELECTICAL	<b>3</b>			# Bedrooms	<b>1</b>			3.Avg-	6.Good	9.Same						
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			Phys. % Good <b>0%</b>								
Year Built	<b>1972</b>			# Half Baths	<b>0</b>			Funct. % Good <b>100%</b>								
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code <b>9 None</b>								
Foundation	<b>6 Piers/Posts</b>			# Fireplaces	<b>0</b>			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 <b>100%</b>			Economic Code <b>None</b>		
Basement	<b>9 0 Bsmt/O Fdtn</b>										0.None			3.No Power	6.Comment	
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl									1.Location			4.Size	7.Uti Easm	
2.1/2 Bmt	5.Crawl Sp	8.S Level									2.Encroach			5.Condition	8.Incmlpt	
3.3/4 Bmt	6.Fnd noB/	9.None									Entrance Code <b>3 Information Only</b>					
Bsmt Gar # Cars	<b>0</b>										1.Interior			4.Vacant	7.	
Wet Basement	<b>9 No Basement</b>										2.Refusal			5.Estimate	8.	
1.Dry	4.	7.									3.Informed			6.	9.	
2.Damp	5.Crawl Sp	8.SPump		Information Code <b>1 Owner</b>												
3.Wet	6.	9.None		1.Owner			4.Agent	7.Inspect								
				2.Relative			5.Estimate	8.								
				3.Tenant			6.Other	9.								

Date Inspected 10/22/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1988	160	3 100	4	0 %	100 %	
24 Frame Shed	1980	96	2 100	3	0 %	100 %	
22 Encl Frame Porch	2014	80	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

GOSSELIN, LUCIEN R JR  
 BARNES-GOSSELIN, DIANE E  
 PO BOX 65  
 46 Arkies Way  
 Eustis ME 04936  
 Franklin

Previous Owner  
 ROGERS, DAVID,CYNTHIA, JULIE, JOLEEN PAPANDREN  
 19 COUNTRY LANE

WINDHAM ME 04062 5312  
 Sale Date: 11/21/2018

Previous Owner  
 ROGERS, ARTHUR L.  
 SMITH, EDNA E.  
 19 Country LN  
 Windham ME 04062 5312  
 Sale Date: 8/29/2018

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

Eustis

Property Data			Assessment Record										
Neighborhood <b>87 Arnold Trail.</b>			Year	Land	Buildings	Exempt	Total						
Tree Growth Year <b>0</b>			2012	130,200	235,500	10,000	355,700						
X Coordinate <b>0</b>			2013	121,900	223,700	10,000	335,600						
Y Coordinate <b>0</b>			2014	118,900	233,500	10,000	342,400						
Zone/Land Use <b>15 Rural Woodland 2</b>			2015	118,900	233,400	10,000	342,300						
Secondary Zone			2016	116,400	232,300	15,000	333,700						
Topography <b>2 Rolling</b>			2017	116,400	230,200	0	346,600						
1.Level 4.Below St 7.Incline			2018	116,400	229,500	0	345,900						
2.Rolling 5.Low 8.			2019	116,400	227,100	0	343,500						
3.Above St 6.Swampy 9.			2020	116,400	226,300	25,000	317,700						
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	116,400	223,900	31,000	309,300						
1.W & S 4.Dr Well 7.Cspool			2022	162,300	290,300	31,000	421,600						
2.T Water 5.Dug Well 8.Water			2023	162,300	299,900	31,000	431,200						
3.Septic 6.Privy 9.None			2024	179,200	296,800	31,000	445,000						
Street <b>6 Private Rd.....</b>			2025	241,700	303,000	31,000	513,700						
1.Paved 4.R/W 7.			<b>Land Data</b>										
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>				
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>					
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone					
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs					
<b>Sale Data</b>			13.Substations			%		3.Swampy					
Sale Date <b>11/21/2018</b>			14.Transm Lines			%		4.Size/Shape					
Price <b>365,000</b>			15.Dist System			%		5.Access					
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				6.R/W thru Lot				
1.Land 4.Trailer 7.									%		7.Restricted		
2.L & B 5.Other 8.			16.	20	1,500	75 %	0	8.Location					
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha					
Financing <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>					
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			<b>Fract. Acre</b>		<b>Acreeage/Sites</b>				32.Hardwood (TG)				
Validity <b>1 Arms Length Sale</b>									%		33.Waste L /R Pro		
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	2.00	100 %	0	34.Roads/Unforest					
2.Related 5.Partial 8.Other			22.Secondary Acre	22	1.00	100 %	0	35.Eustis Dam					
3.Distress 6.Exempt 9.Question			23.Remote Water	24	8.00	100 %	0	36.ReEnergyWater					
Verified <b>5 Public Record</b>			<b>Acres</b>					37.ReEnergy Site					
1.Buyer 4.Agent 7.Family								24.Next 3-10 Acre	25	14.24	100 %	0	38.ReEnergyTransm
2.Seller 5.Pub Rec 8.Other								25.Next 11-15 Acr	26	8.00	100 %	0	39.Deeded R/W to
3.Lender 6.MLS 9.								26.16+ (Undevel A	46	1.00	100 %	0	40.S Lumber Site
								27.Below 1146Elev			%		41.Demolition Cha
								28.Gravel Pits			%		42.Privy/H Tank/
			29.Unforested Vac			%		43.Comm Imp Lot					
			<b>Total Acreage</b>		<b>33.24</b>				44.Water Availabl				
									45.Septic Availab				
									46.Wtr&Septic Ava				

Eustis

Map Lot R03-017

Account 151

Location 46 ARKIES ROAD

Card 1 Of 1 6/26/2025

Building Style <b>1 Conven/Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 1 Hot Water BB</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>1656</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>5 Average +</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1995</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/21/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1995	156	3 100	5	0 %	88 %	1.1 S Frame add-
23 Frame Garage	1995	784	3 100	4	0 %	100 %	2.2 S Frame add-
23 Frame Garage	1995	750	3 100	4	0 %	100 %	3.3 S Frame add-
71 8 Ohead Door	1995	3	3 100	4	0 %	100 %	4.1 & 1/2 S add-
19 Overhang/Poor...	1995	300	2 100	3	0 %	100 %	5.1 & 3/4 S add-
20 Breezeway.....	2003	200	3 100	4	0 %	100 %	6.2 & 1/2 S add-
71 8 Ohead Door	2000	2	2 100	3	0 %	100 %	21.Open Frame Por
23 Frame Garage	1980	1656	2 100	3	0 %	88 %	22.Encl Frame Por
23 Frame Garage	1997	1066	2 100	3	0 %	88 %	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



Goulet, Raymond E. II, & Michael  
Trustees, Raymond Goulet Irrev.Trust  
P.O. BOX 129  
SABATTUS, ME 04280 0129

B1782P92 B2444P324 B3152P102

<b>Property Data</b>		
Neighborhood	<b>19 Rural</b>	
Tree Growth Year	<b>1987</b>	
X Coordinate	<b>0</b>	
Y Coordinate	<b>0</b>	
Zone/Land Use	<b>11 Residential/Rec.</b>	
Secondary Zone		
Topography	<b>7 Inclining</b>	
1.Level	4.Below St	7.Incline
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	<b>9 None</b>	<b>9 None</b>
1.W & S	4.Dr Well	7.Cspool
2.T Water	5.Dug Well	8.Water
3.Septic	6.Privy	9.None
Street	<b>6 Private Rd.....</b>	
1.Paved	4.R/W	7.
2.Semi Imp	5.Sub Rd	8.
3.Gravel	6.Priv Rd	9.None
STATUS TG-F&O	<b>2</b>	
Bldg Incomplete	<b>0</b>	

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

<b>Sale Data</b>		
Sale Date	<b>1/01/1998</b>	
Price		
Sale Type		
1.Land	4.Trailer	7.
2.L & B	5.Other	8.
3.Bldg	6.Comm	9.
<b>Financing</b>		
1.Convent	4.Seller	7.Bank or Re
2.FHA/VA	5.Private	8.Divorce
3.Assumed	6.Cash	9.Unknown
<b>Validity</b>		
1.Valid	4.Bk Repo	7.Abutts
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Question
<b>Verified</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

<b>Assessment Record</b>				
Year	Land	Buildings	Exempt	Total
2012	3,200	0	0	3,200
2013	3,300	0	0	3,300
2014	3,500	0	0	3,500
2015	3,400	0	0	3,400
2016	4,400	0	0	4,400
2017	4,700	0	0	4,700
2018	4,800	0	0	4,800
2019	4,500	0	0	4,500
2020	4,600	0	0	4,600
2021	4,200	0	0	4,200
2022	4,200	0	0	4,200
2023	4,100	0	0	4,100
2024	4,400	0	0	4,400
2025	4,600	0	0	4,600

<b>Land Data</b>						
<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.				%		30.Softwood (TG)
17.TrnsCan Trans				%		31.Mixedwood (TG)
18.TrnsCan Rds/Im				%		32.Hardwood (TG)
19.Condominium				%		33.Waste L /R Pro
20.Tarred Drivewa				%		34.Roads/Unforest
				%		35.Eustis Dam
<b>Fract. Acre</b>		<b>Acreege/Sites</b>				36.ReEnergyWater
21.Base Lot 1st A	31	15.00		100 %	0	37.ReEnergy Site
22.Secondary Acre				%		38.ReEnergyTransm
23.Remote Water				%		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
<b>Total Acreage</b>		15.00				

Eustis

Map Lot R06-099-A


Account 283

Location PORTER NADEAU 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							
	1.Owner 4.Agent 7.Inspect							
	2.Relative 5.Estimate 8.							
	3.Tenant 6.Other 9.							
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								
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

Grady, Rodney, Sr.  
159 Old Mill Road  
Jefferson ME 04348

B3033P2

Previous Owner  
BARNARD, GERALDINE B.

179 NORTH MAIN STREET  
MECHANIC FALLS ME 04256  
Sale Date: 5/23/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>95 Gravel Pit Road</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	28,000	34,000	0	62,000		
X Coordinate <b>0</b>			2013	22,400	31,600	0	54,000		
Y Coordinate <b>0</b>			2014	19,600	31,900	0	51,500		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	19,600	30,700	0	50,300		
Secondary Zone			2016	19,600	30,300	0	49,900		
Topography <b>2 Rolling</b>			2017	19,600	104,500	0	124,100		
1.Level 4.Below St 7.Incline			2018	19,600	104,100	0	123,700		
2.Rolling 5.Low 8.			2019	19,600	103,300	0	122,900		
3.Above St 6.Swampy 9.			2020	19,600	102,800	0	122,400		
Utilities <b>9 None</b>			2021	19,600	101,600	0	121,200		
1.W & S 4.Dr Well 7.Cspool			2022	25,500	131,000	0	156,500		
2.T Water 5.Dug Well 8.Water			2023	25,500	141,500	0	167,000		
3.Septic 6.Privy 9.None			2024	25,500	140,300	0	165,800		
Street <b>3 Gravel</b>			2025	39,200	138,900	0	178,100		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.									
3.Gravel 6.Priv Rd 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
STATUS TG-F&O <b>0</b>			11.Water Departme		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Bldg Incomplete <b>0</b>			12.Undergrd Servi				%		1.Second Zone
<b>Sale Data</b>			13.Substations				%		2.Devel Costs
Sale Date <b>5/23/2008</b>			14.Transm Lines				%		3.Swampy
Price <b>46,500</b>			15.Dist System				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.R/W thru Lot
2.L & B 5.Other 8.			16.				%		7.Restricted
3.Bldg 6.Comm 9.			17.TrnsCan Trans				%		8.Location
Financing <b>9 Unknown</b>			18.TrnsCan Rds/Im				%		9.Fractional Sha
1.Convent 4.Seller 7.Bank or Re			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa				%		30.Softwood (TG)
3.Assumed 6.Cash 9.Unknown							%		31.Mixedwood (TG)
Validity <b>8 Other Non Valid</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Hardwood (TG)
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.56	100	%	0	33.Waste L /R Pro
2.Related 5.Partial 8.Other			22.Secondary Acre				%		34.Roads/Unforest
3.Distress 6.Exempt 9.Question			23.Remote Water				%		35.Eustis Dam
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.ReEnergyWater
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre				%		37.ReEnergy Site
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr				%		38.ReEnergyTransm
3.Lender 6.MLS 9.			26.16+ (Undevel A				%		39.Deeded R/W to
			27.Below 1146Elev				%		40.S Lumber Site
			28.Gravel Pits				%		41.Demolition Cha
			29.Unforested Vac				%		42.Privy/H Tank/
			<b>Total Acreage</b> 0.56						43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava


Eustis

Map Lot U16-005

Account 32

Location 22 GRAVEL PIT ROAD

Card 1 Of 1 6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>5 B.&amp;B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>3 Tin/Aluminum</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>476</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 O Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 7/30/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1985	80	2 100	2	0 %	100 %	1.1 S Frame add
69 Privy	1985	16	2 100	2	0 %	100 %	2.2 S Frame add
68 Wood Deck	1990	85	2 100	2	0 %	100 %	3.3 S Frame add
4 1 & 1/2 S.add-on	2016	672	3 100	4	0 %	100 %	4.1 & 1/2 S add-
21 Open Frame	2016	144	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



Granger, Rachael  
18 Enterprise st  
Lisbon Fall ME 04252

B4413P25  
Previous Owner  
FLICK, SAMUEL G.TENENT IN POSSESON  
PO BOX 322  
28 SPAULDING DRIVE  
STRATTON ME 04982  
Sale Date: 11/15/2021

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>66 Rural</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	0	17,400	0	17,400		
X Coordinate <b>0</b>			2013	0	16,300	0	16,300		
Y Coordinate <b>0</b>			2014	0	16,300	0	16,300		
Zone/Land Use <b>15 Rural Woodland 2</b>			2015	0	16,100	0	16,100		
Secondary Zone			2016	0	16,100	0	16,100		
Topography <b>1 Level</b>			2017	0	16,000	0	16,000		
1.Level 4.Below St 7.Incline			2018	0	16,000	0	16,000		
2.Rolling 5.Low 8.			2019	0	16,000	0	16,000		
3.Above St 6.Swampy 9.			2020	0	16,000	0	16,000		
Utilities <b>9 None</b>			2021	0	15,900	0	15,900		
1.W & S 4.Dr Well 7.Cspool			2022	0	20,700	0	20,700		
2.T Water 5.Dug Well 8.Water			2023	0	37,800	0	37,800		
3.Septic 6.Privy 9.None			2024	0	37,700	0	37,700		
Street <b>9 None</b>			2025	0	36,800	0	36,800		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>11/15/2021</b>			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type <b>3 Buildings Only</b>			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>1 Arms Length Sale</b>						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A			%		34.Roads/Unforest	
2.Related 5.Partial 8.Other			22.Secondary Acre			%		35.Eustis Dam	
3.Distress 6.Exempt 9.Question			23.Remote Water			%		36.ReEnergyWater	
Verified <b>5 Public Record</b>			<b>Acres</b>					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	
			<b>Total Acreage</b>		0.00			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	


Eustis

Map Lot R03-027

Account 243

Location 23 FLICK ROAD

Card 1 Of 1 6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 6 Stove</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>4 Obsolete</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>9 None</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>384</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>9</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1919</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/02/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1990	105	2 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
19 Overhang/Poor...	1995	98	2 100	2	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
74 Box Trailer.....	1990	70	2 100	2	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
69 Privy	1950	20	2 100	2	0 %	100 %	22.Encl Frame Por
69 Privy	1950	20	2 100	2	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



GRANT, SUSANNE L  
 TRUSTEE OF THE SUSANNE L GRANT 2022 DECLARATION OF  
 238 Shawmut Ave.  
 Central Falls RI 02863-1835  
 B2197P343 B4551P248

Property Data			Assessment Record																																																																																																																																																																																																																																											
Neighborhood	36 Whispering Ridge		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																							
Tree Growth Year	0		2012	73,600	155,000	0	228,600																																																																																																																																																																																																																																							
X Coordinate	0		2013	72,500	141,000	0	213,500																																																																																																																																																																																																																																							
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Secondary Zone			2016	69,300	142,900	0	212,200																																																																																																																																																																																																																																							
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1.W & S	4.Dr Well	7.Cspool	2022	87,100	179,300	0	266,400																																																																																																																																																																																																																																							
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3.Septic	6.Privy	9.None	2024	100,600	181,300	0	281,900																																																																																																																																																																																																																																							
Street	6 Private Rd.....		2025	116,800	189,900	0	306,700																																																																																																																																																																																																																																							
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Verified 5 Public Record			<b>Acres</b>	46	1.00	100 %	0																																																																																																																																																																																																																																							
1.Buyer	4.Agent	7.Family	24.Next 3-10 Acre			%																																																																																																																																																																																																																																								
2.Seller	5.Pub Rec	8.Other	25.Next 11-15 Acr			%																																																																																																																																																																																																																																								
3.Lender	6.MLS	9.	26.16+ (Undevel A			%																																																																																																																																																																																																																																								
			27.Below 1146Elev			%																																																																																																																																																																																																																																								
			28.Gravel Pits			%																																																																																																																																																																																																																																								
			29.Unforested Vac			%																																																																																																																																																																																																																																								
			<b>Total Acreage</b>	3.50																																																																																																																																																																																																																																										

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

**Eustis**

Map Lot R06-058-F


Account 1042

Location 33 DURRELLS WAY

Card 1

Of 1

6/26/2025

Building Style <b>4 Cape/Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 1 Hot Water BB</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>2 Two Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>780</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>5 Average +</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		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 <b>0</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/16/2004

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2004	810	3 100	4	0 %	100 %	
71 8 Ohead Door	2004	2	3 100	4	0 %	100 %	
68 Wood Deck	2004	120	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



GRAY, Robert J., Jr.  
P.O. BOX 296  
STRATTON ME 04982 0296

B2211P43

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>2 Stratton Village</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	22,000	52,100	10,000	64,100		
X Coordinate <b>0</b>			2013	24,400	48,600	10,000	63,000		
Y Coordinate <b>0</b>			2014	22,500	48,900	10,000	61,400		
Zone/Land Use <b>12 General Develop.</b>			2015	22,500	49,200	10,000	61,700		
Secondary Zone			2016	22,500	49,200	15,000	56,700		
Topography <b>2 Rolling</b>			2017	22,500	49,200	20,000	51,700		
1.Level 4.Below St 7.Incline			2018	22,500	49,200	20,000	51,700		
2.Rolling 5.Low 8.			2019	22,500	49,200	20,000	51,700		
3.Above St 6.Swampy 9.			2020	22,500	49,200	25,000	46,700		
Utilities <b>1 Twn.Watr&amp; Septic</b>			2021	22,500	49,200	25,000	46,700		
1.W & S 4.Dr Well 7.Cspool			2022	28,400	64,000	25,000	67,400		
2.T Water 5.Dug Well 8.Water			2023	28,400	84,800	25,000	88,200		
3.Septic 6.Privy 9.None			2024	29,700	84,100	25,000	88,800		
Street <b>1 Paved</b>			2025	33,100	88,200	25,000	96,300		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>11/01/2002</b>			15.Dist System					5.Access	
Price			<b>Square Foot</b>	<b>Square Feet</b>	<b> </b>	<b> </b>	<b> </b>	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					<b>Acres</b>	
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			<b>Fract. Acre</b>	<b>Acreege/Sites</b>	<b> </b>	<b> </b>	<b> </b>	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown								21.Base Lot 1st A	21
Validity			22.Secondary Acre	46	1.00	100	%	0	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other			<b>Acres</b>						
3.Distress 6.Exempt 9.Question				24.Next 3-10 Acre					
Verified			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						
			<b>Total Acreage</b>		0.38				

- 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



GREGORY, AARON  
6 BIG ROCK WAY  
WELLS ME 04090

B2763P223 B4373P183

Previous Owner  
Martin, Loren J  
225 WATER ST

BOSCAWEN NH 03303  
Sale Date: 9/12/2021

Previous Owner  
LAVALLE, JAMES L.

P. O. BOX 542  
STRATTON ME 04982 0542  
Sale Date: 6/09/2006

Inspection Witnessed By:

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

Notes:

Eustis

Property Data				Assessment Record						
Neighborhood <b>2 Stratton Village</b>				Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>				2012	15,900	41,800	0	57,700		
X Coordinate <b>0</b>				2013	19,300	36,800	0	56,100		
Y Coordinate <b>0</b>				2014	18,300	37,500	0	55,800		
Zone/Land Use <b>12 General Develop.</b>				2015	18,300	37,100	0	55,400		
Secondary Zone				2016	18,300	37,000	0	55,300		
2017				18,300	37,000	0	55,300			
Topography <b>1 Level</b>				2018	18,300	37,000	0	55,300		
1.Level 4.Below St 7.Incline				2019	18,300	37,000	0	55,300		
2.Rolling 5.Low 8.				2020	18,300	37,000	0	55,300		
3.Above St 6.Swampy 9.				2021	18,300	36,900	0	55,200		
Utilities <b>1 Twn.Watr&amp; Septic</b>				2022	22,800	48,000	0	70,800		
1.W & S 4.Dr Well 7.Cspool				2023	22,800	75,000	0	97,800		
2.T Water 5.Dug Well 8.Water				2024	23,600	73,300	0	96,900		
3.Septic 6.Privy 9.None				2025	25,400	75,600	0	101,000		
Street <b>1 Paved</b>				<b>Land Data</b>						
1.Paved 4.R/W 7.				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
2.Semi Imp 5.Sub Rd 8.						<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
3.Gravel 6.Priv Rd 9.None				11.Water Departme			%		1.Second Zone	
STATUS TG-F&O <b>0</b>				12.Undergrd Servi			%		2.Devel Costs	
Bldg Incomplete <b>0</b>				13.Substations			%		3.Swampy	
<b>Sale Data</b>				14.Transm Lines			%		4.Size/Shape	
Sale Date <b>9/12/2021</b>				15.Dist System			%		5.Access	
Price <b>85,000</b>							%		6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>							%		7.Restricted	
1.Land 4.Trailer 7.				<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.				16.			%		9.Fractional Sha	
3.Bldg 6.Comm 9.				17.TrnsCan Trans			%		<b>Acres</b>	
Financing <b>9 Unknown</b>				18.TrnsCan Rds/Im			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re				19.Condominium			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce				20.Tarred Drivewa			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown							%		33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>				<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts				21.Base Lot 1st A	21	0.21	100	%	0	35.Eustis Dam
2.Related 5.Partial 8.Other				22.Secondary Acre	46	1.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question				23.Remote Water			%			37.ReEnergy Site
Verified <b>5 Public Record</b>				<b>Acres</b>			%			38.ReEnergyTransm
1.Buyer 4.Agent 7.Family				24.Next 3-10 Acre			%			39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other				25.Next 11-15 Acr			%			40.S Lumber Site
3.Lender 6.MLS 9.				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
				<b>Total Acreege</b>		0.21				45.Septic Availab
										46.Wtr&Septic Ava

**Eustis**

Map Lot U06-017

Account 306

Location 31 SCHOOL STREET

Card 1

Of 1

6/26/2025

Building Style <b>4 Cape/Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 8 Floor/Wall Unit</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>4 Asbestos/Asphalt</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>3 Old Style</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>3 Tin/Aluminum</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>567</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>3 Below Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1920</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>5 Crawl Space</b>		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 <b>3 Tenant</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/19/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1985	96	3 100	3	0 %	100 %	
24 Frame Shed	2001	40	3 100	3	0 %	100 %	
22 Encl Frame Porch	1985	42	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





Eustis

Map Lot U13-015


Account 292

Location 66 RED PINE LANE

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>7 Log/Inc.Fake Log</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>6 No Inside Water</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>5 Basic</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>480</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>2</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1968</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>	
	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
24 Frame Shed	1970	80	2 100	3	0 %	100 %	
24 Frame Shed	1960	64	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



GRIGSBY, JOHN F, JR  
GRIGSBY, ROBIN L  
501 AUBURN ST.  
PORTLAND, ME 04103

B614P101 B4528P175 B4543P265

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>76 Mt. View Road</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,700	27,200	0	57,900		
X Coordinate <b>0</b>			2013	26,000	25,700	0	51,700		
Y Coordinate <b>0</b>			2014	24,100	26,100	0	50,200		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	24,100	25,000	0	49,100		
Secondary Zone			2016	24,100	24,700	0	48,800		
Topography <b>2 Rolling</b>			2017	24,100	24,600	0	48,700		
1.Level 4.Below St 7.Incline			2018	24,100	24,300	0	48,400		
2.Rolling 5.Low 8.			2019	24,100	24,300	0	48,400		
3.Above St 6.Swampy 9.			2020	24,100	23,900	0	48,000		
Utilities <b>4 Drilled Well &amp;</b>			2021	24,100	23,900	0	48,000		
1.W & S 4.Dr Well 7.Cspool			2022	55,400	30,900	0	86,300		
2.T Water 5.Dug Well 8.Water			2023	55,400	50,400	0	105,800		
3.Septic 6.Privy 9.None			2024	58,200	49,000	0	107,200		
Street <b>5 Subdivision Rd.</b>			2025	67,400	51,600	0	119,000		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date			15.Dist System					5.Access	
Price			<b>Square Foot</b>	<b>Square Feet</b>	<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Sale Type									16.
1.Land 4.Trailer 7.			17.TrnsCan Trans					6.R/W thru Lot	
2.L & B 5.Other 8.			18.TrnsCan Rds/Im					7.Restricted	
3.Bldg 6.Comm 9.			19.Condominium					8.Location	
Financing			20.Tarred Drivewa					9.Fractional Sha	
1.Convent 4.Seller 7.Bank or Re			<b>Fract. Acre</b>	<b>Acres/Sites</b>	<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
2.FHA/VA 5.Private 8.Divorce									21.Base Lot 1st A
3.Assumed 6.Cash 9.Unknown			22.Secondary Acre	44	1.00	100	0	30.Softwood (TG)	
Validity			23.Remote Water					31.Mixedwood (TG)	
1.Valid 4.Bk Repo 7.Abutts			<b>Acres</b>	24.Next 3-10 Acre				32.Hardwood (TG)	
2.Related 5.Partial 8.Other				25.Next 11-15 Acr				33.Waste L /R Pro	
3.Distress 6.Exempt 9.Question			26.16+ (Undevel A					34.Roads/Unforest	
Verified			27.Below 1146Elev					35.Eustis Dam	
1.Buyer 4.Agent 7.Family			28.Gravel Pits					36.ReEnergyWater	
2.Seller 5.Pub Rec 8.Other			29.Unforested Vac					37.ReEnergy Site	
3.Lender 6.MLS 9.			<b>Total Acreage 0.93</b>					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 U01-133


Account 294

Location 48 MOUNTAIN VIEW ROAD

Card 1

Of 1

6/26/2025

Building Style <b>5 A-Frame</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 6 Stove</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>3 Masonite</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>5 Basic</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>320</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>2</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>4</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1960</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
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.Incnpлет
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>	
	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
24 Frame Shed	1980	90	2 100	4	0 %	100 %	
68 Wood Deck	2002	160	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



GRONDIN, DONALD A  
TOTMAN, ALICE P  
PO BOX 81  
100 GLIDDEN ROAD  
EUSTIS ME 04936  
B2586P229

Property Data			Assessment Record						
Neighborhood <b>49 Glidden Subd.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	36,500	75,400	0	111,900		
X Coordinate <b>0</b>			2013	35,100	71,000	0	106,100		
Y Coordinate <b>0</b>			2014	35,100	72,300	0	107,400		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	35,100	70,600	0	105,700		
Secondary Zone			2016	35,100	115,300	0	150,400		
Topography <b>1 Level</b>			2017	35,100	115,200	0	150,300		
1.Level 4.Below St 7.Incline			2018	35,100	114,000	0	149,100		
2.Rolling 5.Low 8.			2019	35,100	114,000	0	149,100		
3.Above St 6.Swampy 9.			2020	35,100	112,700	0	147,800		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	35,100	111,500	25,000	121,600		
1.W & S 4.Dr Well 7.Cspool			2022	44,700	145,000	25,000	164,700		
2.T Water 5.Dug Well 8.Water			2023	44,700	157,900	25,000	177,600		
3.Septic 6.Privy 9.None			2024	52,700	157,500	25,000	185,200		
Street <b>5 Subdivision Rd.</b>			2025	62,000	159,500	25,000	196,500		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>3/01/2005</b>			15.Dist System			%		5.Access	
Price <b>43,000</b>			<b>Square Foot</b>		<b>Square Feet</b>			6.R/W thru Lot	
Sale Type								%	7.Restricted
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								%	9.Fractional Sha
3.Bldg 6.Comm 9.			17.TrnsCan Trans					<b>Acres</b>	
Financing								%	30.Softwood (TG)
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		33.Waste L /R Pro	
Validity			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts								%	35.Eustis Dam
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.94	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified			23.Remote Water				%		38.ReEnergy/Transm
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		0.94				46.Wtr&Septic Ava

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

**Eustis**

Map Lot U18-055


Account 165

Location 100 GLIDDEN ROAD

Card 1

Of 1

6/26/2025

Building Style <b>2 Gambrel/Garrison</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 4 Gas/Oil Monitor</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>5 B.&amp;B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>20%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>768</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2005</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>	
	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
41 2S Open Fr Porch	2009	192	3 100	4	0 %	75 %	
47 2S Fr.Garage....	2015	1408	3 100	4	0 %	65 %	
71 8 Ohead Door	2015	2	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



GUERETTE, JOEL E  
 GUERETTE, LINDA J  
 65 KNOWLTON DR  
 WALES ME 04280

B1964P183 B3595P302 B4167P140

Previous Owner  
 NAWN, Daniel J  
 Seese, Linda M  
 294 Maple Street  
 Franklin MA 02038  
 Sale Date: 2/25/2020

Previous Owner  
 NAWN, KENNETH W.  
 c/o Daniel Nawn

Franklin MA 02038  
 Sale Date: 10/15/2013

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>36 Whispering Ridge</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	73,800	224,100	0	297,900		
X Coordinate <b>0</b>			2013	72,700	200,500	0	273,200		
Y Coordinate <b>0</b>			2014	72,200	203,300	0	275,500		
Zone/Land Use <b>15 Rural Woodland 2</b>			2015	72,200	202,000	0	274,200		
Secondary Zone			2016	69,500	201,900	0	271,400		
Topography <b>7 Inclining</b>			2017	69,500	199,800	0	269,300		
1.Level 4.Below St 7.Incline			2018	69,500	199,700	0	269,200		
2.Rolling 5.Low 8.			2019	69,500	197,500	0	267,000		
3.Above St 6.Swampy 9.			2020	69,500	197,500	0	267,000		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	69,500	197,400	0	266,900		
1.W & S 4.Dr Well 7.Cspool			2022	87,300	253,900	0	341,200		
2.T Water 5.Dug Well 8.Water			2023	87,300	294,200	0	381,500		
3.Septic 6.Privy 9.None			2024	100,800	294,200	0	395,000		
Street <b>6 Private Rd.....</b>			2025	117,100	301,700	0	418,800		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>2/25/2020</b>			15.Dist System					5.Access	
Price <b>65,000</b>			<b>Square Foot</b>	<b>Square Feet</b>				6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					<b>Acres</b>	
Financing <b>9 Unknown</b>								18.TrnsCan Rds/Im	
1.Convent 4.Seller 7.Bank or Re			19.Condominium					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa					32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>								21.Base Lot 1st A	21
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	1.00	90 %	6	35.Eustis Dam	
2.Related 5.Partial 8.Other			23.Remote Water	24	1.55	90 %	6	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			<b>Acres</b>	24	46	1.00	100 %	0	37.ReEnergy Site
Verified <b>5 Public Record</b>									24.Next 3-10 Acre
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr					39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A					40.S Lumber Site	
3.Lender 6.MLS 9.			27.Below 1146Elev					41.Demolition Cha	
			28.Gravel Pits					42.Privy/H Tank/	
			29.Unforested Vac					43.Comm Imp Lot	
			<b>Total Acreage 3.55</b>					44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	



Guillemette, Ghislain  
PO Box 13  
Stratton ME 04982

B3653P279

Previous Owner  
THERIAULT, PAUL R.  
THERIAULT, JOY  
977 ODLIN ROAD  
BANGOR, ME 04401  
Sale Date: 6/26/2014

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>87 Arnold Trail.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	46,900	111,200	0	158,100		
X Coordinate <b>0</b>			2013	45,100	104,300	0	149,400		
Y Coordinate <b>0</b>			2014	44,300	118,000	0	162,300		
Zone/Land Use <b>13 Mixed Use</b>			2015	44,300	115,900	0	160,200		
Secondary Zone			2016	43,600	114,500	15,000	143,100		
Topography <b>1 Level</b>			2017	43,600	114,500	20,000	138,100		
1.Level 4.Below St 7.Incline			2018	43,600	113,200	20,000	136,800		
2.Rolling 5.Low 8.			2019	43,600	113,200	20,000	136,800		
3.Above St 6.Swampy 9.			2020	43,600	111,900	25,000	130,500		
Utilities <b>9 None</b>			2021	43,600	110,500	25,000	129,100		
1.W & S 4.Dr Well 7.Cspool			2022	54,700	143,700	25,000	173,400		
2.T Water 5.Dug Well 8.Water			2023	54,700	188,400	25,000	218,100		
3.Septic 6.Privy 9.None			2024	63,200	265,500	25,000	303,700		
Street <b>1 Paved</b>			2025	74,100	266,600	25,000	315,700		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>6/26/2014</b>			15.Dist System					5.Access	
Price <b>140,000</b>								6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>								7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.				20	2,000	80	0	9.Fractional Sha	
3.Bldg 6.Comm 9.							<b>Acres</b>		
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>			20.Tarred Drivewa				34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreeage/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.27	100	37.ReEnergy Site		
Verified <b>5 Public Record</b>			23.Remote Water	46	1.00	100	38.ReEnergyTransm		
1.Buyer 4.Agent 7.Family			<b>Acres</b>				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	
			<b>Total Acreage 1.27</b>				46.Wtr&Septic Ava		

**Eustis**

Map Lot U09-013-A


Account 727

Location 5 PEABODY ROAD

Card 1

Of 1

6/26/2025

Building Style <b>1 Conven/Ranch</b>	SF Bsmt Living <b>750</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>3 Masonite</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>1008</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2000</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	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	2000	264	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
50 Deck w/Roof	2010	95	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
72 12+OHead Door	2023	2	4 100	4	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
132 Commercial	2023	2000	3 100	4	0 %	80 %	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







Guptill, Robert  
87 Tim Pond Road  
PO Box 235  
Eustis ME 04936

B1082P273 B4335P296

Previous Owner  
CURRY, DENNIS M  
MARILYN M. CURRY  
6361 Nature Preserve Lane  
Spring Hill FL 34606-3718  
Sale Date: 6/16/2021

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>46 Sprague</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	46,600	88,700	10,000	125,300		
X Coordinate <b>0</b>			2013	44,800	83,300	10,000	118,100		
Y Coordinate <b>0</b>			2014	41,800	84,900	10,000	116,700		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	41,800	83,100	10,000	114,900		
Secondary Zone			2016	39,300	83,100	15,000	107,400		
Topography <b>2 Rolling</b>			2017	39,300	82,100	20,000	101,400		
1.Level 4.Below St 7.Incline			2018	39,300	81,200	20,000	100,500		
2.Rolling 5.Low 8.			2019	39,300	81,100	20,000	100,400		
3.Above St 6.Swampy 9.			2020	39,300	80,200	25,000	94,500		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	39,300	80,100	25,000	94,400		
1.W & S 4.Dr Well 7.Cspool			2022	53,600	103,000	0	156,600		
2.T Water 5.Dug Well 8.Water			2023	53,600	129,900	25,000	158,500		
3.Septic 6.Privy 9.None			2024	62,100	128,400	25,000	165,500		
Street <b>5 Subdivision Rd.</b>			2025	76,000	130,000	25,000	181,000		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>6/16/2021</b>			15.Dist System					5.Access	
Price <b>142,000</b>			<b>Square Foot</b>	<b>Square Feet</b>	<b>Effective</b>	<b>Influence</b>	<b>Code</b>	6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>									
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					<b>Acres</b>	
Financing <b>9 Unknown</b>			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			<b>Fract. Acre</b>	<b>Acres/Sites</b>	<b>Effective</b>	<b>Influence</b>	<b>Code</b>	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown								21.Base Lot 1st A	21
Validity <b>1 Arms Length Sale</b>			22.Secondary Acre	22	1.00	100	%	0	34.Roads/Unforest
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water	24	0.13	100	%	0	35.Eustis Dam
2.Related 5.Partial 8.Other			<b>Acres</b>	<b>Acres</b>	<b>Effective</b>	<b>Influence</b>	<b>Code</b>	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question								24.Next 3-10 Acre	46
Verified <b>5 Public Record</b>			25.Next 11-15 Acr						38.ReEnergyTransm
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/
			<b>Total Acreage 2.13</b>					43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot R05-006-003

Account 417

Location 87 TIM POND RD

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>768</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1992</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/15/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1996	180	2 100	3	0 %	100 %	
17 Mud Room.....	2000	224	3 100	5	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



GUTMANN, JEAN  
P. O. BOX 132  
EUSTIS ME 04936

B745P128

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>21 Flagstaff Lake</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	68,300	125,600	10,000	183,900		
X Coordinate <b>0</b>			2013	79,000	118,500	10,000	187,500		
Y Coordinate <b>0</b>			2014	79,000	119,100	10,000	188,100		
Zone/Land Use <b>13 Mixed Use</b>			2015	79,000	117,000	10,000	186,000		
Secondary Zone			2016	79,000	116,900	15,000	180,900		
Topography <b>2 Rolling</b>			2017	79,000	116,300	20,000	175,300		
1.Level 4.Below St 7.Incline			2018	79,000	116,200	20,000	175,200		
2.Rolling 5.Low 8.			2019	79,000	115,500	20,000	174,500		
3.Above St 6.Swampy 9.			2020	79,000	115,500	25,000	169,500		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	95,500	114,800	25,000	185,300		
1.W & S 4.Dr Well 7.Cspool			2022	123,300	149,200	25,000	247,500		
2.T Water 5.Dug Well 8.Water			2023	123,300	191,500	25,000	289,800		
3.Septic 6.Privy 9.None			2024	124,800	187,000	25,000	286,800		
Street <b>1 Paved</b>			2025	132,200	189,600	25,000	296,800		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>8/01/1983</b>			15.Dist System					5.Access	
Price			<b>Square Foot</b>	<b>Square Feet</b>	<b> </b>	<b> </b>	<b> </b>	6.R/W thru Lot	
Sale Type								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					<b>Acres</b>	
Financing								30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium					32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa					33.Waste L /R Pro	
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>	<b> </b>	<b> </b>	<b> </b>	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts								21.Base Lot 1st A	21
2.Related 5.Partial 8.Other			22.Secondary Acre	46	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			23.Remote Water						
Verified			<b>Acres</b>						
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre						
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr						
3.Lender 6.MLS 9.			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
			<b>Total Acreage</b>		<b>0.75</b>				
							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 U14-015

Account 298

Location 991 ARNOLD TRAIL

Card 1 Of 1 6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>5 Basic</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>4 Asphalt Shingles</b>	Bath(s) Style <b>5 Basic</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>846</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1950</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>1 1/4 Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/19/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	2002	300	3 100	5	0 %	76 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
75 Platform,no rail	1970	180	3 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
24 Frame Shed	1970	312	2 100	2	0 %	50 %	6.2 & 1/2 S add- 21.Open Frame Por
1 1 S.Frame add-on	2002	720	3 100	5	0 %	90 %	22.Encl Frame Por
24 Frame Shed	2006	160	3 100	4	0 %	88 %	23.Frame Garage
24 Frame Shed	2004	80	3 100	3	0 %	100 %	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



Guy, James R  
P.O. Box 643  
Berwick, ME 03901

B3375P88 B4525P292

Previous Owner  
SMITH, RICHARD  
SMITH, RUTHANNE  
P.O. Box 117  
EUSTIS ME 04936  
Sale Date: 9/02/2011

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>48 Kerns Subd.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	28,800	0	0	28,800		
X Coordinate <b>0</b>			2013	22,600	0	0	22,600		
Y Coordinate <b>0</b>			2014	22,600	0	0	22,600		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	22,600	0	0	22,600		
Secondary Zone			2016	22,600	0	0	22,600		
Topography <b>2 Rolling</b>			2017	22,600	0	0	22,600		
1.Level 4.Below St 7.Incline			2018	22,600	0	0	22,600		
2.Rolling 5.Low 8.			2019	22,600	57,000	0	79,600		
3.Above St 6.Swampy 9.			2020	22,600	57,000	0	79,600		
Utilities <b>9 None</b>			2021	35,600	81,000	0	116,600		
1.W & S 4.Dr Well 7.Cspool			2022	45,300	105,300	0	150,600		
2.T Water 5.Dug Well 8.Water			2023	45,300	134,800	0	180,100		
3.Septic 6.Privy 9.None			2024	53,400	133,400	0	186,800		
Street <b>5 Subdivision Rd.</b>			2025	63,000	137,400	0	200,400		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>9/02/2011</b>			15.Dist System			%		5.Access	
Price <b>28,800</b>						%		6.R/W thru Lot	
Sale Type <b>1 Land Only</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.						%		9.Fractional Sha	
3.Bldg 6.Comm 9.			16.			%		<b>Acres</b>	
Financing <b>1 Conventional</b>			17.TrnsCan Trans			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.96	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified <b>1 Buyer</b>			23.Remote Water			%		38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	<b>Total Acreege</b> 0.96				44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
								46.Wtr&Septic Ava	

