

MacDonald, Craig
 51 Rider Bluff Rd
 Holden ME 04429

B2848P214 B3222P248 B3274P299

Previous Owner
 Federal Home Loan Mortgage Corp
 C/O GMAC Mortgage LLC
 1100 Virginia Drive
 Fort Washington, PA 19034
 Sale Date: 9/01/2010

Previous Owner
 Wyman, Benjamin R.
 P.O. Box 63
 76 Blanchard Ave.
 STRATTON ME 04982
 Sale Date: 1/07/2010

Previous Owner
 STEVENS, Charles L.
 P. O. BOX 97

STRATTON ME 04982
 Sale Date: 12/15/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	48,500	61,400	0	109,900		
X Coordinate 0			2013	47,200	55,500	0	102,700		
Y Coordinate 0			2014	40,700	56,100	0	96,800		
Zone/Land Use 41 Limited Residential			2015	40,700	55,500	0	96,200		
Secondary Zone 46 & Wetlands			2016	39,400	55,300	0	94,700		
Topography 2 Rolling			2017	39,400	55,300	0	94,700		
1.Level 4.Below St 7.Incline			2018	39,400	55,200	0	94,600		
2.Rolling 5.Low 8.			2019	39,400	55,000	0	94,400		
3.Above St 6.Swampy 9.			2020	39,400	55,000	0	94,400		
Utilities 1 Twn.Watr& Septic			2021	39,400	54,800	0	94,200		
1.W & S 4.Dr Well 7.Cspool			2022	52,000	71,200	0	123,200		
2.T Water 5.Dug Well 8.Water			2023	52,000	97,000	0	149,000		
3.Septic 6.Privy 9.None			2024	55,500	96,600	0	152,100		
Street 1 Paved			2025	66,300	98,600	0	164,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 9/01/2010			14.Transm Lines			%		4.Size/Shape	
Price 50,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.							%	8.Location	
3.Bldg 6.Comm 9.						%	9.Fractional Sha		
Financing 7 Bank or Repo Sale..						%	Acres		
1.Convent 4.Seller 7.Bank or Re			16.			%	30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans			%	31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
Validity 8 Other Non Valid			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						%	35.Eustis Dam		
3.Distress 6.Exempt 9.Question			Fract. Acre	Acreege/Sites				36.ReEnergyWater	
Verified 5 Public Record			21.Base Lot 1st A	21	1.00	100 %	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			22.Secondary Acre	22	0.50	100 %	0	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			23.Remote Water	33	0.38	100 %	0	39.Deeded R/W to	
3.Lender 6.MLS 9.			Acres	46	1.00	100 %	0	40.S Lumber Site	
			24.Next 3-10 Acre			%		41.Demolition Cha	
			25.Next 11-15 Acr			%		42.Privy/H Tank/	
			26.16+ (Undevel A			%		43.Comm Imp Lot	
			27.Below 1146Elev			%		44.Water Availabl	
			28.Gravel Pits	Total Acreage 1.88				45.Septic Availab	
			29.Unforested Vac					46.Wtr&Septic Ava	

Eustis

Map Lot U04-018

Account 767

Location 76 BLANCHARD AVENUE

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 2 Two Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 25%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 675
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1988	# Addn Fixtures 0	Functional Code 5 Size/Layout
Foundation 3 Granite/Rock Wal	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 90%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easmt
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 5 Estimate
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/24/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1988	280	3 100	4	0	%88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
22 Encl Frame Porch	1920	200	3 100	4	0	%100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
24 Frame Shed	1950	360	2 100	2	0	%50 %	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



MACDONALD, JAMES
PO BOX 379
STRATTON ME 04982

B937P187 B4425P66

Previous Owner
TWOMBLY, KENNETH L
68 HAYES ST.

EASTON, CT 06612
Sale Date: 12/15/2021

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 14 Old Dead Riv.Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	23,400	0	0	23,400		
X Coordinate 0			2013	19,500	0	0	19,500		
Y Coordinate 0			2014	16,300	0	0	16,300		
Zone/Land Use 11 Residential/Rec.			2015	16,300	0	0	16,300		
Secondary Zone			2016	16,300	0	0	16,300		
Topography 2 Rolling			2017	16,300	0	0	16,300		
1.Level 4.Below St 7.Incline			2018	16,300	0	0	16,300		
2.Rolling 5.Low 8.			2019	16,300	0	0	16,300		
3.Above St 6.Swampy 9.			2020	16,300	0	0	16,300		
Utilities 9 None			2021	16,300	0	0	16,300		
1.W & S 4.Dr Well 7.Cspool			2022	21,100	0	0	21,100		
2.T Water 5.Dug Well 8.Water			2023	21,100	0	0	21,100		
3.Septic 6.Privy 9.None			2024	23,400	0	0	23,400		
Street 1 Paved			2025	29,200	0	0	29,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 12/15/2021			15.Dist System			%		5.Access	
Price 22,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.	21	0.65	100 %	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%	37.ReEnergy Site		
Verified 5 Public Record			23.Remote Water			%	38.ReEnergyTransm		
1.Buyer 4.Agent 7.Family			Acres			%	39.Deeded R/W to		
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%	40.S Lumber Site		
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%	41.Demolition Cha		
			26.16+ (Undevel A			%	42.Privy/H Tank/		
			27.Below 1146Elev			%	43.Comm Imp Lot		
			28.Gravel Pits			%	44.Water Availabl		
			29.Unforested Vac			%	45.Septic Availab		
			Total Acreage			0.65		46.Wtr&Septic Ava	

Eustis

Map Lot U01-038


Account 842

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 0						
Wet Basement		1.Interior 4.Vacant 7.						
1.Dry 4. 7.		2.Refusal 5.Estimate 8.						
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.							
3.Wet 6. 9.None	Information Code 0							
	1.Owner 4.Agent 7.Inspect							
	2.Relative 5.Estimate 8.							
	3.Tenant 6.Other 9.							
Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		1.1 S Frame add-
					%	%		2.2 S Frame add-
					%	%		3.3 S Frame add-
					%	%		4.1 & 1/2 S add-
					%	%		5.1 & 3/4 S add-
					%	%		6.2 & 1/2 S add-
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.2S w/ba/no bsm
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.1 S 0 ba/0 bs
					%	%		29.Finished Attic

MACDONALD, JAMES A
 ROBINSON, STEPHANIE
 PO BOX 379
 STRATTON ME 04982

B3353P139 B3623P288 B4573P333

Previous Owner
 Hamlin, Christine C. Co-Per. Rep
 Wright, Jean C. Co-Per Rep
 290 W. River Rd
 Waterville ME 04901 5057
 Sale Date: 2/24/2014

Previous Owner
 CRAIGIN, RUTH H.
 290 W. River Rd

Waterville ME 04901 5057
 Sale Date: 10/01/2009

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 22 Flagstaff Shores			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,800	76,600	0	143,400		
X Coordinate 0			2013	76,800	72,800	0	149,600		
Y Coordinate 0			2014	76,800	73,500	0	150,300		
Zone/Land Use 41 Limited Residential			2015	76,800	73,100	0	149,900		
Secondary Zone 11 & Res/Rec.			2016	76,800	72,000	15,000	133,800		
Topography 2 Rolling			2017	76,800	71,000	20,000	127,800		
1.Level 4.Below St 7.Incline			2018	76,800	71,000	20,000	127,800		
2.Rolling 5.Low 8.			2019	76,800	69,900	20,000	126,700		
3.Above St 6.Swampy 9.			2020	76,800	69,500	0	146,300		
Utilities 7 Holding Tank & 5 Dug Well &			2021	76,800	68,800	0	145,600		
1.W & S 4.Dr Well 7.Cspool			2022	97,300	88,100	0	185,400		
2.T Water 5.Dug Well 8.Water			2023	97,300	98,800	0	196,100		
3.Septic 6.Privy 9.None			2024	98,400	181,500	0	279,900		
Street 1 Paved			2025	98,100	280,900	0	379,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 2/24/2014			14.Transm Lines					4.Size/Shape	
Price 167,500			15.Dist System					5.Access	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing 9 Unknown								Acres	
1.Convent 4.Seller 7.Bank or Re								30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					32.Hardwood (TG)	
Validity 1 Arms Length Sale			19.Condominium					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					34.Roads/Unforest	
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								21.Base Lot 1st A	21
Verified 5 Public Record			22.Secondary Acre	46	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water						
2.Seller 5.Pub Rec 8.Other			Acres					36.ReEnergyWater	
3.Lender 6.MLS 9.								24.Next 3-10 Acre	
			25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
				Total Acreage		0.53		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 U01-029


Account 147

Location 304 OLD DEAD RIVER ROAD

Card 1

Of 1

6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 4 Above Average
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 884
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2023	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/14/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1970	112	3 100	4	0 %	100 %	
51 Gar&L/Sp.0 Bath	1980	576	3 100	3	0 %	80 %	
71 8 Ohead Door	1980	2	3 100	4	0 %	100 %	
68 Wood Deck	2008	112	3 100	4	0 %	100 %	
21 Open Frame	2008	84	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



MACDONALD, Micah T
Bill To: Ise MacDonald
30 Adam St
N. Reading MA 01864

B1525P204 B2779P262

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 27 North Branch Riv.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	135,400	107,500	0	242,900		
X Coordinate 0			2013	153,600	103,700	0	257,300		
Y Coordinate 0			2014	153,600	107,000	0	260,600		
Zone/Land Use 11 Residential/Rec.			2015	153,600	104,900	0	258,500		
Secondary Zone 41 & Ltd. Residential			2016	131,100	103,700	0	234,800		
Topography 2 Rolling			2017	131,100	103,500	0	234,600		
1.Level 4.Below St 7.Incline			2018	131,100	102,400	0	233,500		
2.Rolling 5.Low 8.			2019	131,100	102,200	0	233,300		
3.Above St 6.Swampy 9.			2020	131,100	101,200	0	232,300		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	142,600	99,900	0	242,500		
1.W & S 4.Dr Well 7.Cspool			2022	185,000	129,600	0	314,600		
2.T Water 5.Dug Well 8.Water			2023	185,000	171,300	0	356,300		
3.Septic 6.Privy 9.None			2024	187,000	167,600	0	354,600		
Street 1 Paved			2025	204,400	170,900	0	375,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 6/01/1995			15.Dist System			%		5.Access	
Price 45,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	24	2.60	100 %	0	38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			Acres	46	1.00	100 %	0	39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other				24.Next 3-10 Acre	33	4.00	100 %	0	40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreege 8.60				44.Water Availabl	
			29.Unforested Vac			%		45.Septic Availab	
						%		46.Wtr&Septic Ava	

Eustis

Map Lot R04-001-C

Account 799

Location 26 SUNRISE DR

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 25%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1040
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1995	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 3 Tenant
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/07/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1996	576	3 100	4	0 %	100 %	1.1 S Frame add
71 8 Ohead Door	1996	2	3 100	4	0 %	100 %	2.2 S Frame add
68 Wood Deck	1996	66	3 100	3	0 %	100 %	3.3 S Frame add
24 Frame Shed	2000	128	3 100	3	0 %	100 %	4.1 & 1/2 S add
74 Box Trailer.....	2000	1	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



MacDonald, Terri A
Whitney, Warren F
215 Cumberland Road
North Yarmouth ME 04097

B3593P182 B3608P112 B3713P103 B3713P104

Previous Owner
Beaulieu, Daniel A.
110 Sheridan St.

PORTLAND, ME 04101
Sale Date: 2/10/2015

Previous Owner
WILCOX, DEBORAH J. J.T.
WILCOX, JAMES J., HEIRS OF
110 SHERIDAN ST.
PORTLAND, ME 04102
Sale Date: 10/07/2013

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 66 Rural			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	13,300	8,100	0	21,400		
X Coordinate 0			2013	13,300	100	0	13,400		
Y Coordinate 0			2014	13,300	100	0	13,400		
Zone/Land Use 15 Rural Woodland 2			2015	13,300	100	0	13,400		
Secondary Zone			2016	13,300	100	0	13,400		
Topography 2 Rolling			2017	13,300	100	0	13,400		
1.Level 4.Below St 7.Incline			2018	13,300	50,600	0	63,900		
2.Rolling 5.Low 8.			2019	13,300	50,600	0	63,900		
3.Above St 6.Swampy 9.			2020	13,300	50,100	0	63,400		
Utilities 9 None			2021	26,500	50,100	0	76,600		
1.W & S 4.Dr Well 7.Cspool			2022	47,700	105,700	0	153,400		
2.T Water 5.Dug Well 8.Water			2023	47,700	130,400	0	178,100		
3.Septic 6.Privy 9.None			2024	47,700	130,400	0	178,100		
Street 9 None			2025	53,000	128,700	0	181,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 2/10/2015			14.Transm Lines			%		4.Size/Shape	
Price 15,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.						%		8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing 9 Unknown			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity 1 Arms Length Sale						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	23	0.53	100	%	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%		36.ReEnergyWater	
Verified 5 Public Record			23.Remote Water			%		37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			Acres			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		40.S Lumber Site	
			26.16+ (Undevel A			%		41.Demolition Cha	
			27.Below 1146Elev			%		42.Privy/H Tank/	
			28.Gravel Pits			%		43.Comm Imp Lot	
			29.Unforested Vac			%		44.Water Availabl	
			Total Acreage 0.53					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U17-026

Account 287

Location 144 DAM ROAD

Card 1

Of 1

6/26/2025

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



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
744 Camper Good	1980	8x24	3 100	4	0 %	100 %	1.1 S Frame add
744 Camper Good	1990	8x24	3 100	4	0 %	100 %	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



MACINTYRE, JAMES PATRICK
 322 MAIN ST, UNIT 4
 KINGFIELD ME 04947

B3812P92 B3933P298 B3933P300 B4029P192 BUP187

Previous Owner
 O'DONNELL, JAMES
 O'DONNELL, BETTINA
 PO BOX 213
 STRATTON ME 04982
 Sale Date: 8/27/2024

Previous Owner
 LECOURS, RICHARD
 LECOURS, NELSON & LECOURS, MARIO & LECOURS, CHANTA
 P. O. BOX 231
 East Wilton ME 04234 0231
 Sale Date: 9/11/2018

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	21,600	53,900	10,000	65,500		
X Coordinate 0			2013	24,100	48,300	10,000	62,400		
Y Coordinate 0			2014	22,300	49,900	10,000	62,200		
Zone/Land Use 12 General Develop.			2015	22,300	49,300	10,000	61,600		
Secondary Zone			2016	22,300	49,300	15,000	56,600		
Topography 1 Level			2017	22,300	49,100	0	71,400		
1.Level 4.Below St 7.Incline			2018	22,300	49,000	0	71,300		
2.Rolling 5.Low 8.			2019	22,300	49,000	20,000	51,300		
3.Above St 6.Swampy 9.			2020	22,300	48,800	31,000	40,100		
Utilities 1 Twn.Watr& Septic			2021	22,300	48,800	31,000	40,100		
1.W & S 4.Dr Well 7.Cspool			2022	28,000	63,400	31,000	60,400		
2.T Water 5.Dug Well 8.Water			2023	28,000	91,700	31,000	88,700		
3.Septic 6.Privy 9.None			2024	29,300	90,100	31,000	88,400		
Street 1 Paved			2025	32,600	140,100	0	172,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 8/27/2024			15.Dist System			%		5.Access	
Price 260,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	0.37	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water			%		38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreege 0.37				44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
						%		46.Wtr&Septic Ava	

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Map Lot U05-009 & 10

Account 393

Location 94 MAIN ST., STRATTON

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 4 Above Average
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 629
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1920	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2023	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Granite/Rock Wal	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/26/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1960	504	2 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
71 8 Ohead Door	1980	1	2 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
22 Encl Frame Porch	1950	105	3 100	3	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
24 Frame Shed	2006	117	3 100	3	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



MAINE CENTRAL REALTY LLC
 228 NORRIDGEWOCK RD
 FAIRFIELD ME 04937

 B2738P10 B4457P260 B4457P262

Previous Owner
 Humphries, Mark
 PO BOX 513

STRATTON ME 04982
 Sale Date: 5/27/2022

Previous Owner
 WILLIAMS, BARBARA J.
 DBA NORTHLAND CASH SUPPLY
 P.O. BOX 513
 STRATTON ME 04982
 Sale Date: 6/12/2006

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 1 Main Street			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	19,900	82,900	0	102,800		
X Coordinate 0			2013	23,000	75,800	0	98,800		
Y Coordinate 0			2014	22,200	77,500	0	99,700		
Zone/Land Use 21 Commercial Use			2015	22,200	78,700	0	100,900		
Secondary Zone			2016	22,200	78,700	0	100,900		
Topography 2 Rolling			2017	22,200	78,700	0	100,900		
1.Level 4.Below St 7.Incline			2018	22,200	78,700	0	100,900		
2.Rolling 5.Low 8.			2019	22,200	78,700	0	100,900		
3.Above St 6.Swampy 9.			2020	22,200	78,700	0	100,900		
Utilities 1 Twn.Watr& Septic			2021	22,200	124,500	0	146,700		
1.W & S 4.Dr Well 7.Cspool			2022	26,900	161,900	0	188,800		
2.T Water 5.Dug Well 8.Water			2023	26,900	135,100	0	162,000		
3.Septic 6.Privy 9.None			2024	26,900	135,100	0	162,000		
Street 1 Paved			2025	30,800	135,000	0	165,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 5/27/2022			15.Dist System			%		5.Access	
Price						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.				20	1,800	50	%	0	9.Fractional Sha
3.Bldg 6.Comm 9.						%		Acres	
Financing 9 Unknown			16.			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium			%		33.Waste L /R Pro	
Validity 1 Arms Length Sale			20.Tarred Drivewa			%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts						%		35.Eustis Dam	
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	0.16	100	%	0	37.ReEnergy Site
Verified 5 Public Record			22.Secondary Acre	46	1.00	100	%	0	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			23.Remote Water			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			Acres			%		40.S Lumber Site	
3.Lender 6.MLS 9.			24.Next 3-10 Acre			%		41.Demolition Cha	
			25.Next 11-15 Acr			%		42.Privy/H Tank/	
			26.16+ (Undevel A			%		43.Comm Imp Lot	
			27.Below 1146Elev			%		44.Water Availabl	
			28.Gravel Pits			%		45.Septic Availab	
			29.Unforested Vac			%		46.Wtr&Septic Ava	
				Total Acreage		0.16			

Eustis

Map Lot U05-034


Account 873

Location 152 MAIN ST., STRATTON

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.HWB 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.Conditon 8.Incmlpt
Bsmt Gar # Cars		Entrance Code 0
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
133 Market.....	1920	2960	3 100	4	0 %	100 %	
75 Platform,no rail	1993	150	3 100	3	0 %	100 %	
27 Unfin Basement	1920	2000	2 100	3	0 %	70 %	
					%	%	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



MAINE GUIDE PARTNERS
P.O. Box 500
NEW GLOUCESTER, ME 04260 0500

B2181P232

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	19,100	0	0	19,100		
X Coordinate 0			2013	15,900	0	0	15,900		
Y Coordinate 0			2014	13,300	0	0	13,300		
Zone/Land Use 12 General Develop.			2015	13,300	0	0	13,300		
Secondary Zone			2016	13,300	0	0	13,300		
Topography 2 Rolling			2017	13,300	0	0	13,300		
1.Level 4.Below St 7.Incline			2018	13,300	0	0	13,300		
2.Rolling 5.Low 8.			2019	13,300	0	0	13,300		
3.Above St 6.Swampy 9.			2020	13,300	0	0	13,300		
Utilities 9 None 9 None			2021	13,300	0	0	13,300		
1.W & S 4.Dr Well 7.Cspool			2022	17,200	0	0	17,200		
2.T Water 5.Dug Well 8.Water			2023	17,200	0	0	17,200		
3.Septic 6.Privy 9.None			2024	19,100	0	0	19,100		
Street 1 Paved			2025	23,800	0	0	23,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 9/01/2002			15.Dist System			%		5.Access	
Price 2,700						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 9 Questionable....			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21	0.53	100	%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%	37.ReEnergy Site		
Verified 5 Public Record			23.Remote Water			%	38.ReEnergyTransm		
1.Buyer 4.Agent 7.Family			Acres			%	39.Deeded R/W to		
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%	40.S Lumber Site		
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%	41.Demolition Cha		
			26.16+ (Undevel A			%	42.Privy/H Tank/		
			27.Below 1146Elev			%	43.Comm Imp Lot		
			28.Gravel Pits			%	44.Water Availabl		
			29.Unforested Vac			%	45.Septic Availab		
			Total Acreage 0.53					46.Wtr&Septic Ava	

Eustis

Map Lot U17-008


Account 1048

Location EUSTIS VILLAGE ROAD

Card 1

Of 1

6/26/2025

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

Additions, Outbuildings & Improvements

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

MAINE GUIDE PARTNERS A/K/A
 P.O. Box 500
 NEW GLOUCESTER, ME 04260 0500

B2083P281

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	34,100	0	0	34,100		
X Coordinate 0			2013	29,900	0	0	29,900		
Y Coordinate 0			2014	24,600	0	0	24,600		
Zone/Land Use 11 Residential/Rec.			2015	24,600	0	0	24,600		
Secondary Zone 41 & Ltd. Residential			2016	23,100	0	0	23,100		
Topography 7 Inclining			2017	23,100	0	0	23,100		
1.Level 4.Below St 7.Incline			2018	23,100	0	0	23,100		
2.Rolling 5.Low 8.			2019	23,100	0	0	23,100		
3.Above St 6.Swampy 9.			2020	23,100	0	0	23,100		
Utilities 9 None			2021	23,100	0	0	23,100		
1.W & S 4.Dr Well 7.Cspool			2022	34,000	0	0	34,000		
2.T Water 5.Dug Well 8.Water			2023	34,000	0	0	34,000		
3.Septic 6.Privy 9.None			2024	36,400	0	0	36,400		
Street 1 Paved			2025	50,500	0	0	50,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 12/01/2001			14.Transm Lines			%		4.Size/Shape	
Price 16,700			15.Dist System			%		5.Access	
Sale Type 1 Land Only			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.							8.Location		
3.Bldg 6.Comm 9.							9.Fractional Sha		
Financing 9 Unknown							Acres		
1.Convent 4.Seller 7.Bank or Re			16.			%	30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans			%	31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
Validity 1 Arms Length Sale			19.Condominium			%	33.Waste L /R Pro		
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa			%	34.Roads/Unforest		
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	1.00	70 %	3	36.ReEnergyWater	
Verified 5 Public Record			22.Secondary Acre	22	1.00	60 %	4	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	1.81	90 %	6	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			Acres			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			24.Next 3-10 Acre			%		40.S Lumber Site	
			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage		3.81		44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U17-015


Account 528

Location EUSTIS VILLAGE 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						
	1.Owner 4.Agent 7.Inspect						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.						
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.1 S Frame add-
					%	%	2.2 S Frame add-
					%	%	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

MAINE GUIDE PARTNERS A/K/A
 P.O. Box 500
 NEW GLOUCESTER, ME 04260 0500

B2083P281

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 27 North Branch Riv.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	4,000	0	0	4,000		
X Coordinate 0			2013	3,300	0	0	3,300		
Y Coordinate 0			2014	2,800	0	0	2,800		
Zone/Land Use 41 Limited Residential			2015	2,800	0	0	2,800		
Secondary Zone			2016	2,800	0	0	2,800		
Topography 2 Rolling			2017	2,800	0	0	2,800		
1.Level 4.Below St 7.Incline			2018	2,800	0	0	2,800		
2.Rolling 5.Low 8.			2019	2,800	0	0	2,800		
3.Above St 6.Swampy 9.			2020	2,800	0	0	2,800		
Utilities 9 None			2021	12,100	0	0	12,100		
1.W & S 4.Dr Well 7.Cspool			2022	15,700	0	0	15,700		
2.T Water 5.Dug Well 8.Water			2023	15,700	0	0	15,700		
3.Septic 6.Privy 9.None			2024	16,000	0	0	16,000		
Street 1 Paved			2025	17,000	0	0	17,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.									
3.Gravel 6.Priv Rd 9.None			Front Foot	Type	Effective		Influence		Influence Codes
STATUS TG-F&O 0			11.Water Departme		Frontage	Depth	Factor	Code	
Bldg Incomplete 0			12.Undergrd Servi				%		1.Second Zone
Sale Data			13.Substations				%		2.Devel Costs
Sale Date 12/01/2001			14.Transm Lines				%		3.Swampy
Price			15.Dist System				%		4.Size/Shape
Sale Type							%		5.Access
1.Land 4.Trailer 7.			Square Foot		Square Feet				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				%		Acres
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa				%		30.Softwood (TG)
3.Assumed 6.Cash 9.Unknown							%		31.Mixedwood (TG)
Validity			Fract. Acre		Acreege/Sites				32.Hardwood (TG)
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.22	50	%	7	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			Acres				%		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/
			Total Acreage		0.22				43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Eustis

Map Lot U17-016


Account 939

Location EUSTIS VILLAGE ROAD

Card 1

Of 1

6/26/2025

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

MAINE GUIDE PARTNERS AKA
 THURSTON, MATTHEW E. & LAURA J.
 P.O. Box 500
 NEW GLOUCESTER, ME 04260 0500

B2221P73

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	43,200	900	0	44,100		
X Coordinate 0			2013	37,200	900	0	38,100		
Y Coordinate 0			2014	29,500	1,000	0	30,500		
Zone/Land Use 12 General Develop.			2015	29,500	400	0	29,900		
Secondary Zone			2016	27,300	400	0	27,700		
Topography 7 Inclining			2017	27,300	400	0	27,700		
1.Level 4.Below St 7.Incline			2018	27,300	400	0	27,700		
2.Rolling 5.Low 8.			2019	27,300	400	0	27,700		
3.Above St 6.Swampy 9.			2020	27,300	400	0	27,700		
Utilities 9 None			2021	27,300	400	0	27,700		
1.W & S 4.Dr Well 7.Cspool			2022	38,400	500	0	38,900		
2.T Water 5.Dug Well 8.Water			2023	38,400	1,000	0	39,400		
3.Septic 6.Privy 9.None			2024	41,900	800	0	42,700		
Street 1 Paved			2025	54,000	800	0	54,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 6/01/2000			15.Dist System			%		5.Access	
Price 20,000			Square Foot					6.R/W thru Lot	
Sale Type								Square Feet	
1.Land 4.Trailer 7.			16.						
2.L & B 5.Other 8.								17.TrnsCan Trans	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						
Financing								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								Fract. Acre	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								Acres	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified								25.Next 11-15 Acr	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						
2.Seller 5.Pub Rec 8.Other								27.Below 1146Elev	
3.Lender 6.MLS 9.			28.Gravel Pits						
								29.Unforested Vac	
			Total Acreage		1.90				
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	


Eustis

Map Lot U17-005

Account 880

Location 6 CAMPBELL 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.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.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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1950	528	2 100	1	20 %	20 %	
24 Frame Shed	1950	80	2 100	1	20 %	20 %	
24 Frame Shed	1950	120	2 100	1	20 %	20 %	
995 8 Mobile Home	1950	8x24	1 100	1	10 %	10 %	
					%	%	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



MAINE GUIDE PARTNERS-THE
P.O. Box 500
NEW GLOUCESTER, ME 04260 0500

B1236P45

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	126,300	221,500	0	347,800		
X Coordinate 0			2013	121,000	197,500	0	318,500		
Y Coordinate 0			2014	101,000	197,600	0	298,600		
Zone/Land Use 21 Commercial Use			2015	101,000	195,400	0	296,400		
Secondary Zone			2016	71,000	195,300	0	266,300		
Topography 7 Inclining			2017	71,000	193,200	0	264,200		
1.Level 4.Below St 7.Incline			2018	71,000	193,100	0	264,100		
2.Rolling 5.Low 8.			2019	71,000	191,000	0	262,000		
3.Above St 6.Swampy 9.			2020	71,000	188,900	0	259,900		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	71,000	188,800	0	259,800		
1.W & S 4.Dr Well 7.Cspool			2022	89,000	242,600	0	331,600		
2.T Water 5.Dug Well 8.Water			2023	89,000	268,700	0	357,700		
3.Septic 6.Privy 9.None			2024	89,000	265,500	0	354,500		
Street 1 Paved			2025	128,700	271,300	0	400,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type			Square Foot		Square Feet			6.R/W thru Lot	
1.Land 4.Trailer 7.							%	7.Restricted	
2.L & B 5.Other 8.			16.			%	8.Location		
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%	9.Fractional Sha		
Financing			18.TrnsCan Rds/Im			%	Acres		
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%	30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%	31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites			32.Hardwood (TG)		
Validity				21.Base Lot 1st A	21	1.00	100 %	33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	3.00	100 %	34.Roads/Unforest		
2.Related 5.Partial 8.Other			23.Remote Water	24	1.59	100 %	35.Eustis Dam		
3.Distress 6.Exempt 9.Question			Acres	24			36.ReEnergyWater		
Verified				24.Next 3-10 Acre	46	1.00	100 %	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%	38.ReEnergy/Transm		
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/		
			Total Acreage		5.59		43.Comm Imp Lot		
							44.Water Availabl		
							45.Septic Availab		
							46.Wtr&Septic Ava		

Eustis

Map Lot U17-006

Account 133

Location 18 GUIDE RD

Card 1 Of 3 6/26/2025

Building Style 8 Log Home/Cabin	SF Bsmt Living 0	Layout 4 Overbuilt
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1925
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1979	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>	2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmmplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/07/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1979	280	2 100	4	0 %	100 %	
68 Wood Deck	1979	833	2 100	3	0 %	100 %	
28 1 S. 0 ba/0 bsmt	1940	280	3 100	3	0 %	100 %	1.1 S Frame add
28 1 S. 0 ba/0 bsmt	1940	280	3 100	3	0 %	100 %	2.2 S Frame add
28 1 S. 0 ba/0 bsmt	1940	196	3 100	3	0 %	100 %	3.3 S Frame add
28 1 S. 0 ba/0 bsmt	1940	196	3 100	3	60 %	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



MAINE GUIDE PARTNERS-THE
P.O. Box 500
NEW GLOUCESTER, ME 04260 0500

B1236P45

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	0	54,000	0	54,000		
X Coordinate 0			2013	0	50,900	0	50,900		
Y Coordinate 0			2014	0	51,900	0	51,900		
Zone/Land Use 21 Commercial Use			2015	0	51,500	0	51,500		
Secondary Zone			2016	0	51,500	0	51,500		
Topography 7 Inclining			2017	0	51,500	0	51,500		
1.Level 4.Below St 7.Incline			2018	0	51,500	0	51,500		
2.Rolling 5.Low 8.			2019	0	51,500	0	51,500		
3.Above St 6.Swampy 9.			2020	0	51,500	0	51,500		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	0	51,500	0	51,500		
1.W & S 4.Dr Well 7.Cspool			2022	0	102,700	0	102,700		
2.T Water 5.Dug Well 8.Water			2023	0	132,200	0	132,200		
3.Septic 6.Privy 9.None			2024	0	132,200	0	132,200		
Street 1 Paved			2025	0	133,200	0	133,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date			14.Transm Lines					4.Size/Shape	
Price			15.Dist System					5.Access	
Sale Type			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.									
2.L & B 5.Other 8.			Fract. Acre	Acreage/Sites				8.Location	
3.Bldg 6.Comm 9.									
Financing			16.					Acres	
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium					32.Hardwood (TG)	
Validity			20.Tarred Drivewa					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Acres					34.Roads/Unforest	
2.Related 5.Partial 8.Other									
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A					36.ReEnergyWater	
Verified			22.Secondary Acre					37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water					38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre					39.Deeded R/W to	
3.Lender 6.MLS 9.			25.Next 11-15 Acr					40.S Lumber Site	
			26.16+ (Undevel A					41.Demolition Cha	
			27.Below 1146Elev					42.Privy/H Tank/	
			28.Gravel Pits					43.Comm Imp Lot	
			29.Unforested Vac					44.Water Availabl	
			Total Acreage		0.00			45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U17-006


Account 133

Location 18 Guide Road

Card 2

Of 3

6/26/2025

Building Style	8 Log Home/Cabin			SF Bsmt Living	0			Layout	1 Typical		
1.Ranch/Co	5.A-Frame	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.O-Built	7.	
2.Gambrel	6.Apt.Bldg	10.Daylt.B		OPEN-5-CUSTOMIZE 0			2.Inadeq	5.Camp	8.		
3.R Ranch	7.Camp	11.		Heat Type	100% 2 Combination			3.Poor	6.	9.	
4.Cape/Col	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	9 None			
Dwelling Units	2			2.Combo	6.Stove	10.Geo	1.1/4 Fin	4.Full Fin	7.		
Other Units	0			3.Radiant	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.CS		
Stories	7 One Story W/Loft			4.Monitor	8.FI/Wall	12.	3.3/4 Fin	6.	9.None		
1.1	4.1 & 1/2	7.1.S/w/lf		Cool Type	0% 9 None			Insulation	4 Minimal		
2.2	5.1 & 3/4	8.1 & 1/4		1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.		
3.3	6.2 & 1/2	9.		2.Evapor	5.	8.	2.Heavy	5.Partial	8.		
Exterior Walls	7 Log/Inc.Fake Log			3.H Pump	6.	9.None	3.Capped	6.	9.None		
1.Clbd/Shg	5.B/B/T111	9.Other		Kitchen Style	3 Old Style			Unfinished %	0%		
2.Vin/Al	6.Brick	10.None		1.Modern	4.Obsolete	7.	Grade & Factor	3 Average 100%			
3.Masonite	7.Log	11.Boards		2.Typical	5.Basic	8.	1.E Grade	4.C+ Grade	7.A+ Grade		
4.Asb/Asp	8.Concrete	12.		3.Old Type	6.No Water	9.None	2.D Grade	5.B Grade	8.		
Roof Surface	4 Asphalt Shingles			Bath(s) Style	9 None			3.C Grade	6.A Grade	9.Same	
1.Steel	4.Asphalt	7.Rubber		1.Modern	4.Obsolete	7.Bio/Chem	SQFT (Footprint)	1080			
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy	Condition	3 Below Average			
3.Tin/Alum	6.Rolled	9.Other		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc	
ELECTICAL	3			# Bedrooms	3			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	0			Phys. % Good	0%		
Year Built	1950			# Half Baths	0			Funct. % Good	90%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	6 No Bath		
Foundation	6 Piers/Posts			# Fireplaces	0			1.Incomp	4.Bsmt	7.C Wall	
1.Concrete	4.Wood	7.Partial			2.O-Built	5.Size	8.LongTerm				
2.C Block	5.Slab	8.Iedge/ro			3.Damaged	6.Bath	9.None				
3.Gran/Roc	6.Piers	9.Pier/Pad			Econ. % Good	100%					
Basement	9 0 Bsmt/O Fdtn				Economic Code	None					
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl			0.None	3.No Power	6.Comment				
2.1/2 Bmt	5.Crawl Sp	8.S Level			1.Location	4.Size	7.Uti Easm				
3.3/4 Bmt	6.Fnd noB/	9.None			2.Encroach	5.Condition	8.Incnpet				
Bsmt Gar # Cars	0				Entrance Code	5 Estimated					
Wet Basement	9 No Basement				1.Interior	4.Vacant	7.				
1.Dry	4.	7.			2.Refusal	5.Estimate	8.				
2.Damp	5.Crawl Sp	8.SPump		3.Informed	6.	9.					
3.Wet	6.	9.None		Information Code	5 Estimate						
				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	1950	264	3 100	3	60 %	88 %	
					%	%	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



MAINE GUIDE PARTNERS-THE
P.O. Box 500
NEW GLOUCESTER, ME 04260 0500

B1236P45

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	0	23,200	0	23,200		
X Coordinate 0			2013	0	21,900	0	21,900		
Y Coordinate 0			2014	0	22,000	0	22,000		
Zone/Land Use 21 Commercial Use			2015	0	21,600	0	21,600		
Secondary Zone			2016	0	21,600	0	21,600		
Topography 7 Inclining			2017	0	21,600	0	21,600		
1.Level 4.Below St 7.Incline			2018	0	21,600	0	21,600		
2.Rolling 5.Low 8.			2019	0	21,600	0	21,600		
3.Above St 6.Swampy 9.			2020	0	21,600	0	21,600		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	0	21,600	0	21,600		
1.W & S 4.Dr Well 7.Cspool			2022	0	45,000	0	45,000		
2.T Water 5.Dug Well 8.Water			2023	0	62,000	0	62,000		
3.Septic 6.Prvy 9.None			2024	0	62,000	0	62,000		
Street 1 Paved			2025	0	62,500	0	62,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acres/Sites				32.Hardwood (TG)	
Validity						%		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			Acres			%		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.Prvy/H Tank/	
			29.Unforested Vac			%		43.Comm Imp Lot	
			Total Acreage		0.00			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U17-006


Account 133

Location 18 Guide Road

Card 3

Of 3

6/26/2025

Building Style	8 Log Home/Cabin			SF Bsmt Living	0			Layout	1 Typical		
1.Ranch/Co	5.A-Frame	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.O-Built	7.	
2.Gambrel	6.Apt.Bldg	10.Daylt.B		OPEN-5-CUSTOMIZE 0			2.Inadeq	5.Camp	8.		
3.R Ranch	7.Camp	11.		Heat Type	100% 2 Combination			3.Poor	6.	9.	
4.Cape/Col	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None				
Dwelling Units	2			2.Combo	6.Stove	10.Geo	1.1/4 Fin	4.Full Fin	7.		
Other Units	0			3.Radiant	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.CS		
Stories	1 One Story			4.Monitor	8.FI/Wall	12.	3.3/4 Fin	6.	9.None		
1.1	4.1 & 1/2	7.1.S/w/lf		Cool Type	0% 9 None			Insulation 4 Minimal			
2.2	5.1 & 3/4	8.1 & 1/4		1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.		
3.3	6.2 & 1/2	9.		2.Evapor	5.	8.	2.Heavy	5.Partial	8.		
Exterior Walls			7 Log/Inc.Fake Log	3.H Pump	6.	9.None	3.Capped	6.	9.None		
1.Clbd/Shg	5.B/B/T111	9.Other		Kitchen Style 3 Old Style			Unfinished % 0%				
2.Vin/Al	6.Brick	10.None		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 100%				
3.Masonite	7.Log	11.Boards		2.Typical	5.Basic	8.	1.E Grade	4.C+ Grade	7.A+ Grade		
4.Asb/Asp	8.Concrete	12.		3.Old Type	6.No Water	9.None	2.D Grade	5.B Grade	8.		
Roof Surface			3 Tin/Aluminum	Bath(s) Style 9 None			3.C Grade	6.A Grade	9.Same		
1.Steel	4.Asphalt	9.Other		1.Modern	4.Obsolete	7.Bio/Chem	SQFT (Footprint) 589				
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy	Condition 3 Below Average				
3.Tin/Alum	6.Rolled	9.Other		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim			0	# Rooms 4			2.Fair	5.Avg+	8.Exc		
ELECTICAL			3	# Bedrooms 2			3.Avg-	6.Good	9.Same		
OPEN-4-			0	# Full Baths 0			Phys. % Good 0%				
Year Built			1950	# Half Baths 0			Funct. % Good 90%				
Year Remodeled			0	# Addn Fixtures 0			Functional Code 6 No Bath				
Foundation			6 Piers/Posts	# Fireplaces 0			1.Incomp	4.Bsmt	7.C Wall		
1.Concrete	4.Wood	7.Partial									
2.C Block	5.Slab	8.ledge/ro									
3.Gran/Roc	6.Piers	9.Pier/Pad									
Basement			9 0 Bsmt/O Fdtn								
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl									
2.1/2 Bmt	5.Crawl Sp	8.S Level									
3.3/4 Bmt	6.Fnd noB/	9.None									
Bsmt Gar # Cars			0								
Wet Basement			9 No Basement								
1.Dry	4.	7.									
2.Damp	5.Crawl Sp	8.SPump									
3.Wet	6.	9.None									

Date Inspected

Additions, Outbuildings & Improvements

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



MAINE WOODS PARTNERS,LLC
52 Alfalfa Road
Sidney, ME 04330

B2414P336

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 35 Rivers Edge Estates(Carville)			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	413,700	0	0	413,700		
X Coordinate 0			2013	395,700	0	0	395,700		
Y Coordinate 0			2014	209,700	0	0	209,700		
Zone/Land Use 15 Rural Woodland 2			2015	209,700	0	0	209,700		
Secondary Zone 44 & Resource Prot.			2016	207,200	0	0	207,200		
Topography 2 Rolling			2017	207,200	0	0	207,200		
1.Level 4.Below St 7.Incline			2018	207,200	0	0	207,200		
2.Rolling 5.Low 8.			2019	207,200	0	0	207,200		
3.Above St 6.Swampy 9.			2020	207,200	0	0	207,200		
Utilities 9 None 9 None			2021	207,200	0	0	207,200		
1.W & S 4.Dr Well 7.Cspool			2022	314,100	0	0	314,100		
2.T Water 5.Dug Well 8.Water			2023	314,100	0	0	314,100		
3.Septic 6.Privy 9.None			2024	314,100	0	0	314,100		
Street 4 Right of Way			2025	327,000	110,300	0	437,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 2/01/2004			14.Transm Lines					4.Size/Shape	
Price 180,000			15.Dist System					5.Access	
Sale Type 1 Land Only			Square Foot		Square Feet			6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.							8.Location		
3.Bldg 6.Comm 9.							9.Fractional Sha		
Financing 9 Unknown							Acres		
1.Convent 4.Seller 7.Bank or Re			16.				30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans				31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im				32.Hardwood (TG)		
Validity 2 Related Parties			19.Condominium				33.Waste L /R Pro		
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa				34.Roads/Unforest		
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question				21.Base Lot 1st A	23	1.00	80 %	6	36.ReEnergyWater
Verified 5 Public Record			22.Secondary Acre	22	1.00	80 %	6	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	8.00	80 %	6	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			Acres	24.Next 3-10 Acre	25	15.00	80 %	6	39.Deeded R/W to
3.Lender 6.MLS 9.				25.Next 11-15 Acr	26	92.20	80 %	6	40.S Lumber Site
			26.16+ (Undevel A	27	50.00	100 %	0	41.Demolition Cha	
			27.Below 1146Elev					42.Privy/H Tank/	
			28.Gravel Pits					43.Comm Imp Lot	
			29.Unforested Vac					44.Water Availabl	
			Total Acreage 167.20				45.Septic Availab		
							46.Wtr&Septic Ava		

Eustis

Map Lot R01-016-A

Account 949

Location VAUGHN ROAD

Card 1 Of 1 6/26/2025

Building Style 2 Gambrel/Garrison	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 25%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 4 Above Average
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 576
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2024	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2024	192	4 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
71 8 Ohead Door	2024	1	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

Maine, Donna E
P.O. Box 175
Stratton ME 04982

Previous Owner
MAINE, DONNA E., HEIR
NILE, RAYMOND J., HEIR
P. O. BOX 175
STRATTON, ME 04982 0175
Sale Date: 9/05/2006

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	42,900	79,300	10,000	112,200		
X Coordinate 0			2013	41,800	75,400	10,000	107,200		
Y Coordinate 0			2014	37,000	78,200	10,000	105,200		
Zone/Land Use 12 General Develop.			2015	37,000	77,800	10,000	104,800		
Secondary Zone 11 & Res/Rec.			2016	37,000	77,700	15,000	99,700		
Topography 1 Level			2017	37,000	77,500	20,000	94,500		
1.Level 4.Below St 7.Incline			2018	37,000	77,500	20,000	94,500		
2.Rolling 5.Low 8.			2019	37,000	77,300	20,000	94,300		
3.Above St 6.Swampy 9.			2020	37,000	77,300	25,000	89,300		
Utilities 1 Twn.Watr& Septic			2021	37,000	77,100	25,000	89,100		
1.W & S 4.Dr Well 7.Cspool			2022	47,200	100,000	25,000	122,200		
2.T Water 5.Dug Well 8.Water			2023	47,200	124,200	25,000	146,400		
3.Septic 6.Privy 9.None			2024	50,600	124,000	25,000	149,600		
Street 1 Paved			2025	59,200	126,200	25,000	160,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date			15.Dist System			%		5.Access	
Price			Square Foot					6.R/W thru Lot	
Sale Type								Square Feet	
1.Land 4.Trailer 7.			16.						
2.L & B 5.Other 8.								17.TrnsCan Trans	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						
Financing								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								Fract. Acre	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity 2 Related Parties								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								Acres	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified								25.Next 11-15 Acr	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						
2.Seller 5.Pub Rec 8.Other								27.Below 1146Elev	
3.Lender 6.MLS 9.			28.Gravel Pits						
								29.Unforested Vac	
			Total Acreage		0.96		43.Comm Imp Lot		
							44.Water Availabl		
							45.Septic Availab		
							46.Wtr&Septic Ava		

Eustis

Map Lot U05-006

Account 119

Location 23 SARGENT AVENUE

Card 1 Of 1 6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1080
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2008	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2006	616	3 100	4	0	% 100 %	
20 Breezeway.....	2006	80	3 100	4	0	% 100 %	
71 8 Ohead Door	2008	1	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



MAKER, RYAN J
BARNES, KELLY J
150 INDIAN HILL RD
MARSHFIELD ME 04654

B3498P271 B4361P206 B4372P295

Previous Owner
Plaisted, Tracy
Plaisted, Kevin
153 BOROUGH RD
JAY ME 04239 0000
Sale Date: 9/15/2021

Previous Owner
OSGOOD, SHAWN

P. O. BOX 6927
SCARBOROUGH ME 04070 6927
Sale Date: 11/26/2012

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	35,900	37,000	0	72,900		
X Coordinate 0			2013	34,600	31,700	0	66,300		
Y Coordinate 0			2014	34,600	32,700	0	67,300		
Zone/Land Use 11 Residential/Rec.			2015	34,600	32,000	0	66,600		
Secondary Zone			2016	34,600	31,900	0	66,500		
Topography 2 Rolling			2017	34,600	31,800	0	66,400		
1.Level 4.Below St 7.Incline			2018	34,600	31,700	0	66,300		
2.Rolling 5.Low 8.			2019	34,600	31,600	0	66,200		
3.Above St 6.Swampy 9.			2020	34,600	31,600	0	66,200		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	34,600	31,500	0	66,100		
1.W & S 4.Dr Well 7.Cspool			2022	44,100	41,000	0	85,100		
2.T Water 5.Dug Well 8.Water			2023	44,100	62,300	0	106,400		
3.Septic 6.Privy 9.None			2024	51,900	61,400	0	113,300		
Street 5 Subdivision Rd.			2025	61,000	63,300	0	124,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 9/15/2021			14.Transm Lines			%		4.Size/Shape	
Price 160,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.						%		8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing 9 Unknown			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity 1 Arms Length Sale						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.92	100	%	0	35.Eustis Dam
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	36.ReEnergyWater
Verified 5 Public Record			23.Remote Water			%			37.ReEnergy Site
1.Buyer 4.Agent 7.Family			Acres			%			38.ReEnergyTransm
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			39.Deeded R/W to
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			40.S Lumber Site
			26.16+ (Undevel A			%			41.Demolition Cha
			27.Below 1146Elev			%			42.Privy/H Tank/
			28.Gravel Pits			%			43.Comm Imp Lot
			29.Unforested Vac			%			44.Water Availabl
			Total Acreage		0.92				45.Septic Availab
									46.Wtr&Septic Ava

Eustis

Map Lot U20-024

Account 613

Location 6 OSGOOD LANE

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 2 Inadequate
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 10%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 576
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 5 Size/Layout
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 5 Estimate
		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
23 Frame Garage	1980	336	2 100	2	0	%88 %	
24 Frame Shed	1980	100	2 100	2	0	%88 %	
						% %	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



MALLOY, JOHN A., & Ryan J. Suckow, Gary R., Edmund H. 170 Jackass Annie Rd MINOT ME 04258

B2161P35 B2703P101

Property Data			Assessment Record						
Neighborhood 19 Rural			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	21,800	8,600	0	30,400		
X Coordinate 0			2013	17,900	8,000	0	25,900		
Y Coordinate 0			2014	15,600	8,000	0	23,600		
Zone/Land Use 11 Residential/Rec.			2015	15,600	7,600	0	23,200		
Secondary Zone			2016	15,600	7,600	0	23,200		
Topography 7 Inclining			2017	15,600	7,600	0	23,200		
1.Level 4.Below St 7.Incline			2018	15,600	7,600	0	23,200		
2.Rolling 5.Low 8.			2019	15,600	7,600	0	23,200		
3.Above St 6.Swampy 9.			2020	15,600	7,600	0	23,200		
Utilities 9 None			2021	15,600	7,600	0	23,200		
1.W & S 4.Dr Well 7.Cspool			2022	20,300	9,900	0	30,200		
2.T Water 5.Dug Well 8.Water			2023	20,300	17,700	0	38,000		
3.Septic 6.Privy 9.None			2024	25,000	17,700	0	42,700		
Street 9 None			2025	35,100	17,000	0	52,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 7/01/2002			14.Transm Lines			%		4.Size/Shape	
Price 9,800			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.						%		7.Restricted	
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acres/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.78	100	%	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 5 Public Record			Acres			%		37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			26.16+ (Undevel A			%		40.S Lumber Site	
			27.Below 1146Elev			%		41.Demolition Cha	
			28.Gravel Pits			%		42.Privy/H Tank/	
			29.Unforested Vac			%		43.Comm Imp Lot	
			Total Acreage		0.78			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Inspection Witnessed By:

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

Notes:

MALLOY, MICHALE D. & DWAYNE J.
CONARD, NATALIE MALLOY
308 MUNGER LANE
BETHLEHEM CT 06751 1100

B2550P251

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	43,400	60,900	0	104,300		
X Coordinate 0			2013	41,600	57,100	0	98,700		
Y Coordinate 0			2014	39,700	58,300	0	98,000		
Zone/Land Use 11 Residential/Rec.			2015	39,700	56,700	0	96,400		
Secondary Zone			2016	38,100	55,900	0	94,000		
Topography 2 Rolling			2017	38,100	55,900	0	94,000		
1.Level 4.Below St 7.Incline			2018	38,100	55,100	0	93,200		
2.Rolling 5.Low 8.			2019	38,100	55,100	0	93,200		
3.Above St 6.Swampy 9.			2020	38,100	54,300	0	92,400		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	38,100	53,500	0	91,600		
1.W & S 4.Dr Well 7.Cspool			2022	50,700	69,600	0	120,300		
2.T Water 5.Dug Well 8.Water			2023	50,700	87,300	0	138,000		
3.Septic 6.Privy 9.None			2024	59,200	86,000	0	145,200		
Street 5 Subdivision Rd.			2025	71,400	86,800	0	158,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme				%	1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi				%	2.Devel Costs	
Sale Data			13.Substations				%	3.Swampy	
			14.Transm Lines				%	4.Size/Shape	
Sale Date 12/01/2004			15.Dist System				%	5.Access	
Price							%	6.R/W thru Lot	
Sale Type 2 Land & Buildings							%	7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.				%	30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans				%	31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im				%	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium				%	33.Waste L /R Pro	
Validity 2 Related Parties			20.Tarred Drivewa				%	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100	% 0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.64	100	% 0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	46	1.00	100	% 0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres				%	39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other				24.Next 3-10 Acre				%	40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr				%	41.Demolition Cha	
			26.16+ (Undevel A				%	42.Privy/H Tank/	
			27.Below 1146Elev				%	43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage 1.64				44.Water Availabl	
			29.Unforested Vac						
							%	46.Wtr&Septic Ava	

Inspection Witnessed By:

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

Notes:

Eustis

Map Lot U20-006


Account 352

Location 123 EUSTIS PARKWAY

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 816
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/07/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1993	49	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



MANGINI, JEAN R
 15 HILLSIDE DR
 SUTTON MA 01590
 USA

B3816P340 B4073P189

Previous Owner
 Barsco Enterprises
 PO Box 101

Stratton ME 04982
 Sale Date: 3/22/2019

Previous Owner
 Barsco Enterprises
 P.O. Box 101

Stratton ME 04982
 Sale Date: 6/15/2016

Previous Owner
 ABBOTT, KATHLEEN WEBBER

108 ALLENWOOD PK.
 AUGUSTA, ME 04330
 Sale Date: 11/12/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

1.Convent	4.Seller	7.Bank or Re
2.FHA/VA	5.Private	8.Divorce
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Bk Repo	7.Abutts
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Question
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Property Data			Assessment Record				
Neighborhood	2 Stratton Village		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	18,400	67,000	0	85,400
X Coordinate	0		2013	21,400	63,700	0	85,100
Y Coordinate	0		2014	20,000	66,200	0	86,200
Zone/Land Use	12 General Develop.		2015	20,000	65,500	0	85,500
Secondary Zone			2016	20,000	65,500	0	85,500
Topography	1 Level		2017	20,000	65,400	0	85,400
1.Level	4.Below St	7.Incline	2018	20,000	65,400	0	85,400
2.Rolling	5.Low	8.	2019	20,000	65,200	0	85,200
3.Above St	6.Swampy	9.	2020	20,000	65,000	0	85,000
Utilities	1 Twn.Watr& Septic		2021	20,000	65,000	0	85,000
1.W & S	4.Dr Well	7.Cspool	2022	25,100	84,200	0	109,300
2.T Water	5.Dug Well	8.Water	2023	25,100	110,700	0	135,800
3.Septic	6.Privy	9.None	2024	26,100	110,500	0	136,600
Street	1 Paved		2025	28,600	113,000	0	141,600
1.Paved	4.R/W	7.					
2.Semi Imp	5.Sub Rd	8.					
3.Gravel	6.Priv Rd	9.None					
STATUS TG-F&O	0						
Bldg Incomplete	0						

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Water Departme				%		1.Second Zone
12.Undergrd Servi				%		2.Devel Costs
13.Substations				%		3.Swampy
14.Transm Lines				%		4.Size/Shape
15.Dist System				%		5.Access
				%		6.R/W thru Lot
				%		7.Restricted
				%		8.Location
				%		9.Fractional Sha
				%		Acres
				%		30.Softwood (TG)
				%		31.Mixedwood (TG)
				%		32.Hardwood (TG)
				%		33.Waste L /R Pro
				%		34.Roads/Unforest
				%		35.Eustis Dam
				%		36.ReEnergyWater
				%		37.ReEnergy Site
				%		38.ReEnergyTransm
				%		39.Deeded R/W to
				%		40.S Lumber Site
				%		41.Demolition Cha
				%		42.Privy/H Tank/
				%		43.Comm Imp Lot
				%		44.Water Availabl
				%		45.Septic Availab
				%		46.Wtr&Septic Ava
Total Acreage		0.28				


Eustis

Map Lot U05-007

Account 863

Location 15 SARGENT AVENUE

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 3 Old Style	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 729
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1930	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2008	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Granite/Rock Wal	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 7 Full,Dirt Floor		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 8 Sump Pump Inst		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	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
30 Rollway	1975	1	2 100	2	0 %	100 %	
23 Frame Garage	2009	576	3 100	4	0 %	100 %	
71 8 Ohead Door	2009	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



Manley, Nancy
9 Pine Street
Stratton ME 04982

B3439P238
Previous Owner
COTE, DONALD O. JR.
COTE, DENISE
P. O. BOX 64
STRATTON ME 04982 0064
Sale Date: 5/17/2012

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	19,800	62,700	0	82,500		
X Coordinate 0			2013	22,600	50,900	0	73,500		
Y Coordinate 0			2014	21,000	51,500	0	72,500		
Zone/Land Use 12 General Develop.			2015	21,000	50,900	0	71,900		
Secondary Zone			2016	21,000	50,700	0	71,700		
Topography 1 Level			2017	21,000	50,500	0	71,500		
1.Level 4.Below St 7.Incline			2018	21,000	50,500	0	71,500		
2.Rolling 5.Low 8.			2019	21,000	50,300	0	71,300		
3.Above St 6.Swampy 9.			2020	21,000	50,200	0	71,200		
Utilities 1 Twn.Watr& Septic			2021	21,000	50,100	0	71,100		
1.W & S 4.Dr Well 7.Cspool			2022	26,400	65,000	0	91,400		
2.T Water 5.Dug Well 8.Water			2023	26,400	88,100	0	114,500		
3.Septic 6.Privy 9.None			2024	27,500	88,100	0	115,600		
Street 1 Paved			2025	30,400	90,200	0	120,600		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 5/17/2012			14.Transm Lines			%		4.Size/Shape	
Price 58,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 1 Conventional			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale								33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.32	100	%	0	34.Roads/Unforest
2.Related 5.Partial 8.Other			22.Secondary Acre	46	1.00	100	%	0	35.Eustis Dam
3.Distress 6.Exempt 9.Question			23.Remote Water						36.ReEnergyWater
Verified 5 Public Record			Acres						37.ReEnergy Site
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre						38.ReEnergyTransm
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr						39.Deeded R/W to
3.Lender 6.MLS 9.			26.16+ (Undevel A						40.S Lumber Site
			27.Below 1146Elev						41.Demolition Cha
			28.Gravel Pits						42.Privy/H Tank/
			29.Unforested Vac						43.Comm Imp Lot
			Total Acreage		0.32				44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Manson, Robert
160 White's Bridge Road
Standish ME 04084

B3092P297

Previous Owner
OROURKE, JOCELYN J.
SHANE, THEDDORE
P.O. BOX 1151
NAPLES, ME 04055 1511
Sale Date: 11/13/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	38 Lower E.Ridge		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	43,800	102,100	0	145,900		
X Coordinate	0		2013	43,300	89,500	0	132,800		
Y Coordinate	0		2014	39,400	92,500	0	131,900		
Zone/Land Use	11 Residential/Rec.		2015	39,400	91,400	0	130,800		
Secondary Zone			2016	38,000	91,100	0	129,100		
Topography	7 Inclining		2017	38,000	101,300	0	139,300		
1.Level	4.Below St	7.Incline	2018	38,000	100,900	0	138,900		
2.Rolling	5.Low	8.	2019	38,000	100,900	0	138,900		
3.Above St	6.Swampy	9.	2020	38,000	99,800	0	137,800		
Utilities	9 None	9 None	2021	38,000	99,400	0	137,400		
1.W & S	4.Dr Well	7.Cspool	2022	48,000	129,200	0	177,200		
2.T Water	5.Dug Well	8.Water	2023	48,000	173,300	0	221,300		
3.Septic	6.Privy	9.None	2024	52,600	173,300	0	225,900		
Street	1 Paved		2025	90,400	328,200	0	418,600		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme					1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date	11/13/2008		14.Transm Lines					4.Size/Shape	
Price	32,000		15.Dist System					5.Access	
Sale Type	1 Land Only		Square Foot	Square Feet				6.R/W thru Lot	
1.Land	4.Trailer	7.						7.Restricted	
2.L & B	5.Other	8.						8.Location	
3.Bldg	6.Comm	9.						9.Fractional Sha	
Financing	9 Unknown		16.					Acres	
1.Convent	4.Seller	7.Bank or Re	17.TrnsCan Trans					30.Softwood (TG)	
2.FHA/VA	5.Private	8.Divorce	18.TrnsCan Rds/Im					31.Mixedwood (TG)	
3.Assumed	6.Cash	9.Unknown	19.Condominium					32.Hardwood (TG)	
Validity	1 Arms Length Sale		20.Tarred Drivewa					33.Waste L /R Pro	
1.Valid	4.Bk Repo	7.Abutts	Fract. Acre	Acreeage/Sites				34.Roads/Unforest	
2.Related	5.Partial	8.Other						21.Base Lot 1st A	21
3.Distress	6.Exempt	9.Question	22.Secondary Acre	22	1.00	100	%	0	
Verified	5 Public Record		23.Remote Water	24	0.55	100	%	0	
1.Buyer	4.Agent	7.Family	Acres	46	1.00	100	%	0	
2.Seller	5.Pub Rec	8.Other		24.Next 3-10 Acre					35.Eustis Dam
3.Lender	6.MLS	9.	25.Next 11-15 Acr					36.ReEnergyWater	
			26.16+ (Undevel A					37.ReEnergy Site	
			27.Below 1146Elev					38.ReEnergyTransm	
			28.Gravel Pits					39.Deeded R/W to	
			29.Unforested Vac					40.S Lumber Site	
			Total Acreage		2.55				
								41.Demolition Cha	
								42.Privy/H Tank/	
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	


Eustis

Map Lot R03-005-A-4

Account 1060

Location 12 J.L. DRIVE

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 884	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 4 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 10 No Siding/Typar	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 4 Above Average
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 884
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 6 Good
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2010	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incnpmet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2010	1008	4 100	4	0 %	100 %	
42 2S Encl Fr Porch	2010	260	4 100	5	0 %	100 %	
17 Mud Room.....	2010	150	4 100	5	0 %	100 %	
26 1SFr Overhang	2010	260	4 100	5	0 %	100 %	
71 8 Ohead Door	2015	1	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



MARCEAU, JEFF M
 MARCEAU, CHERYL A
 225 GODING ROAD
 LEVERMORE, ME 04253 3016

B2620P106

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 59 Tim Brook Lots			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	31,000	4,300	0	35,300		
X Coordinate 0			2013	24,500	4,500	0	29,000		
Y Coordinate 0			2014	24,200	5,000	0	29,200		
Zone/Land Use 41 Limited Residential			2015	24,200	4,700	0	28,900		
Secondary Zone			2016	23,800	4,700	0	28,500		
Topography 2 Rolling			2017	23,800	4,700	0	28,500		
1.Level 4.Below St 7.Incline			2018	23,800	4,700	0	28,500		
2.Rolling 5.Low 8.			2019	36,800	141,700	0	178,500		
3.Above St 6.Swampy 9.			2020	36,800	141,700	0	178,500		
Utilities 9 None 9 None			2021	36,800	140,200	0	177,000		
1.W & S 4.Dr Well 7.Cspool			2022	47,400	182,300	0	229,700		
2.T Water 5.Dug Well 8.Water			2023	47,400	249,400	0	296,800		
3.Septic 6.Privy 9.None			2024	55,800	245,300	0	301,100		
Street 6 Private Rd.....			2025	66,300	263,900	0	330,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 6/01/2005			14.Transm Lines			%		4.Size/Shape	
Price 30,900			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale				21.Base Lot 1st A	21	1.00	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.13	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			Acres			%			
Verified 5 Public Record			24.Next 3-10 Acre			%			
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%			
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%			
3.Lender 6.MLS 9.			27.Below 1146Elev			%			
			28.Gravel Pits			%			
			29.Unforested Vac			%			
			Total Acreage		1.13				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 R05-006-005

Account 1110

Location 10 TIM BROOK ROAD

Card 1

Of 1

6/26/2025

Building Style 2 Gambrel/Garrison	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 1 1/4 Finished
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 100% 3 Heat Pump	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 4 Above Average
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1040
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2018	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 0
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2003	384	3 100	4	0 %	100 %	
71 8 Ohead Door	2003	1	3 100	4	0 %	100 %	
21 Open Frame	2018	320	4 100	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



MARCHARD, JOHN
POUSSARD, DENNIS
Po Box 83
Eustis ME 04936

B667P132 B2197P350

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	25,100	51,500	0	76,600		
X Coordinate 0			2013	26,200	49,300	0	75,500		
Y Coordinate 0			2014	26,200	50,000	0	76,200		
Zone/Land Use 11 Residential/Rec.			2015	26,200	48,600	0	74,800		
Secondary Zone			2016	26,200	47,900	0	74,100		
Topography 2 Rolling			2017	26,200	47,900	0	74,100		
1.Level 4.Below St 7.Incline			2018	26,200	47,300	0	73,500		
2.Rolling 5.Low 8.			2019	26,200	47,300	0	73,500		
3.Above St 6.Swampy 9.			2020	26,200	46,600	0	72,800		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	26,200	46,000	0	72,200		
1.W & S 4.Dr Well 7.Cspool			2022	33,100	59,800	0	92,900		
2.T Water 5.Dug Well 8.Water			2023	33,100	83,400	0	116,500		
3.Septic 6.Privy 9.None			2024	37,800	81,100	0	118,900		
Street 5 Subdivision Rd.			2025	43,400	82,800	0	126,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme				%	1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi				%	2.Devel Costs	
Sale Data			13.Substations				%	3.Swampy	
			14.Transm Lines				%	4.Size/Shape	
Sale Date 9/01/1981			15.Dist System				%	5.Access	
Price			Square Foot		Square Feet			%	6.R/W thru Lot
Sale Type									%
1.Land 4.Trailer 7.			16.				%	8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans				%	9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im				%	Acres	
Financing			19.Condominium				%	30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa				%	31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acreege/Sites			%	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown				21.Base Lot 1st A	21	0.56	100	%	33.Waste L /R Pro
Validity			22.Secondary Acre	46	1.00	100	%	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water				%	35.Eustis Dam	
2.Related 5.Partial 8.Other			Acres	Acreege/Sites			%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question				24.Next 3-10 Acre				%	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/	
			Total Acreage		0.56			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	


Eustis

Map Lot U20-037

Account 658

Location 29 TIM POND RD

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 3 Tin/Aluminum	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 576
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/07/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1950	64	2 100	2	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
68 Wood Deck	2000	48	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
68 Wood Deck	2000	104	3 100	4	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
24 Frame Shed	2000	119	3 100	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



MARCOUX, ELAINE L
MARCOUX, ROLAND J
PO BOX 276
STRATTON ME 04982

B2356P207

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	37,500	58,700	0	96,200		
X Coordinate 0			2013	37,700	56,000	0	93,700		
Y Coordinate 0			2014	33,100	58,200	0	91,300		
Zone/Land Use 12 General Develop.			2015	33,100	106,800	0	139,900		
Secondary Zone			2016	32,400	105,700	0	138,100		
Topography 2 Rolling			2017	32,400	105,600	0	138,000		
1.Level 4.Below St 7.Incline			2018	32,400	104,500	0	136,900		
2.Rolling 5.Low 8.			2019	32,400	103,300	26,000	109,700		
3.Above St 6.Swampy 9.			2020	32,400	103,200	31,000	104,600		
Utilities 9 None 9 None			2021	32,400	102,100	31,000	103,500		
1.W & S 4.Dr Well 7.Cspool			2022	42,100	132,600	31,000	143,700		
2.T Water 5.Dug Well 8.Water			2023	42,100	149,500	31,000	160,600		
3.Septic 6.Privy 9.None			2024	44,800	147,200	31,000	161,000		
Street 1 Paved			2025	52,400	148,900	31,000	170,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 9/01/2003			14.Transm Lines					4.Size/Shape	
Price 8,500			15.Dist System					5.Access	
Sale Type 1 Land Only			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.			Fract. Acre	Acres/Sites				8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing 9 Unknown			16.					Acres	
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium					32.Hardwood (TG)	
Validity 8 Other Non Valid			20.Tarred Drivewa					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Acres					34.Roads/Unforest	
2.Related 5.Partial 8.Other								35.Eustis Dam	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	1.00	75	%	4	
Verified 5 Public Record			22.Secondary Acre	22	0.27	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water	46	1.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			Acres					37.ReEnergyWater	
3.Lender 6.MLS 9.								24.Next 3-10 Acre	
			25.Next 11-15 Acr					38.ReEnergyTransm	
			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/	
			Total Acreage		1.27				
						43.Comm Imp Lot			
						44.Water Availabl			
						45.Septic Availab			
						46.Wtr&Septic Ava			

Eustis

Map Lot U04-055-005

Account 1066

Location 44 SPAULDING DRIVE

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 672
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2003	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2008	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 3/30/2004

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2004	96	3 100	4	0 %	100 %	
24 Frame Shed	2004	256	3 100	3	0 %	100 %	
1 1 S.Frame add-on	2008	280	3 100	4	0 %	100 %	
19 Overhang/Poor...	2008	96	2 100	3	0 %	50 %	
18 Bulkhead.....	2004	36	3 100	3	0 %	100 %	
23 Frame Garage	2008	896	3 100	4	0 %	90 %	
68 Wood Deck	2009	252	3 100	4	0 %	100 %	
72 12+OHead Door	2012	1	3 100	4	0 %	100 %	
					%	%	
					%	%	



MARDOIAN, PENELOPE A., TRUSTEE
207 BRUSHY RIDGE RD.
NEW CANAAN CT 06840

B1841P115

Property Data			Assessment Record						
Neighborhood 38 Lower E.Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	42,900	0	0	42,900		
X Coordinate 0			2013	36,700	0	0	36,700		
Y Coordinate 0			2014	31,500	0	0	31,500		
Zone/Land Use 11 Residential/Rec.			2015	31,500	0	0	31,500		
Secondary Zone			2016	29,900	0	0	29,900		
Topography 7 Inclining			2017	29,900	0	0	29,900		
1.Level 4.Below St 7.Incline			2018	29,900	0	0	29,900		
2.Rolling 5.Low 8.			2019	29,900	0	0	29,900		
3.Above St 6.Swampy 9.			2020	29,900	0	0	29,900		
Utilities 9 None			2021	29,900	0	0	29,900		
1.W & S 4.Dr Well 7.Cspool			2022	38,100	0	0	38,100		
2.T Water 5.Dug Well 8.Water			2023	38,100	0	0	38,100		
3.Septic 6.Privy 9.None			2024	43,400	0	0	43,400		
Street 1 Paved			2025	62,000	0	0	62,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 9/01/1989			15.Dist System			%		5.Access	
Price			Square Foot					6.R/W thru Lot	
Sale Type								Square Feet	
1.Land 4.Trailer 7.			16.						
2.L & B 5.Other 8.								17.TrnsCan Trans	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						
Financing								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								Fract. Acre	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								Acres	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified								25.Next 11-15 Acr	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						
2.Seller 5.Pub Rec 8.Other								27.Below 1146Elev	
3.Lender 6.MLS 9.			28.Gravel Pits						
								29.Unforested Vac	
			Total Acreage		3.00				
							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 R06-059


Account 553

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.Conditon 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							
Date Inspected	1.Owner 4.Agent 7.Inspect							
	2.Relative 5.Estimate 8.							
	3.Tenant 6.Other 9.							
Additions, Outbuildings & Improvements		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

MARQUIS, BROC
13 BERRY ST
BRUNSWICK ME 04011

B3526P97 B3752P211 B4228P162

Previous Owner
DAMREN, EBEN SHAWN
BATCHELDER, MALISA
PO BOX 355
STRATTON ME 04982
Sale Date: 9/01/2020

Previous Owner
Legere, Andrew J.
PO Box 200

Eustis ME 04936
Sale Date: 7/31/2015

Previous Owner
OCONNELL, SUSAN L.

84 DRAKES ISLAND ROAD
WELLS, ME 04090
Sale Date: 3/06/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 36 Whispering Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	81,000	0	0	81,000		
X Coordinate 0			2013	75,200	0	0	75,200		
Y Coordinate 0			2014	74,700	0	0	74,700		
Zone/Land Use 15 Rural Woodland 2			2015	74,700	0	0	74,700		
Secondary Zone			2016	72,000	0	0	72,000		
Topography 7 Inclining			2017	72,000	0	0	72,000		
1.Level 4.Below St 7.Incline			2018	72,000	0	0	72,000		
2.Rolling 5.Low 8.			2019	72,000	0	0	72,000		
3.Above St 6.Swampy 9.			2020	72,000	0	0	72,000		
Utilities 9 None 9 None			2021	72,000	0	0	72,000		
1.W & S 4.Dr Well 7.Cspool			2022	86,900	0	0	86,900		
2.T Water 5.Dug Well 8.Water			2023	86,900	0	0	86,900		
3.Septic 6.Privy 9.None			2024	100,400	0	0	100,400		
Street 6 Private Rd.....			2025	126,000	0	0	126,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 9/01/2020			14.Transm Lines			%		4.Size/Shape	
Price 62,500			15.Dist System			%		5.Access	
Sale Type 1 Land Only						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.							%	8.Location	
3.Bldg 6.Comm 9.						%	9.Fractional Sha		
Financing 9 Unknown						%	Acres		
1.Convent 4.Seller 7.Bank or Re			16.			%	30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans			%	31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
Validity 1 Arms Length Sale			19.Condominium			%	33.Waste L /R Pro		
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa			%	34.Roads/Unforest		
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	1.00	90 %	5	36.ReEnergyWater	
Verified 5 Public Record			22.Secondary Acre	22	1.00	90 %	5	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	5.00	90 %	5	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			Acres			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			24.Next 3-10 Acre			%		40.S Lumber Site	
			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage 7.00				44.Water Availabl	
			29.Unforested Vac			%		45.Septic Availab	
						%		46.Wtr&Septic Ava	


Eustis

Map Lot R06-058-L

Account 1067

Location WHISPERING RIDGE PKWY

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.Iedge/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 0						
Wet Basement		1.Interior 4.Vacant 7.						
1.Dry 4. 7.		2.Refusal 5.Estimate 8.						
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.							
3.Wet 6. 9.None	Information Code 0							
Date Inspected	1.Owner 4.Agent 7.Inspect							
	2.Relative 5.Estimate 8.							
	3.Tenant 6.Other 9.							
Additions, Outbuildings & Improvements		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



MARQUIS, WILLIAM
WINCHENBACH, SARAH
9 WOODCHUCK LANE
FREEPORT ME 04032

B2767P4 B4270P121

Previous Owner
Dodier, Erik S
149 Mill Road

North Hampton, NH 03862
Sale Date: 12/18/2020

Previous Owner
MICHAUD PROPERTIES, INC.

5 LINCOLN AVENUE
SCARBOROUGH, ME 04074
Sale Date: 6/05/2006

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 54 Bernstein Subd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,900	0	0	73,900		
X Coordinate 0			2013	69,400	0	0	69,400		
Y Coordinate 0			2014	69,000	0	0	69,000		
Zone/Land Use 11 Residential/Rec.			2015	69,000	0	0	69,000		
Secondary Zone			2016	69,000	0	0	69,000		
Topography 7 Inclining			2017	69,000	0	0	69,000		
1.Level 4.Below St 7.Incline			2018	69,000	0	0	69,000		
2.Rolling 5.Low 8.			2019	69,000	0	0	69,000		
3.Above St 6.Swampy 9.			2020	69,000	0	0	69,000		
Utilities 9 None 9 None			2021	69,000	0	0	69,000		
1.W & S 4.Dr Well 7.Cspool			2022	78,400	0	0	78,400		
2.T Water 5.Dug Well 8.Water			2023	78,400	0	0	78,400		
3.Septic 6.Privy 9.None			2024	83,300	0	0	83,300		
Street 1 Paved			2025	108,300	0	0	108,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 12/18/2020			14.Transm Lines			%		4.Size/Shape	
Price 115,000			15.Dist System			%		5.Access	
Sale Type 1 Land Only			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.									7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acres/Sites				32.Hardwood (TG)
Validity 1 Arms Length Sale									33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	1.00	70 %	7	34.Roads/Unforest	
2.Related 5.Partial 8.Other			22.Secondary Acre	22	1.00	70 %	7	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			23.Remote Water	24	8.10	70 %	7	36.ReEnergyWater	
Verified 5 Public Record			Acres					37.ReEnergy Site	
1.Buyer 4.Agent 7.Family								24.Next 3-10 Acre	
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/	
			Total Acreage		10.10			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R06-088-E

Account 1028

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

Additions, Outbuildings & Improvements

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

MARSH, ROXANNE
974 THE ARNOLD TRL
EUSTIS ME 04936 5002

B2579P149 B3981P159 B3984P297

Previous Owner
LAJOIE, DANIEL
3 GOODRIDGE DR

NAPLES ME 04055
Sale Date: 3/29/2018

Previous Owner
AMES, RONALD

68 JORDAN SHORE DRIVE
POLAND, ME 04274
Sale Date: 3/12/2018

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	32,700	67,300	0	100,000		
X Coordinate 0			2013	32,300	63,100	0	95,400		
Y Coordinate 0			2014	32,300	64,700	0	97,000		
Zone/Land Use 13 Mixed Use			2015	32,300	63,500	0	95,800		
Secondary Zone			2016	32,300	62,700	0	95,000		
Topography 1 Level			2017	32,300	62,700	0	95,000		
1.Level 4.Below St 7.Incline			2018	32,300	61,900	0	94,200		
2.Rolling 5.Low 8.			2019	32,300	61,900	26,000	68,200		
3.Above St 6.Swampy 9.			2020	32,300	61,000	31,000	62,300		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	32,300	60,200	31,000	61,500		
1.W & S 4.Dr Well 7.Cspool			2022	40,800	78,300	31,000	88,100		
2.T Water 5.Dug Well 8.Water			2023	40,800	99,700	31,000	109,500		
3.Septic 6.Privy 9.None			2024	47,400	99,700	31,000	116,100		
Street 1 Paved			2025	55,200	101,800	31,000	126,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 3/29/2018			15.Dist System			%		5.Access	
Price 95,000			Square Foot	Square Feet				6.R/W thru Lot	
Sale Type 2 Land & Buildings									
1.Land 4.Trailer 7.			20	500	50	%	0	8.Location	
2.L & B 5.Other 8.									
3.Bldg 6.Comm 9.			46	1.00	100	%	0	Acres	
Financing 9 Unknown									
1.Convent 4.Seller 7.Bank or Re						%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce						%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown						%		33.Waste L /R Pro	
Validity 1 Arms Length Sale						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts						%		35.Eustis Dam	
2.Related 5.Partial 8.Other						%		36.ReEnergyWater	
3.Distress 6.Exempt 9.Question						%		37.ReEnergy Site	
Verified 5 Public Record						%		38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family						%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other						%		40.S Lumber Site	
3.Lender 6.MLS 9.						%		41.Demolition Cha	
						%		42.Privy/H Tank/	
						%		43.Comm Imp Lot	
			Total Acreage 0.78					44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U14-002

Account 825

Location 974 ARNOLD TRAIL

Card 1 Of 1 6/26/2025

Building Style 2 Gambrel/Garrison	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 7 Rubber	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 864
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1991	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	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	1950	352	3 100	3	0 %	88 %	
22 Encl Frame Porch	1950	176	3 100	3	0 %	100 %	
71 8 Ohead Door	1950	1	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



MARSH, RUSSELL D
P. O. BOX 63
EUSTIS ME 04936 0063

B1338P227

Inspection Witnessed By:

X	Date	Date Insp.
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	40,100	44,000	16,000	68,100		
X Coordinate 0			2013	38,300	41,900	16,000	64,200		
Y Coordinate 0			2014	37,700	42,200	16,000	63,900		
Zone/Land Use 11 Residential/Rec.			2015	37,700	42,500	16,000	64,200		
Secondary Zone			2016	37,100	42,000	21,000	58,100		
Topography 7 Inclining			2017	37,100	41,500	26,000	52,600		
1.Level 4.Below St 7.Incline			2018	37,100	41,400	26,000	52,500		
2.Rolling 5.Low 8.			2019	37,100	40,900	26,000	52,000		
3.Above St 6.Swampy 9.			2020	37,100	40,900	31,000	47,000		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	37,100	40,400	31,000	46,500		
1.W & S 4.Dr Well 7.Cspool			2022	48,000	51,700	31,000	68,700		
2.T Water 5.Dug Well 8.Water			2023	48,000	78,600	31,000	95,600		
3.Septic 6.Privy 9.None			2024	56,500	75,500	31,000	101,000		
Street 5 Subdivision Rd.			2025	67,300	77,600	31,000	113,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 1/01/1993			15.Dist System			%		5.Access	
Price 49,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 2 FHA or VA			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.23	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	46	1.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other				24.Next 3-10 Acre			%	40.S Lumber Site	
3.Lender 6.MLS 9.				25.Next 11-15 Acr			%	41.Demolition Cha	
				26.16+ (Undevel A			%	42.Privy/H Tank/	
				27.Below 1146Elev			%	43.Comm Imp Lot	
				28.Gravel Pits			%	44.Water Availabl	
				29.Unforested Vac			%	45.Septic Availab	
							%	46.Wtr&Septic Ava	
			Total Acreage		1.23				

Eustis

Map Lot U18-030


Account 544

Location 69 WINDMILL ROAD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 432
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1986	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/07/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1990	60	2 100	3	0 %	100 %	
21 Open Frame	1990	192	3 100	3	0 %	100 %	
24 Frame Shed	2013	96	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



MARTEL, DEBORAH
760 LOWER ST
TURNER ME 04282

B1568P342 B3364P135 B4240P90

Previous Owner
Frost, Richard W
PO BOX 1287

RANGELEY ME 04970
Sale Date: 10/07/2020

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 79 Axis Mundi Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,000	131,200	10,000	191,200		
X Coordinate 0			2013	69,600	124,300	10,000	183,900		
Y Coordinate 0			2014	69,100	124,800	10,000	183,900		
Zone/Land Use 11 Residential/Rec.			2015	69,100	124,800	10,000	183,900		
Secondary Zone			2016	66,700	123,500	15,000	175,200		
Topography 2 Rolling			2017	66,700	122,100	0	188,800		
1.Level 4.Below St 7.Incline			2018	66,700	122,000	0	188,700		
2.Rolling 5.Low 8.			2019	66,700	120,600	0	187,300		
3.Above St 6.Swampy 9.			2020	66,700	120,500	0	187,200		
Utilities 9 None 9 None			2021	66,700	119,200	0	185,900		
1.W & S 4.Dr Well 7.Cspool			2022	82,900	153,300	0	236,200		
2.T Water 5.Dug Well 8.Water			2023	82,900	185,400	0	268,300		
3.Septic 6.Privy 9.None			2024	88,500	183,400	0	271,900		
Street 6 Private Rd.....			2025	103,400	190,000	0	293,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 10/07/2020			15.Dist System					5.Access	
Price 130,000			Square Foot	Square Feet				6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					Acres	
Financing 9 Unknown								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			Fract. Acre	Acreege/Sites				33.Waste L /R Pro	
Validity 1 Arms Length Sale								21.Base Lot 1st A	21
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	1.00	80 %	5	35.Eustis Dam	
2.Related 5.Partial 8.Other			23.Remote Water	24	2.42	80 %	5	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			Acres	24.Next 3-10 Acre				37.ReEnergy Site	
Verified 5 Public Record								25.Next 11-15 Acr	46
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A					39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev					40.S Lumber Site	
3.Lender 6.MLS 9.			28.Gravel Pits					41.Demolition Cha	
			29.Unforested Vac					42.Privy/H Tank/	
			Total Acreage		4.42			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	


Eustis

Map Lot R06-060-A

Account 965

Location 70 AXIS MUNDI ROAD

Card 1 Of 1 6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1440
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2001	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 8 Piers/ledge or slab	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/17/2003

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	2003	128	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
22 Encl Frame Porch	2004	192	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
79 Opn/Frm Wood	2004	288	2 100	2	0 %	100 %	21.Open Frame Por 22.Encl Frame Por 23.Frame Garage 24.Frame Shed 25.2S w/ba/no bsm 26.1SFr Overhang 27.Unfin Basement 28.1 S 0 ba/0 bs 29.Finished Attic
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Martin, Keith D
 Martin, Katrina M
 61 Ledgewood Dr
 Orrington ME 04474

B3283P201

Previous Owner
 HAMILTON, JEFFREY C.& JOYCE R. JT

858 LEWISTON ROAD
 NEW GLOUCESTER, ME 04260
 Sale Date: 9/30/2010

Property Data		
Neighborhood	87 Arnold Trail.	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	13 Mixed Use	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Incline
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well & 3 Septic Disposal&	
1.W & S	4.Dr Well	7.Cspool
2.T Water	5.Dug Well	8.Water
3.Septic	6.Privy	9.None
Street	1 Paved	
1.Paved	4.R/W	7.
2.Semi Imp	5.Sub Rd	8.
3.Gravel	6.Priv Rd	9.None
STATUS TG-F&O	0	
Bldg Incomplete	0	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	48,800	70,100	0	118,900
2013	49,000	65,900	0	114,900
2014	48,800	67,800	0	116,600
2015	48,800	83,800	0	132,600
2016	48,700	83,700	0	132,400
2017	48,700	82,800	0	131,500
2018	48,700	82,100	0	130,800
2019	48,700	81,900	0	130,600
2020	48,700	81,000	0	129,700
2021	48,700	80,900	0	129,600
2022	58,900	104,000	0	162,900
2023	58,900	118,500	0	177,400
2024	67,400	117,400	0	184,800
2025	77,600	118,800	0	196,400

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
Sale Date	9/30/2010	
Price	120,000	
Sale Type	2 Land & Buildings	
1.Land	4.Trailer	7.
2.L & B	5.Other	8.
3.Bldg	6.Comm	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.Bank or Re
2.FHA/VA	5.Private	8.Divorce
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Bk Repo	7.Abutts
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Question
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Water Departme				%		1.Second Zone
12.Undergrd Servi				%		2.Devel Costs
13.Substations				%		3.Swampy
14.Transm Lines				%		4.Size/Shape
15.Dist System				%		5.Access
				%		6.R/W thru Lot
				%		7.Restricted
				%		8.Location
				%		9.Fractional Sha
				%		Acres
				%		30.Softwood (TG)
				%		31.Mixedwood (TG)
				%		32.Hardwood (TG)
				%		33.Waste L /R Pro
				%		34.Roads/Unforest
				%		35.Eustis Dam
				%		36.ReEnergyWater
				%		37.ReEnergy Site
				%		38.ReEnergyTransm
				%		39.Deeded R/W to
				%		40.S Lumber Site
				%		41.Demolition Cha
				%		42.Privy/H Tank/
				%		43.Comm Imp Lot
				%		44.Water Availabl
				%		45.Septic Availab
				%		46.Wtr&Septic Ava
Square Foot		Square Feet				
16.				%		
17.TrnsCan Trans				%		
18.TrnsCan Rds/Im				%		
19.Condominium				%		
20.Tarred Drivewa				%		
Fract. Acre		Acreege/Sites				
21.Base Lot 1st A	21	1.00	100	%	0	
22.Secondary Acre	22	0.06	100	%	0	
23.Remote Water	46	1.00	100	%	0	
Acres	39	1.00	100	%	0	
24.Next 3-10 Acre				%		
25.Next 11-15 Acr				%		
26.16+ (Undevel A				%		
27.Below 1146Elev				%		
28.Gravel Pits				%		
29.Unforested Vac				%		
Total Acreage		1.06				

Eustis

Map Lot U09-015-002

Account 1035

Location 481 ARNOLD TRAIL

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 672
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 2	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2002	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 5 Crawl Space		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 9/11/2003

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2002	176	3 100	4	0 %	100 %	1.1 S Frame add
23 Frame Garage	2005	384	3 100	4	0 %	100 %	2.2 S Frame add
71 8 Ohead Door	2005	1	3 100	4	0 %	100 %	3.3 S Frame add
23 Frame Garage	2014	672	3 100	4	0 %	88 %	4.1 & 1/2 S add
71 8 Ohead Door	2014	2	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



MARTIN, MICHAEL A
PO BOX 51
YORK ME 03909

B2536P107

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	21,300	60,100	0	81,400		
X Coordinate 0			2013	23,800	53,400	0	77,200		
Y Coordinate 0			2014	22,000	54,500	0	76,500		
Zone/Land Use 12 General Develop.			2015	22,000	53,500	0	75,500		
Secondary Zone			2016	22,000	53,500	0	75,500		
Topography 1 Level			2017	22,000	53,500	0	75,500		
1.Level 4.Below St 7.Incline			2018	22,000	53,500	0	75,500		
2.Rolling 5.Low 8.			2019	22,000	53,500	0	75,500		
3.Above St 6.Swampy 9.			2020	22,000	53,500	0	75,500		
Utilities 1 Twn.Watr& Septic			2021	22,000	53,500	0	75,500		
1.W & S 4.Dr Well 7.Cspool			2022	27,700	69,600	0	97,300		
2.T Water 5.Dug Well 8.Water			2023	27,700	101,300	0	129,000		
3.Septic 6.Privy 9.None			2024	29,000	99,400	0	128,400		
Street 1 Paved			2025	32,200	102,200	0	134,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 11/01/2004			14.Transm Lines			%		4.Size/Shape	
Price 45,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale				21.Base Lot 1st A	21	0.36	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			Acres			%			
Verified 5 Public Record			24.Next 3-10 Acre			%			
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%			
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%			
3.Lender 6.MLS 9.			27.Below 1146Elev			%			
			28.Gravel Pits			%			
			29.Unforested Vac			%			
			Total Acreage		0.36				
						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 U04-007

Account 552

Location 36 BLANCHARD AVENUE

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 644
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Granite/Rock Wal	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/09/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1920	95	3 100	4	0 %	100 %	
1 1 S.Frame add-on	1940	143	3 100	3	0 %	88 %	
24 Frame Shed	1940	143	2 100	3	0 %	88 %	
24 Frame Shed	1950	480	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



Martin, Scott T
 Martin, Duane D
 741 Portland Road
 Rochester NH 03868

B3025P67
 Previous Owner
 HAMILTON,ERICA J.
 HAMILTON, KARL C.
 145 WHITNEY ROAD
 GRAY ME 04039
 Sale Date: 5/01/2008

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	49,200	88,400	0	137,600		
X Coordinate 0			2013	49,400	77,300	0	126,700		
Y Coordinate 0			2014	49,100	78,000	0	127,100		
Zone/Land Use 13 Mixed Use			2015	49,100	112,900	0	162,000		
Secondary Zone			2016	48,800	112,100	0	160,900		
Topography 1 Level			2017	48,800	111,700	0	160,500		
1.Level 4.Below St 7.Incline			2018	48,800	110,800	0	159,600		
2.Rolling 5.Low 8.			2019	48,800	109,600	0	158,400		
3.Above St 6.Swampy 9.			2020	48,800	109,200	0	158,000		
Utilities 3 Septic Disposal & 4 Drilled Well &			2021	48,800	108,300	0	157,100		
1.W & S 4.Dr Well 7.Cspool			2022	59,300	140,300	0	199,600		
2.T Water 5.Dug Well 8.Water			2023	59,300	151,300	0	210,600		
3.Septic 6.Privy 9.None			2024	67,700	149,600	0	217,300		
Street 1 Paved			2025	78,100	151,500	0	229,600		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 5/01/2008			14.Transm Lines			%		4.Size/Shape	
Price 150,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale				21.Base Lot 1st A	21	1.00	100	%	33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.11	100	%	34.Roads/Unforest	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100	%	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			Acres	24.Next 3-10 Acre	39	1.00	100	%	36.ReEnergyWater
Verified 5 Public Record				25.Next 11-15 Acr			%		37.ReEnergy Site
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			28.Gravel Pits			%		40.S Lumber Site	
			29.Unforested Vac			%		41.Demolition Cha	
			Total Acreage		1.11			42.Privy/H Tank/	
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U09-015-003

Account 1040

Location 487 ARNOLD TRAIL

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 672
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2003	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incnpmet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/11/2003

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2002	144	3 100	4	0 %	100 %	
21 Open Frame	2003	112	3 100	4	0 %	100 %	
18 Bulkhead.....	2003	32	3 100	4	0 %	100 %	
43 1 1/2 S.Garage	2014	1008	3 100	4	0 %	100 %	
71 8 Ohead Door	2014	1	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



MARZELLI, JAMES
 MARZELLI, LINDA A
 PO BOX 74
 56 Glidden Rd
 Eustis ME 04936
 B2071P1 B2298P288

Property Data			Assessment Record						
Neighborhood 49 Glidden Subd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	48,300	133,400	0	181,700		
X Coordinate 0			2013	46,500	117,100	0	163,600		
Y Coordinate 0			2014	43,500	119,400	0	162,900		
Zone/Land Use 11 Residential/Rec.			2015	43,500	117,000	0	160,500		
Secondary Zone			2016	41,000	116,900	0	157,900		
Topography 2 Rolling			2017	41,000	115,700	0	156,700		
1.Level 4.Below St 7.Incline			2018	41,000	115,700	0	156,700		
2.Rolling 5.Low 8.			2019	41,000	114,400	0	155,400		
3.Above St 6.Swampy 9.			2020	41,000	114,400	0	155,400		
Utilities 9 None 9 None			2021	41,000	113,100	0	154,100		
1.W & S 4.Dr Well 7.Cspool			2022	56,700	147,000	25,000	178,700		
2.T Water 5.Dug Well 8.Water			2023	56,700	224,500	25,000	256,200		
3.Septic 6.Privy 9.None			2024	65,100	304,500	25,000	344,600		
Street 5 Subdivision Rd.			2025	81,400	308,000	25,000	364,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 10/01/2001			15.Dist System			%		5.Access	
Price 16,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreeage/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other							%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	21	1.00	100	0	37.ReEnergy Site	
Verified 5 Public Record			22.Secondary Acre	22	1.00	100	0	38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			23.Remote Water	46	1.00	100	0	39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			Acres	24	0.81	100	0	40.S Lumber Site	
3.Lender 6.MLS 9.			24.Next 3-10 Acre			%		41.Demolition Cha	
			25.Next 11-15 Acr			%		42.Privy/H Tank/	
			26.16+ (Undevel A			%		43.Comm Imp Lot	
			27.Below 1146Elev			%		44.Water Availabl	
			28.Gravel Pits			%		45.Septic Availab	
			29.Unforested Vac			%		46.Wtr&Septic Ava	
			Total Acreage			2.81			

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

MASONIC BUILDING
C\O VERNON BEAN
P. O. BOX 541
Stratton ME 04982

Property Data			Assessment Record						
Neighborhood 21 Flagstaff Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,300	75,900	138,200	0		
X Coordinate 0			2013	72,400	72,100	144,500	0		
Y Coordinate 0			2014	72,400	73,600	146,000	0		
Zone/Land Use 12 General Develop.			2015	72,400	73,100	145,500	0		
Secondary Zone			2016	72,400	73,100	145,500	0		
Topography 7 Inclining			2017	72,400	73,100	145,500	0		
1.Level 4.Below St 7.Incline			2018	72,400	73,100	145,500	0		
2.Rolling 5.Low 8.			2019	72,400	73,100	145,500	0		
3.Above St 6.Swampy 9.			2020	72,400	73,100	145,500	0		
Utilities 1 Twn.Watr& Septic			2021	72,400	73,100	145,500	0		
1.W & S 4.Dr Well 7.Cspool			2022	93,200	95,000	188,200	0		
2.T Water 5.Dug Well 8.Water			2023	93,200	123,000	216,200	0		
3.Septic 6.Privy 9.None			2024	94,300	123,000	217,300	0		
Street 1 Paved			2025	99,700	127,100	226,800	0		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date			15.Dist System			%		5.Access	
Price			Square Foot		Square Feet			6.R/W thru Lot	
Sale Type							%		7.Restricted
1.Land 4.Trailer 7.			16.			%		8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans			%		9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im			%		Acres	
Financing			19.Condominium			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown				21.Base Lot 1st A	21	0.54	100 %	0	33.Waste L /R Pro
Validity			22.Secondary Acre	46	1.00	100 %	0	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water			%		35.Eustis Dam	
2.Related 5.Partial 8.Other			Acres					36.ReEnergyWater	
3.Distress 6.Exempt 9.Question				24.Next 3-10 Acre			%		37.ReEnergy Site
Verified			25.Next 11-15 Acr			%		38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev			%		40.S Lumber Site	
3.Lender 6.MLS 9.			28.Gravel Pits			%		41.Demolition Cha	
			29.Unforested Vac			%		42.Privy/H Tank/	
			Total Acreege		0.54				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Map Lot U03-004

Account 455

Location 70 SCHOOL STREET

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 2 Inadequate
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 0	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 3 Old Style	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 3 Old Style	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1350
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 5 Estimate
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements

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



MATTHEWS, ADAM
 MATTHEWS, KATIE
 1 SPARROW LANE
 YORK ME 03909

B397P19 B4140P120 B4406P316 B4424P58

Previous Owner
 Cote, Donald O., Jr.
 Cote, David & Casey
 PO Box 64
 Stratton ME 04982
 Sale Date: 2/09/2022

Previous Owner
 WING, KENNY R
 PO BOX 35

EUSTIS ME 04936
 Sale Date: 12/17/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 4 Arnold Trail			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	17,600	0	0	17,600		
X Coordinate 0			2013	14,700	0	0	14,700		
Y Coordinate 0			2014	12,300	0	0	12,300		
Zone/Land Use 12 General Develop.			2015	12,300	0	0	12,300		
Secondary Zone			2016	12,300	0	0	12,300		
Topography 7 Inclining			2017	12,300	0	0	12,300		
1.Level 4.Below St 7.Incline			2018	12,300	0	0	12,300		
2.Rolling 5.Low 8.			2019	12,300	0	0	12,300		
3.Above St 6.Swampy 9.			2020	12,300	0	0	12,300		
Utilities 9 None			2021	12,300	0	0	12,300		
1.W & S 4.Dr Well 7.Cspool			2022	15,900	0	0	15,900		
2.T Water 5.Dug Well 8.Water			2023	15,900	0	0	15,900		
3.Septic 6.Privy 9.None			2024	17,600	0	0	17,600		
Street 1 Paved			2025	22,000	0	0	22,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 2/09/2022			15.Dist System			%		5.Access	
Price 449,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 8 Other Non Valid			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21	0.98	50	%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%	37.ReEnergy Site		
Verified 5 Public Record			23.Remote Water			%	38.ReEnergyTransm		
1.Buyer 4.Agent 7.Family			Acres			%	39.Deeded R/W to		
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%	40.S Lumber Site		
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%	41.Demolition Cha		
			26.16+ (Undevel A			%	42.Privy/H Tank/		
			27.Below 1146Elev			%	43.Comm Imp Lot		
			28.Gravel Pits			%	44.Water Availabl		
			29.Unforested Vac			%	45.Septic Availab		
			Total Acreage 0.98					46.Wtr&Septic Ava	

Eustis

Map Lot U17-001


Account 308

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

Eustis

Map Lot R05-004-1


Account 1129

Location 3 COTE WAY

Card 1

Of 1

6/26/2025

Building Style	3 Raised Ranch			SF Bsmt Living	784			Layout	1 Typical		
1.Ranch/Co	5.A-Frame	9.Other		Fin Bsmt Grade	4 100			1.Typical	4.O-Built	7.	
2.Gambrel	6.Apt.Bldg	10.Daylt.B		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp	11.		Heat Type	100% 3 Radiant			3.Poor	6.	9.	
4.Cape/Col	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	9 None		
Dwelling Units	1			2.Combo	6.Stove	10.Geo		1.1/4 Fin	4.Full Fin	7.	
Other Units	0			3.Radiant	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.CS	
Stories	7 One Story W/Loft			4.Monitor	8.FI/Wall	12.		3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2	7.1.S/w/lf		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1 & 3/4	8.1 & 1/4		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2	9.		2.Evapor	5.	8.		2.Heavy	5.Partial	8.	
Exterior Walls	11 Wood Boards			3.H Pump	6.	9.None		3.Capped	6.	9.None	
1.Clbd/Shg	5.B/B/T111	9.Other		Kitchen Style	1 Modern			Unfinished %	0%		
2.Vin/Al	6.Brick	10.None		1.Modern	4.Obsolete	7.		Grade & Factor	4 Above Average		
3.Masonite	7.Log	11.Boards		2.Typical	5.Basic	8.		1.E Grade	4.C+ Grade	7.A+ Grade	
4.Asb/Asp	8.Concrete	12.		3.Old Type	6.No Water	9.None		2.D Grade	5.B Grade	8.	
Roof Surface	1 Steel			Bath(s) Style	1 Modern Bath(s)			3.C Grade	6.A Grade	9.Same	
1.Steel	4.Asphalt	7.Rubber		1.Modern	4.Obsolete	7.Bio/Chem		SQFT (Footprint)	784		
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy		Condition	5 Average +		
3.Tin/Alum	6.Rolled	9.Other		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	7			2.Fair	5.Avg+	8.Exc	
ELECTICAL	1			# Bedrooms	3			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	2021			# Half Baths	1			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Bsmt	7.C Wall	
1.Concrete	4.Wood	7.Partial			2.O-Built	5.Size	8.LongTerm	3.Damaged	6.Bath	9.None	
2.C Block	5.Slab	8.Iedge/ro			Econ. % Good	100%		Economic Code	None		
3.Gran/Roc	6.Piers	9.Pier/Pad			0.None	3.No Power	6.Comment	1.Location	4.Size	7.Uti Easm	
Basement	4 Full Basement				2.Encroach	5.Condition	8.Incmlpt	Entrance Code	0		
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl			1.Interior	4.Vacant	7.	1.Interior	4.Vacant	7.	
2.1/2 Bmt	5.Crawl Sp	8.S Level			2.Refusal	5.Estimate	8.	2.Refusal	5.Estimate	8.	
3.3/4 Bmt	6.Fnd noB/	9.None			3.Informed	6.	9.	3.Informed	6.	9.	
Bsmt Gar # Cars	0				Information Code	0			1.Owner	4.Agent	7.Inspect
Wet Basement	1 Dry Basement				1.Owner	4.Agent	7.Inspect	2.Relative	5.Estimate	8.	
1.Dry	4.	7.			2.Relative	5.Estimate	8.	3.Tenant	6.Other	9.	
2.Damp	5.Crawl Sp	8.SPump		3.Tenant	6.Other	9.					
3.Wet	6.	9.None									
Date Inspected											
Additions, Outbuildings & Improvements											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
					%	%		1.1 S Frame add			
					%	%		2.2 S Frame add			
					%	%		3.3 S Frame add			
					%	%		4.1 & 1/2 S add			
					%	%		5.1 & 3/4 S add			
					%	%		6.2 & 1/2 S add			
					%	%		21.Open Frame Por			
					%	%		22.Encl Frame Por			
					%	%		23.Frame Garage			
					%	%		24.Frame Shed			
					%	%		25.2S w/ba/no bsm			
					%	%		26.1SFr Overhang			
					%	%		27.Unfin Basement			
					%	%		28.1 S 0 ba/0 bs			
					%	%		29.Finished Attic			

MATTHEWS, KATHLEEN M
PO BOX 584
STRATTON ME 04982

B1814P20

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	25,900	45,900	10,000	61,800		
X Coordinate 0			2013	27,700	43,400	10,000	61,100		
Y Coordinate 0			2014	25,300	44,700	10,000	60,000		
Zone/Land Use 12 General Develop.			2015	25,300	44,100	10,000	59,400		
Secondary Zone			2016	25,300	44,100	15,000	54,400		
Topography 1 Level			2017	25,300	44,100	20,000	49,400		
1.Level 4.Below St 7.Incline			2018	25,300	44,100	20,000	49,400		
2.Rolling 5.Low 8.			2019	25,300	44,100	20,000	49,400		
3.Above St 6.Swampy 9.			2020	25,300	44,100	25,000	44,400		
Utilities 1 Twn.Watr& Septic			2021	25,300	44,100	25,000	44,400		
1.W & S 4.Dr Well 7.Cspool			2022	31,900	57,300	25,000	64,200		
2.T Water 5.Dug Well 8.Water			2023	31,900	81,600	25,000	88,500		
3.Septic 6.Privy 9.None			2024	33,600	81,600	25,000	90,200		
Street 1 Paved			2025	38,000	83,400	25,000	96,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.									
3.Gravel 6.Priv Rd 9.None			Front Foot	Type	Effective		Influence		Influence Codes
STATUS TG-F&O 0			11.Water Departme		Frontage	Depth	Factor	Code	
Bldg Incomplete 0			12.Undergrd Servi				%		1.Second Zone
Sale Data			13.Substations				%		2.Devel Costs
Sale Date 12/01/1998			14.Transm Lines				%		3.Swampy
Price 23,350			15.Dist System				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access
1.Land 4.Trailer 7.			Square Foot	Square Feet					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				%		Acres
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa				%		30.Softwood (TG)
3.Assumed 6.Cash 9.Unknown							%		31.Mixedwood (TG)
Validity			Fract. Acre	Acreege/Sites					32.Hardwood (TG)
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.49	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			Acres				%		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/
			Total Acreage 0.49						43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:


Eustis

Map Lot U03-014

Account 773

Location 92 SCHOOL STREET EXT.

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 908
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 3 Tenant	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/24/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1950	288	2 100	3	0 %	100 %	
22 Encl Frame Porch	1950	84	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



MATURI, CHRISTOPHER M
MATURI, CHARLENE
PO BOX 69
EUSTIS ME 04936

B2269P47 B4046P263

Previous Owner
Bobish, Michael
P. O. BOX 103

Eustis ME 04936
Sale Date: 11/14/2018

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 21 Flagstaff Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	135,300	135,600	10,000	260,900		
X Coordinate 0			2013	152,700	123,600	10,000	266,300		
Y Coordinate 0			2014	152,700	124,200	10,000	266,900		
Zone/Land Use 13 Mixed Use			2015	152,700	123,500	10,000	266,200		
Secondary Zone			2016	152,700	123,000	15,000	260,700		
Topography 2 Rolling			2017	152,700	122,600	20,000	255,300		
1.Level 4.Below St 7.Incline			2018	152,700	122,500	20,000	255,200		
2.Rolling 5.Low 8.			2019	152,700	122,100	0	274,800		
3.Above St 6.Swampy 9.			2020	152,700	121,600	0	274,300		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	152,700	121,600	0	274,300		
1.W & S 4.Dr Well 7.Cspool			2022	197,600	173,200	25,000	345,800		
2.T Water 5.Dug Well 8.Water			2023	197,600	202,500	25,000	375,100		
3.Septic 6.Privy 9.None			2024	200,200	202,100	25,000	377,300		
Street 1 Paved			2025	212,800	208,100	25,000	395,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 11/14/2018			15.Dist System					5.Access	
Price 163,500			Square Foot	Square Feet	 	 	 	6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			Fract. Acre	Acreeage/Sites	 	 	 	8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			16.					Acres	
Financing 9 Unknown			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 3 Distressed Sale			Acreeage/Sites	 	 	 	 	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	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	21	0.54	50	%	1	
Verified 5 Public Record			23.Remote Water	46	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			Acres						
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						
			Total Acreage		1.54				
							44.Water Availabl		
							45.Septic Availab		
							46.Wtr&Septic Ava		

Mayo, Garry E
Mayo, Mary Ellen
PO Box 113
Eustis ME 04936

B3075P37

Previous Owner
Nichols, Sally D.
Nichols, Robert F. II, Rachel A.
P.O. BOX 64
New Sharon ME 04937 0064
Sale Date: 9/18/2008

Previous Owner
DISTEFANO, SANDRA
P.O. BOX 411

STRATTON ME 04982 0411
Sale Date: 11/30/2006

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 21 Flagstaff Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	108,300	54,000	0	162,300		
X Coordinate 0			2013	123,000	61,000	0	184,000		
Y Coordinate 0			2014	123,000	62,900	0	185,900		
Zone/Land Use 41 Limited Residential			2015	123,000	60,800	0	183,800		
Secondary Zone			2016	123,000	60,000	0	183,000		
Topography 1 Level			2017	123,000	77,800	20,000	180,800		
1.Level 4.Below St 7.Incline			2018	123,000	76,700	20,000	179,700		
2.Rolling 5.Low 8.			2019	123,000	76,700	20,000	179,700		
3.Above St 6.Swampy 9.			2020	123,000	75,500	25,000	173,500		
Utilities 9 None			2021	123,000	75,500	25,000	173,500		
1.W & S 4.Dr Well 7.Cspool			2022	159,000	97,900	25,000	231,900		
2.T Water 5.Dug Well 8.Water			2023	159,000	136,300	25,000	270,300		
3.Septic 6.Privy 9.None			2024	161,000	130,700	25,000	266,700		
Street 6 Private Rd.....			2025	171,000	133,200	25,000	279,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 9/18/2008			15.Dist System			%		5.Access	
Price 160,550						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water			%		38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage 1.00				44.Water Availabl	
			29.Unforested Vac						
						%		46.Wtr&Septic Ava	

Eustis

Map Lot R03-023


Account 190

Location 45 SUNSHINE VALLEY

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 808
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2012	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 3 Tenant	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/15/1997

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
50 Deck w/Roof	1994	208	3 100	4	0 %	100 %	
24 Frame Shed	2012	112	3 100	4	0 %	100 %	
24 Frame Shed	2009	256	3 100	4	0 %	100 %	
24 Frame Shed	2009	108	3 100	4	0 %	100 %	
50 Deck w/Roof	2012	176	3 100	4	0 %	80 %	
50 Deck w/Roof	2012	70	3 100	4	0 %	80 %	
68 Wood Deck	2012	56	3 100	4	0 %	100 %	
15 Roof Overhang	2012	256	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

Eustis

Map Lot R04-002-A1


Account 1121

Location OFF GLIDDEN 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						
	1.Owner 4.Agent 7.Inspect						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.						
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.1 S Frame add-
					%	%	2.2 S Frame add-
					%	%	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

MCCORMICK, AMBER
PO Box 227
STRATTON ME 04982

B492P232 B1911P305 B4311P121

Previous Owner
SAVAGE, MICHAEL P
SAVAGE, MARIE
P. O. BOX 155
STRATTON ME 04982 0155
Sale Date: 4/15/2021

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 13 Peabody Road			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,600	104,600	16,000	143,200		
X Coordinate 0			2013	53,300	98,200	16,000	135,500		
Y Coordinate 0			2014	45,300	99,400	16,000	128,700		
Zone/Land Use 13 Mixed Use			2015	45,300	98,700	16,000	128,000		
Secondary Zone			2016	42,800	97,300	21,000	119,100		
Topography 2 Rolling			2017	42,800	97,200	26,000	114,000		
1.Level 4.Below St 7.Incline			2018	42,800	95,800	26,000	112,600		
2.Rolling 5.Low 8.			2019	42,800	94,400	26,000	111,200		
3.Above St 6.Swampy 9.			2020	42,800	94,400	31,000	106,200		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	42,800	92,900	0	135,700		
1.W & S 4.Dr Well 7.Cspool			2022	58,900	120,800	0	179,700		
2.T Water 5.Dug Well 8.Water			2023	58,900	157,100	0	216,000		
3.Septic 6.Privy 9.None			2024	62,400	154,100	0	216,500		
Street 1 Paved			2025	77,700	156,100	0	233,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 4/15/2021			15.Dist System			%		5.Access	
Price 205,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.				20	300	25	%	0	9.Fractional Sha
3.Bldg 6.Comm 9.			16.			%		Acres	
Financing 9 Unknown			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 1 Arms Length Sale						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water	24	0.85	95	%	6	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres	46	1.00	100	%	0	39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreege 2.85				44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U09-010,012

Account 701

Location 23 PEABODY ROAD

Card 1 Of 1 6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1408
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1968	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/22/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
30 Rollway	1968	1	3 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
24 Frame Shed	2000	200	3 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
24 Frame Shed	1990	216	2 100	3	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
21 Open Frame	2000	192	3 100	4	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



McCown, Scott B
McCown, Caitlin M
27 Lovering Rd
North Hampton NH 03862

B2175P230 B4348P161

Previous Owner
PIERCE, RODNEY W
PIERCE, JEAN M
27 HIGH STREET
WIDHAM, ME 04062
Sale Date: 7/19/2021

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 52 PBS Phase 2 & 3			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,800	86,900	0	160,700		
X Coordinate 0			2013	72,100	82,300	0	154,400		
Y Coordinate 0			2014	71,500	85,500	0	157,000		
Zone/Land Use 11 Residential/Rec.			2015	71,500	83,500	0	155,000		
Secondary Zone			2016	68,500	82,400	0	150,900		
Topography 7 Inclining			2017	68,500	82,400	0	150,900		
1.Level 4.Below St 7.Incline			2018	68,500	81,300	0	149,800		
2.Rolling 5.Low 8.			2019	68,500	81,300	0	149,800		
3.Above St 6.Swampy 9.			2020	68,500	80,200	0	148,700		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	68,500	79,100	0	147,600		
1.W & S 4.Dr Well 7.Cspool			2022	88,000	102,700	0	190,700		
2.T Water 5.Dug Well 8.Water			2023	88,000	136,600	0	224,600		
3.Septic 6.Privy 9.None			2024	95,000	134,000	0	229,000		
Street 5 Subdivision Rd.			2025	106,800	138,400	0	245,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 7/19/2021			15.Dist System			%		5.Access	
Price 309,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	24	0.10	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres	24.Next 3-10 Acre	46	1.00	100 %	0	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
							%		45.Septic Availab
							%		46.Wtr&Septic Ava
			Total Acreage		2.10				

Eustis

Map Lot R06-052


Account 639

Location 9 MOODY HILL DRIVE

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 500	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 3 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 780
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/16/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
75 Platform,no rail	1980	232	3 100	4	0 %	100 %	
24 Frame Shed	1985	200	2 100	3	0 %	100 %	
75 Platform,no rail	1990	70	3 100	3	0 %	100 %	
24 Frame Shed	1990	64	3 100	2	0 %	100 %	
					%	%	1.1 S Frame add
					%	%	2.2 S Frame add
					%	%	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



MCFARLAND, SUSAN A
PO BOX 420
STRATTON ME 04982

B1957P34

Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 18 Porter/Nadeau Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	89,300	175,800	10,000	255,100		
X Coordinate 0			2013	87,600	159,000	10,000	236,600		
Y Coordinate 0			2014	87,000	164,300	10,000	241,300		
Zone/Land Use 11 Residential/Rec.			2015	87,000	163,700	10,000	240,700		
Secondary Zone			2016	87,000	162,600	15,000	234,600		
Topography 2 Rolling			2017	87,000	164,500	20,000	231,500		
1.Level 4.Below St 7.Incline			2018	87,000	163,300	20,000	230,300		
2.Rolling 5.Low 8.			2019	87,000	168,300	20,000	235,300		
3.Above St 6.Swampy 9.			2020	87,000	168,200	25,000	230,200		
Utilities 9 None			2021	87,000	166,800	25,000	228,800		
1.W & S 4.Dr Well 7.Cspool			2022	103,500	216,200	25,000	294,700		
2.T Water 5.Dug Well 8.Water			2023	103,500	236,700	25,000	315,200		
3.Septic 6.Privy 9.None			2024	110,500	230,700	25,000	316,200		
Street 1 Paved			2025	131,600	238,700	25,000	345,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 8/01/2000			14.Transm Lines					4.Size/Shape	
Price 88,300			15.Dist System					5.Access	
Sale Type 1 Land Only			Square Foot	Square Feet				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	
Financing 9 Unknown								Acres	
1.Convent 4.Seller 7.Bank or Re			16.					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					32.Hardwood (TG)	
Validity 2 Related Parties			19.Condominium					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					34.Roads/Unforest	
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								21.Base Lot 1st A	21
Verified 5 Public Record			22.Secondary Acre	22	1.00	100	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	3.20	100	0	38.ReEnergy/Transm	
2.Seller 5.Pub Rec 8.Other			Acres	46	1.00	100	0	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	Total Acreege		5.20		44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R06-088-C

Account 129

Location 213 PORTER NADEAU ROAD

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 884
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 6 Good
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 1 Owner
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2000	272	3 100	5	0 %	100 %	
68 Wood Deck	2001	116	3 100	5	0 %	100 %	
68 Wood Deck	2004	154	3 100	5	0 %	100 %	
1 1 S.Frame add-on	2004	280	3 100	5	0 %	100 %	1.1 S Frame add-
43 1 1/2 S.Garage	2011	936	3 100	5	0 %	100 %	2.2 S Frame add-
71 8 Ohead Door	2011	2	3 100	4	0 %	100 %	3.3 S Frame add-
24 Frame Shed	2016	96	3 100	4	0 %	100 %	4.1 & 1/2 S add-
45 Pole Barn	2016	120	3 100	4	0 %	100 %	5.1 & 3/4 S add-
24 Frame Shed	2018	448	3 100	5	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



McKee, Andrew S
Hodsdon, Megan D
321 Lower Cross Rd
Lebanon ME 04027

B2198P306 B2531P182 B2886P226 B3866P113 B4058P157

Previous Owner
HENDERSON, JUSTIN D
HENDERSON, MEGAN D
5 EVERETT AVE
BOW NH 03304
Sale Date: 6/28/2021

Previous Owner
Henderson, Mark
PO Box 84

Stratton ME 04982
Sale Date: 12/20/2019

Previous Owner
HAGAR, JOHN
HAGAR, BECKY
291 Windham Ctr. Rd.
WINDHAM, ME 04062
Sale Date: 10/24/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 38 Lower E.Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	104,300	214,000	0	318,300		
X Coordinate 0			2013	100,400	195,700	0	296,100		
Y Coordinate 0			2014	89,700	198,200	0	287,900		
Zone/Land Use 11 Residential/Rec.			2015	89,700	196,800	0	286,500		
Secondary Zone			2016	86,200	195,700	0	281,900		
Topography 2 Rolling			2017	86,200	195,600	0	281,800		
1.Level 4.Below St 7.Incline			2018	86,200	194,500	0	280,700		
2.Rolling 5.Low 8.			2019	86,200	192,300	20,000	258,500		
3.Above St 6.Swampy 9.			2020	86,200	192,300	0	278,500		
Utilities 9 None 9 None			2021	86,200	190,100	0	276,300		
1.W & S 4.Dr Well 7.Cspool			2022	110,700	247,100	0	357,800		
2.T Water 5.Dug Well 8.Water			2023	110,700	251,000	0	361,700		
3.Septic 6.Privy 9.None			2024	122,200	251,000	0	373,200		
Street 1 Paved			2025	160,000	257,600	0	417,600		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 6/28/2021			15.Dist System			%		5.Access	
Price 300,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	21	1.00	75 %	7	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	33	3.04	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres	46	2.00	100 %	0	39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other				24.Next 3-10 Acre	22	2.00	100 %	0	40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage 7.04				44.Water Availabl	
			29.Unforested Vac			%		45.Septic Availab	
						%		46.Wtr&Septic Ava	

Eustis

Map Lot R03-005-B

Account 1044

Location 83 EUSTIS RIDGE

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 832
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2003	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incnpmet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/17/2003

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
50 Deck w/Roof	2003	128	3 100	4	0 %	100 %	1.1 S Frame add
68 Wood Deck	2003	16	3 100	4	0 %	100 %	2.2 S Frame add
30 Rollway	2003	1	3 100	4	0 %	100 %	3.3 S Frame add
52 Gar&L.Sp.W/Bath	2006	1120	3 100	5	0 %	100 %	4.1 & 1/2 S add
68 Wood Deck	2006	48	3 100	4	0 %	100 %	5.1 & 3/4 S add
71 8 Ohead Door	2006	2	3 100	4	0 %	100 %	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



MCKINNON, JESSICA L
MCKINNON, BRIAN A
1280 POND RD
SIDNEY ME 04330

B1887P321 B3889P168 B3956P24

Previous Owner
AMES, BRIAN J.T.
AMES, LINDA
P.O. BOX 108
TURNER, ME 04282 0108
Sale Date: 1/28/2017

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 48 Kerns Subd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	20,900	40,900	0	61,800		
X Coordinate 0			2013	18,200	35,700	0	53,900		
Y Coordinate 0			2014	18,200	36,400	0	54,600		
Zone/Land Use 11 Residential/Rec.			2015	18,200	34,800	0	53,000		
Secondary Zone			2016	18,200	34,700	0	52,900		
Topography 2 Rolling			2017	18,200	34,300	0	52,500		
1.Level 4.Below St 7.Incline			2018	18,200	33,800	0	52,000		
2.Rolling 5.Low 8.			2019	18,200	33,800	0	52,000		
3.Above St 6.Swampy 9.			2020	18,200	33,300	0	51,500		
Utilities 5 Dug Well &			2021	18,200	33,200	0	51,400		
1.W & S 4.Dr Well 7.Cspool			2022	32,500	45,400	0	77,900		
2.T Water 5.Dug Well 8.Water			2023	32,500	60,900	0	93,400		
3.Septic 6.Privy 9.None			2024	37,100	59,300	0	96,400		
Street 5 Subdivision Rd.			2025	42,400	61,800	0	104,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 1/28/2017			15.Dist System			%		5.Access	
Price						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.			16.			%		Acres	
Financing 9 Unknown			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 2 Related Parties						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.54	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water				%		38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres				%		39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre				%		40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr				%		41.Demolition Cha
			26.16+ (Undevel A				%		42.Privy/H Tank/
			27.Below 1146Elev				%		43.Comm Imp Lot
			28.Gravel Pits				%		44.Water Availabl
			29.Unforested Vac				%		45.Septic Availab
			Total Acreage			0.54			46.Wtr&Septic Ava

MERRILL, SALINAN K
PO BOX 560
STRATTON ME 04982

B2517P236 B4664P7

Previous Owner
MERRILL, GAIL
P. O. BOX 560

STRATTON ME 04982 0560
Sale Date: 7/25/2024

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 97 Wing Community			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	10,800	27,300	0	38,100		
X Coordinate 0			2013	10,800	25,600	0	36,400		
Y Coordinate 0			2014	10,100	25,800	0	35,900		
Zone/Land Use 11 Residential/Rec.			2015	10,100	25,000	0	35,100		
Secondary Zone			2016	9,600	24,600	0	34,200		
Topography 1 Level			2017	9,600	24,600	0	34,200		
1.Level 4.Below St 7.Incline			2018	9,600	24,300	0	33,900		
2.Rolling 5.Low 8.			2019	9,600	24,300	0	33,900		
3.Above St 6.Swampy 9.			2020	9,600	23,900	0	33,500		
Utilities 9 None			2021	9,600	23,500	0	33,100		
1.W & S 4.Dr Well 7.Cspool			2022	12,500	30,600	0	43,100		
2.T Water 5.Dug Well 8.Water			2023	12,500	44,800	0	57,300		
3.Septic 6.Privy 9.None			2024	15,600	44,800	0	60,400		
Street 5 Subdivision Rd.			2025	19,200	46,800	0	66,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.									
3.Gravel 6.Priv Rd 9.None			Front Foot	Type	Effective		Influence		Influence Codes
STATUS TG-F&O 0			11.Water Departme		Frontage	Depth	Factor	Code	
Bldg Incomplete 0			12.Undergrd Servi				%		1.Second Zone
Sale Data			13.Substations				%		2.Devel Costs
Sale Date 7/25/2024			14.Transm Lines				%		3.Swampy
Price			15.Dist System				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access
1.Land 4.Trailer 7.			Square Foot				%		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 9 Unknown			18.TrnsCan Rds/Im				%		9.Fractional Sha
1.Convent 4.Seller 7.Bank or Re			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa				%		30.Softwood (TG)
3.Assumed 6.Cash 9.Unknown							%		31.Mixedwood (TG)
Validity 2 Related Parties			Fract. Acre				%		32.Hardwood (TG)
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	0.24	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 5 Public Record			Acres				%		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/
			Total Acreage		0.24				43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Eustis

Map Lot U12-022-A


Account 447

Location 69 WING ROAD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 384
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	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
22 Encl Frame Porch	1970	96	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



MERRILL, SALINAN K
PO BOX 560
STRATTON ME 04982

B251P236 B253P316 B4664P9

Previous Owner
MERRILL, GAIL
P. O. BOX 560

STRATTON ME 04982 0560
Sale Date: 7/25/2024

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 97 Wing Community			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	34,100	88,700	0	122,800		
X Coordinate 0			2013	38,800	79,900	0	118,700		
Y Coordinate 0			2014	37,100	80,700	0	117,800		
Zone/Land Use 11 Residential/Rec.			2015	37,100	78,800	0	115,900		
Secondary Zone			2016	35,900	78,700	0	114,600		
Topography 1 Level			2017	35,900	77,800	0	113,700		
1.Level 4.Below St 7.Incline			2018	35,900	77,600	0	113,500		
2.Rolling 5.Low 8.			2019	35,900	76,800	0	112,700		
3.Above St 6.Swampy 9.			2020	35,900	75,800	0	111,700		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	35,900	75,600	0	111,500		
1.W & S 4.Dr Well 7.Cspool			2022	45,800	97,100	0	142,900		
2.T Water 5.Dug Well 8.Water			2023	45,800	136,900	0	182,700		
3.Septic 6.Privy 9.None			2024	53,200	135,100	0	188,300		
Street 5 Subdivision Rd.			2025	61,800	141,700	0	203,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 7/25/2024			15.Dist System					5.Access	
Price								6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			16.					Acres	
Financing 9 Unknown			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 2 Related Parties								34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.24	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water	21	0.15	222	%	1	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres						39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre						40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr						41.Demolition Cha
			26.16+ (Undevel A						42.Privy/H Tank/
			27.Below 1146Elev						43.Comm Imp Lot
			28.Gravel Pits						44.Water Availabl
			29.Unforested Vac						45.Septic Availab
			Total Acreage 0.39						46.Wtr&Septic Ava


Eustis

Map Lot U12-022

Account 691

Location 67 WING ROAD

Card 1 Of 1 6/26/2025

Building Style 2 Gambrel/Garrison	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 600
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1984	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1985	64	3 100	4	0 %	100 %	
1 1 S.Frame add-on	1985	225	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
23 Frame Garage	1985	384	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
23 Frame Garage	1985	72	3 100	3	0 %	100 %	21.Open Frame Por
74 Box Trailer.....	1985	112	2 100	3	0 %	100 %	22.Encl Frame Por
68 Wood Deck	2022	240	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



MERRILL, TERENCE A
6 RICKER RD
SACO ME 04072

B1917P245 B4053P154 B4063P197

Previous Owner
DAHMS, BEVERLY J
46 COUNTY ROAD

SCARBOROUGH, ME 04074
Sale Date: 2/01/2019

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	16,900	73,900	0	90,800		
X Coordinate 0			2013	20,200	70,100	0	90,300		
Y Coordinate 0			2014	19,000	71,700	0	90,700		
Zone/Land Use 12 General Develop.			2015	19,000	71,400	0	90,400		
Secondary Zone			2016	19,000	70,500	0	89,500		
Topography 1 Level			2017	19,000	70,500	0	89,500		
1.Level 4.Below St 7.Incline			2018	19,000	69,600	0	88,600		
2.Rolling 5.Low 8.			2019	19,000	69,600	0	88,600		
3.Above St 6.Swampy 9.			2020	19,000	69,400	0	88,400		
Utilities 1 Twn.Watr& Septic			2021	19,000	68,500	0	87,500		
1.W & S 4.Dr Well 7.Cspool			2022	23,800	89,100	0	112,900		
2.T Water 5.Dug Well 8.Water			2023	23,800	107,000	0	130,800		
3.Septic 6.Privy 9.None			2024	24,600	107,000	0	131,600		
Street 1 Paved			2025	26,800	109,000	0	135,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 2/01/2019			15.Dist System					5.Access	
Price								6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			16.					Acres	
Financing 9 Unknown			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 2 Related Parties								34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.24	100 %	0	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water					38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres					39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre					40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr					41.Demolition Cha	
			26.16+ (Undevel A					42.Privy/H Tank/	
			27.Below 1146Elev					43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage 0.24				44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U04-023


Account 741

Location 37 BLANCHARD AVENUE

Card 1

Of 1

6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 768
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1984	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	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	1990	480	3 100	4	0 %	100 %	1.1 S Frame add
71 8 Ohead Door	1990	1	3 100	4	0 %	100 %	2.2 S Frame add
22 Encl Frame Porch	2005	160	3 100	4	0 %	100 %	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



MESSER, ROBERT B
31 MOUNTAIN RD
BIDDEFORD ME 04005

B2853P41 B4135P134 B4486P149

Previous Owner
Sullivan, Steven M
1035 Highland Ave

South Portland ME 04106
Sale Date: 8/30/2022

Previous Owner
Noyes, Brian H
P.O. Box 491

South Freeport ME 04078
Sale Date: 10/29/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	62 Northview Subdivision		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	171,700	0	0	171,700		
X Coordinate	0		2013	157,600	0	0	157,600		
Y Coordinate	0		2014	157,000	0	0	157,000		
Zone/Land Use	15 Rural Woodland 2		2015	157,000	0	0	157,000		
Secondary Zone			2016	154,000	0	0	154,000		
Topography	2 Rolling		2017	154,000	0	0	154,000		
1.Level	4.Below St	7.Incline	2018	154,000	0	0	154,000		
2.Rolling	5.Low	8.	2019	154,000	0	0	154,000		
3.Above St	6.Swampy	9.	2020	154,000	0	0	154,000		
Utilities	9 None 9 None		2021	154,000	0	0	154,000		
1.W & S	4.Dr Well	7.Cspool	2022	84,400	0	0	84,400		
2.T Water	5.Dug Well	8.Water	2023	84,400	0	0	84,400		
3.Septic	6.Privy	9.None	2024	112,400	0	0	112,400		
Street	5 Subdivision Rd.		2025	141,300	0	0	141,300		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme			%		1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date	8/30/2022		14.Transm Lines			%		4.Size/Shape	
Price	115,000		15.Dist System			%		5.Access	
Sale Type	1 Land Only		Square Foot					6.R/W thru Lot	
1.Land	4.Trailer	7.						7.Restricted	
2.L & B	5.Other	8.	Square Feet					8.Location	
3.Bldg	6.Comm	9.						9.Fractional Sha	
Financing	9 Unknown							Acres	
1.Convent	4.Seller	7.Bank or Re	16.			%		30.Softwood (TG)	
2.FHA/VA	5.Private	8.Divorce	17.TrnsCan Trans			%		31.Mixedwood (TG)	
3.Assumed	6.Cash	9.Unknown	18.TrnsCan Rds/Im			%		32.Hardwood (TG)	
Validity	1 Arms Length Sale		19.Condominium			%		33.Waste L /R Pro	
1.Valid	4.Bk Repo	7.Abutts	20.Tarred Drivewa			%		34.Roads/Unforest	
2.Related	5.Partial	8.Other	Fract. Acre					35.Eustis Dam	
3.Distress	6.Exempt	9.Question	21.Base Lot 1st A	21	1.00	100	%	0	
Verified	5 Public Record		22.Secondary Acre	22	1.00	100	%	0	
1.Buyer	4.Agent	7.Family	23.Remote Water	25	0.00	100	%	0	
2.Seller	5.Pub Rec	8.Other	Acres	24	5.17	100	%	0	
3.Lender	6.MLS	9.	24.Next 3-10 Acre	25	0.00	100	%	0	
			25.Next 11-15 Acr	26	0.00	100	%	0	
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
				Total Acreage		7.17		43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R11-006-013


Account 997

Location NORTHVIEW DRIVE

Card 1

Of 1

6/26/2025

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

Date Inspected

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

Eustis

Map Lot R01-003


Account 1136

Location OLD DEAD RIVER 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.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 0					
Wet Basement		1.Interior 4.Vacant 7.					
1.Dry 4. 7.		2.Refusal 5.Estimate 8.					
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.						
3.Wet 6. 9.None	Information Code 0						
	1.Owner 4.Agent 7.Inspect						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.						
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.1 S Frame add-
					%	%	2.2 S Frame add-
					%	%	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

MEYER, MICHAEL A
 MEYER, JANIS G
 218 OLD DEAD RIVER RD
 PO BOX 186
 STRATTON ME 04982
 B2521P181

Property Data			Assessment Record						
Neighborhood 14 Old Dead Riv.Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,000	69,100	10,000	113,100		
X Coordinate 0			2013	52,700	65,800	10,000	108,500		
Y Coordinate 0			2014	44,700	67,700	10,000	102,400		
Zone/Land Use 11 Residential/Rec.			2015	44,700	66,600	10,000	101,300		
Secondary Zone			2016	42,200	66,400	15,000	93,600		
Topography 1 Level			2017	42,200	65,700	20,000	87,900		
1.Level 4.Below St 7.Incline			2018	42,200	65,500	20,000	87,700		
2.Rolling 5.Low 8.			2019	42,200	64,800	20,000	87,000		
3.Above St 6.Swampy 9.			2020	42,200	63,900	25,000	81,100		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	42,200	63,700	25,000	80,900		
1.W & S 4.Dr Well 7.Cspool			2022	56,700	81,900	25,000	113,600		
2.T Water 5.Dug Well 8.Water			2023	56,700	97,400	25,000	129,100		
3.Septic 6.Privy 9.None			2024	60,200	94,800	25,000	130,000		
Street 1 Paved			2025	72,600	97,900	25,000	145,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 10/01/2004			15.Dist System			%		5.Access	
Price						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.				20	560	75	%	0	9.Fractional Sha
3.Bldg 6.Comm 9.			16.			%		Acres	
Financing 9 Unknown			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						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water	46	1.00	100	%	0	38.ReEnergy/Transm
1.Buyer 4.Agent 7.Family			Acres			%			39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			41.Demolition Cha
			26.16+ (Undevel A			%			42.Privy/H Tank/
			27.Below 1146Elev			%			43.Comm Imp Lot
			28.Gravel Pits			%			44.Water Availabl
			29.Unforested Vac			%			45.Septic Availab
			Total Acreage			2.00			46.Wtr&Septic Ava

Inspection Witnessed By:

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

Notes:

Eustis

Map Lot R01-003-B


Account 316

Location 218 OLD DEAD RIVER ROAD

Card 1

Of 1

6/26/2025

Building Style 9 Other/Salt Box	SF Bsmt Living 0	Layout 2 Inadequate
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 924
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1979	# Half Baths 1	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 5 Size/Layout
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	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
22 Encl Frame Porch	1980	120	3 100	4	0 %	100 %	
23 Frame Garage	1980	576	3 100	4	0 %	100 %	
71 8 Ohead Door	2000	2	3 100	4	0 %	100 %	
19 Overhang/Poor...	1980	192	3 100	3	0 %	100 %	
49 Canvas Storage .	2007	1	2 100	2	0 %	100 %	
24 Frame Shed	2010	180	3 100	4	0 %	88 %	
					%	%	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



Michaud Brothers Realty, LLC
 c/o Michaud Dtributors
 5 Hackmatack Drive
 Scarborough ME 04074

B2950P256 B3405P186

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	62 Northview Subdivision		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	106,800	389,700	0	496,500		
X Coordinate	0		2013	105,100	356,500	0	461,600		
Y Coordinate	0		2014	104,500	364,700	0	469,200		
Zone/Land Use	15 Rural Woodland 2		2015	104,500	363,700	0	468,200		
Secondary Zone			2016	101,500	363,700	0	465,200		
Topography	7 Inclining		2017	101,500	359,900	0	461,400		
1.Level	4.Below St	7.Incline	2018	101,500	359,100	0	460,600		
2.Rolling	5.Low	8.	2019	101,500	359,100	0	460,600		
3.Above St	6.Swampy	9.	2020	101,500	355,200	0	456,700		
Utilities	3 Septic Disposal&	4 Drilled Well &	2021	101,500	355,200	0	456,700		
1.W & S	4.Dr Well	7.Cspool	2022	121,000	460,700	0	581,700		
2.T Water	5.Dug Well	8.Water	2023	121,000	390,000	0	511,000		
3.Septic	6.Privy	9.None	2024	136,000	390,000	0	526,000		
Street	5 Subdivision Rd.		2025	169,500	399,800	0	569,300		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme					1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date	9/04/2007		14.Transm Lines					4.Size/Shape	
Price	60,000		15.Dist System					5.Access	
Sale Type	1 Land Only		Square Foot	Square Feet				6.R/W thru Lot	
1.Land	4.Trailer	7.						7.Restricted	
2.L & B	5.Other	8.	16.					8.Location	
3.Bldg	6.Comm	9.	17.TrnsCan Trans					9.Fractional Sha	
Financing	9 Unknown		18.TrnsCan Rds/Im					Acres	
1.Convent	4.Seller	7.Bank or Re	19.Condominium					30.Softwood (TG)	
2.FHA/VA	5.Private	8.Divorce	20.Tarred Drivewa					31.Mixedwood (TG)	
3.Assumed	6.Cash	9.Unknown	Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity	2 Related Parties							21.Base Lot 1st A	21
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	6.69	100	%	0	
3.Distress	6.Exempt	9.Question	Acres	46	1.00	100	%	0	
Verified	5 Public Record		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	Total Acreage		8.69			
			29.Unforested Vac						

46.Wtr&Septic Ava

Eustis

Map Lot R11-006-005

Account 985

Location 41 LOOKOUT WAY

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 6 Two & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1440
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 6 Good
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2007	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
17 Mud Room.....	2007	96	3 100	4	0 %	100 %	1.1 S Frame add
68 Wood Deck	2007	762	3 100	4	0 %	100 %	2.2 S Frame add
43 1 1/2 S.Garage	2007	1512	3 100	4	0 %	100 %	3.3 S Frame add
72 12+OHead Door	2007	2	3 100	4	0 %	100 %	4.1 & 1/2 S add
15 Roof Overhang	2007	504	3 100	4	0 %	100 %	5.1 & 3/4 S add
50 Deck w/Roof	2007	56	3 100	4	0 %	100 %	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



Michaud Properties, Inc.
5 Hackmatack Drive
Scarborough ME 04074

B2770P155 B3405P184 B3405P190

Previous Owner
Bigelow Timber Corporation
P.O. Box 40

Jackman ME 04945
Sale Date: 6/14/2006

Previous Owner
Kennebec West Forest LLC
40 Rowe's Wharf

Boston Ma 02110
Sale Date: 9/30/2005

Previous Owner
Risbara, Rocco C. III, William J. & Marc.S.
Trustees of Risbara Serenity Lodge Trust
197 U.S. Route One
Scarborough. ME 04070 2135
Sale Date: 9/26/2005

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record				
Neighborhood	62 Northview Subdivision		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	31,300	0	0	31,300
X Coordinate	0		2013	31,300	0	0	31,300
Y Coordinate	0		2014	31,300	0	0	31,300
Zone/Land Use	15 Rural Woodland 2		2015	31,300	0	0	31,300
Secondary Zone			2016	31,300	0	0	31,300
Topography	2 Rolling		2017	36,300	0	0	36,300
1.Level	4.Below St	7.Incline	2018	36,300	0	0	36,300
2.Rolling	5.Low	8.	2019	36,300	0	0	36,300
3.Above St	6.Swampy	9.	2020	36,300	0	0	36,300
Utilities	9 None		2021	36,300	0	0	36,300
1.W & S	4.Dr Well	7.Cspool	2022	39,300	0	0	39,300
2.T Water	5.Dug Well	8.Water	2023	39,300	0	0	39,300
3.Septic	6.Privy	9.None	2024	39,300	0	0	39,300
Street	5 Subdivision Rd.		2025	50,200	0	0	50,200
1.Paved	4.R/W	7.	Land Data				
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective	Influence	Influence
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor
STATUS TG-F&O	9						Code
Bldg Incomplete	0		11.Water Departme				%
Sale Data			12.Undergrd Servi				%
Sale Date	6/14/2006		13.Substations				%
Price	675,000		14.Transm Lines				%
Sale Type	1 Land Only		15.Dist System				%
1.Land	4.Trailer	7.	Square Foot		Square Feet		
2.L & B	5.Other	8.					%
3.Bldg	6.Comm	9.	16.				%
Financing	9 Unknown		17.TrnsCan Trans				%
1.Convent	4.Seller	7.Bank or Re	18.TrnsCan Rds/Im				%
2.FHA/VA	5.Private	8.Divorce	19.Condominium				%
3.Assumed	6.Cash	9.Unknown	20.Tarred Drivewa				%
Validity	1 Arms Length Sale		Fract. Acre		Acreege/Sites		
1.Valid	4.Bk Repo	7.Abutts	21.Base Lot 1st A	22	1.00	100	% 0
2.Related	5.Partial	8.Other	22.Secondary Acre	22	1.00	100	% 0
3.Distress	6.Exempt	9.Question	23.Remote Water	24	1.31	100	% 0
Verified	1 Buyer		Acres	25	5.49	100	% 0
1.Buyer	4.Agent	7.Family	24.Next 3-10 Acre	34	3.00	100	% 0
2.Seller	5.Pub Rec	8.Other	25.Next 11-15 Acr	28	1.00	0	% 2
3.Lender	6.MLS	9.	26.16+ (Undevel A				
			27.Below 1146Elev				
			28.Gravel Pits				
			29.Unforested Vac				
			Total Acreege		12.80		

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

Eustis

Map Lot R11-006-006


Account 344

Location NORTHVIEW DRIVE

Card 1

Of 1

6/26/2025

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

Additions, Outbuildings & Improvements

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

Michaud Properties, Inc.
5 Hackmatack Drive
Scarborough ME 04074

B3405P188 B3405P190

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 62 Northview Subdivision			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	265,800	0	0	265,800		
X Coordinate 0			2013	259,400	0	0	259,400		
Y Coordinate 0			2014	258,800	0	0	258,800		
Zone/Land Use 15 Rural Woodland 2			2015	258,800	0	0	258,800		
Secondary Zone			2016	255,800	0	0	255,800		
Topography 2 Rolling			2017	255,800	0	0	255,800		
1.Level 4.Below St 7.Incline			2018	255,800	0	0	255,800		
2.Rolling 5.Low 8.			2019	255,800	0	0	255,800		
3.Above St 6.Swampy 9.			2020	255,800	0	0	255,800		
Utilities			2021	255,800	0	0	255,800		
1.W & S 4.Dr Well 7.Cspool			2022	309,300	0	0	309,300		
2.T Water 5.Dug Well 8.Water			2023	309,300	0	0	309,300		
3.Septic 6.Privy 9.None			2024	324,300	0	0	324,300		
Street 5 Subdivision Rd.			2025	411,100	0	0	411,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date			15.Dist System					5.Access	
Price			Square Foot	Square Feet				6.R/W thru Lot	
Sale Type								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					Acres	
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			Fract. Acre	Acreege/Sites				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	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100	%	0	
Verified			23.Remote Water	24	8.00	100	%	0	
1.Buyer 4.Agent 7.Family			Acres	25	15.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre	26	123.33	100	%	0	
3.Lender 6.MLS 9.			25.Next 11-15 Acr						
			26.16+ (Undevel A						
			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
				Total Acreage		148.33		43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R11-006-010,10B


Account 812

Location NORTHVIEW SUBDIVISION

Card 1

Of 1

6/26/2025

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

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

Michaud Properties, Inc.
5 Hackmatack Drive
Scarborough ME 04074

B3405P188 B3405P190

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 62 Northview Subdivision			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	95,600	0	0	95,600		
X Coordinate 0			2013	89,200	0	0	89,200		
Y Coordinate 0			2014	88,600	0	0	88,600		
Zone/Land Use 15 Rural Woodland 2			2015	88,600	0	0	88,600		
Secondary Zone			2016	85,600	0	0	85,600		
Topography 2 Rolling			2017	40,600	0	0	40,600		
1.Level 4.Below St 7.Incline			2018	40,600	0	0	40,600		
2.Rolling 5.Low 8.			2019	40,600	0	0	40,600		
3.Above St 6.Swampy 9.			2020	40,600	0	0	40,600		
Utilities			2021	40,600	0	0	40,600		
1.W & S 4.Dr Well 7.Cspool			2022	43,600	0	0	43,600		
2.T Water 5.Dug Well 8.Water			2023	43,600	0	0	43,600		
3.Septic 6.Privy 9.None			2024	43,600	0	0	43,600		
Street 5 Subdivision Rd.			2025	68,800	0	0	68,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date			15.Dist System					5.Access	
Price			Square Foot	Square Feet	Acres	%	%	6.R/W thru Lot	
Sale Type								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans					9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im					Acres	
Financing			19.Condominium					30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acres/Sites	%	%	%	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown								21.Base Lot 1st A	22
Validity			22.Secondary Acre	22	1.00	100	0	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water	24	6.11	100	0	35.Eustis Dam	
2.Related 5.Partial 8.Other			Acres	Acres	%	%	%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question								24.Next 3-10 Acre	
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/	
			Total Acreage 8.11					43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R11-006-004


Account 870

Location NORTHVIEW DRIVE

Card 1

Of 1

6/26/2025

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

Date Inspected

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

Michaud, Edmund, J. II
Michaud, Joyce A
1312 Riverside Drive
Auburn ME 04210 00

B3170P186

Previous Owner
CMP Leasing DBA J/R Metal Frames
C/O Pepin, Robert
P.O. BOX 503
Belgrade, ME 04917 00
Sale Date: 7/31/2009

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 65 Eustis Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,000	42,700	0	96,700		
X Coordinate 0			2013	53,900	39,600	0	93,500		
Y Coordinate 0			2014	51,500	39,700	0	91,200		
Zone/Land Use 15 Rural Woodland 2			2015	51,500	38,600	0	90,100		
Secondary Zone			2016	49,500	38,600	0	88,100		
Topography 7 Inclining			2017	49,500	85,000	0	134,500		
1.Level 4.Below St 7.Incline			2018	49,500	84,600	0	134,100		
2.Rolling 5.Low 8.			2019	49,500	84,000	0	133,500		
3.Above St 6.Swampy 9.			2020	49,500	83,600	0	133,100		
Utilities 9 None 9 None			2021	49,500	83,100	0	132,600		
1.W & S 4.Dr Well 7.Cspool			2022	74,200	106,900	0	181,100		
2.T Water 5.Dug Well 8.Water			2023	74,200	114,400	0	188,600		
3.Septic 6.Privy 9.None			2024	79,000	114,300	0	193,300		
Street 4 Right of Way			2025	138,000	172,100	0	310,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 7/31/2009			14.Transm Lines			%		4.Size/Shape	
Price 65,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreeage/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale				21.Base Lot 1st A	21	1.00	80 %	5	33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	1.00	100 %	5	34.Roads/Unforest	
2.Related 5.Partial 8.Other			23.Remote Water	24	8.00	100 %	5	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			Acres	24.Next 3-10 Acre	46	1.00	100 %	0	36.ReEnergyWater
Verified 5 Public Record				25.Next 11-15 Acr			%		37.ReEnergy Site
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			27.Below 1146Elev			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			28.Gravel Pits			%		40.S Lumber Site	
			29.Unforested Vac			%		41.Demolition Cha	
			Total Acreage		10.00			42.Privy/H Tank/	
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R07-004-005

Account 958

Location 40 FOX RIDGE DRIVE

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 9 Not Heated	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 25%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 754
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
ELECTICAL 5	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1997	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2007	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 7 Pers Inspection	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/30/2017

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
69 Privy	1999	16	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
1 1 S.Frame add-on	2008	234	3 100	4	0 %	25 %	
15 Roof Overhang	2016	252	3 100	4	0 %	100 %	
15 Roof Overhang	2016	117	3 100	4	0 %	100 %	
52 Gar&L.Sp.W/Bath	2016	896	3 100	4	0 %	100 %	
71 8 Ohead Door	2016	2	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

MICHELI, MARK
57 ROOSEVELT COURT
WESTBURY NY 11590

B892P34 B3525P152 B4042P29

Previous Owner
Philbrook, Steven G.
135 Main Street

Mashpee MA 02649 2274
Sale Date: 10/31/2018

Previous Owner
HARTLEY, CLARENCE E.
HARTLEY, RUTH M.
P.O.BOX 64
SPRINGVALE, ME 04083 0064
Sale Date: 3/04/2013

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 18 Porter/Nadeau Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	103,400	36,000	0	139,400		
X Coordinate 0			2013	101,600	34,000	0	135,600		
Y Coordinate 0			2014	101,000	34,700	0	135,700		
Zone/Land Use 11 Residential/Rec.			2015	101,000	33,500	0	134,500		
Secondary Zone			2016	101,000	33,500	0	134,500		
Topography 2 Rolling			2017	101,000	33,500	0	134,500		
1.Level 4.Below St 7.Incline			2018	101,000	33,100	0	134,100		
2.Rolling 5.Low 8.			2019	101,000	33,000	0	134,000		
3.Above St 6.Swampy 9.			2020	101,000	32,700	0	133,700		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	101,000	32,600	0	133,600		
1.W & S 4.Dr Well 7.Cspool			2022	117,700	41,900	0	159,600		
2.T Water 5.Dug Well 8.Water			2023	117,700	62,700	0	180,400		
3.Septic 6.Privy 9.None			2024	124,700	59,200	0	183,900		
Street 1 Paved			2025	154,000	61,000	0	215,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 10/31/2018			14.Transm Lines			%		4.Size/Shape	
Price 120,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.							%	8.Location	
3.Bldg 6.Comm 9.						%	9.Fractional Sha		
Financing 9 Unknown						%	Acres		
1.Convent 4.Seller 7.Bank or Re			16.			%	30.Softwood (TG)		
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans			%	31.Mixedwood (TG)		
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
Validity 1 Arms Length Sale			19.Condominium			%	33.Waste L /R Pro		
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa			%	34.Roads/Unforest		
2.Related 5.Partial 8.Other						%	35.Eustis Dam		
3.Distress 6.Exempt 9.Question			Fract. Acre	Acreege/Sites				36.ReEnergyWater	
Verified 5 Public Record			21.Base Lot 1st A	21	1.01	100 %	0	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			22.Secondary Acre	22	1.00	100 %	0	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			23.Remote Water	24	5.90	100 %	0	39.Deeded R/W to	
3.Lender 6.MLS 9.			Acres	46	1.00	100 %	0	40.S Lumber Site	
			24.Next 3-10 Acre			%		41.Demolition Cha	
			25.Next 11-15 Acr			%		42.Privy/H Tank/	
			26.16+ (Undevel A			%		43.Comm Imp Lot	
			27.Below 1146Elev			%		44.Water Availabl	
			28.Gravel Pits	Total Acreage 7.91				45.Septic Availab	
			29.Unforested Vac					46.Wtr&Septic Ava	

Eustis

Map Lot R06-088-F

Account 321

Location 179 PORTER NADEAU ROAD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 384
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1987	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	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
21 Open Frame	1987	128	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
69 Privy	1987	16	2 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
24 Frame Shed	1988	300	2 100	3	0 %	100 %	21.Open Frame Por 22.Encl Frame Por 23.Frame Garage
24 Frame Shed	2000	36	2 100	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



Millay, Robert H., Personal Representative
Millay, Marjorie J., Personal Representative
60 Highland Avenue
Augusta, ME 04330

B2653P30

Previous Owner
PRIDE, FRANK O. JR.
PRIDE, DONNA B.
P.O. BOX 154
EUSTIS, ME 04936 0154
Sale Date: 9/02/2005

Property Data			Assessment Record						
Neighborhood	21 Flagstaff Lake		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	110,800	82,800	0	193,600		
X Coordinate	0		2013	126,000	79,300	0	205,300		
Y Coordinate	0		2014	126,000	80,400	0	206,400		
Zone/Land Use	41 Limited Residential		2015	126,000	79,100	0	205,100		
Secondary Zone			2016	123,500	79,000	0	202,500		
Topography	2 Rolling		2017	123,500	78,100	0	201,600		
1.Level	4.Below St	7.Incline	2018	123,500	78,000	0	201,500		
2.Rolling	5.Low	8.	2019	123,500	77,100	0	200,600		
3.Above St	6.Swampy	9.	2020	123,500	77,100	0	200,600		
Utilities	3 Septic Disposal&	5 Dug Well &	2021	123,500	76,100	0	199,600		
1.W & S	4.Dr Well	7.Cspool	2022	159,700	98,900	0	258,600		
2.T Water	5.Dug Well	8.Water	2023	159,700	124,200	0	283,900		
3.Septic	6.Privy	9.None	2024	161,700	121,000	0	282,700		
Street	5 Subdivision Rd.		2025	172,000	124,100	0	296,100		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme				%	1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi				%	2.Devel Costs	
Sale Data			13.Substations				%	3.Swampy	
Sale Date	9/02/2005		14.Transm Lines				%	4.Size/Shape	
Price	185,000		15.Dist System				%	5.Access	
Sale Type	2 Land & Buildings		Square Foot	Square Feet				6.R/W thru Lot	
1.Land	4.Trailer	7.							%
2.L & B	5.Other	8.	16.				%	8.Location	
3.Bldg	6.Comm	9.	17.TrnsCan Trans				%	9.Fractional Sha	
Financing	9 Unknown		18.TrnsCan Rds/Im				%	Acres	
1.Convent	4.Seller	7.Bank or Re	19.Condominium				%	30.Softwood (TG)	
2.FHA/VA	5.Private	8.Divorce	20.Tarred Drivewa				%	31.Mixedwood (TG)	
3.Assumed	6.Cash	9.Unknown	Fract. Acre	Acreeage/Sites				32.Hardwood (TG)	
Validity	1 Arms Length Sale							21.Base Lot 1st A	21
1.Valid	4.Bk Repo	7.Abutts	22.Secondary Acre	22	0.10	100	%	0	
2.Related	5.Partial	8.Other	23.Remote Water	46	1.00	100	%	0	
3.Distress	6.Exempt	9.Question	Acres				%		
Verified	5 Public Record		24.Next 3-10 Acre				%		
1.Buyer	4.Agent	7.Family	25.Next 11-15 Acr				%		
2.Seller	5.Pub Rec	8.Other	26.16+ (Undevel A				%		
3.Lender	6.MLS	9.	27.Below 1146Elev				%		
			28.Gravel Pits	Total Acreage		1.10			
			29.Unforested Vac						

Inspection Witnessed By:

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

Notes:

Eustis

Eustis

Map Lot R03-021-D

Account 199

Location 31 BRITTANY ROAD

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 720
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1986	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/14/1997

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
50 Deck w/Roof	1986	235	3 100	4	0 %	100 %	
24 Frame Shed	1998	320	3 100	4	0 %	100 %	
15 Roof Overhang	2004	120	3 100	4	0 %	100 %	
71 8 Ohead Door	2004	1	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



MILLER, DEJA
 MILLER, MELISSA T & MILLER, DAVID M
 342 NORTH RIVER RD
 AUBURN ME 04210

B1027P90 B3832P211 B4049P236 B4215P346 B4642P65

Previous Owner
 MILLER DAVID M.
 4 COYOTE RUN
 SABATTUS ME 04280
 Sale Date: 11/21/2018

Previous Owner
 LEONARD, RONALD SR.
 LEONARD, AUDREY F.
 15 Acorn Lane
 Scarborough ME 04074
 Sale Date: 6/30/2016

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood	21 Flagstaff Lake		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year	0		2012	83,900	127,600	16,000	195,500																																																																																																																																																																																																								
X Coordinate	0		2013	95,600	121,700	16,000	201,300																																																																																																																																																																																																								
Y Coordinate	0		2014	95,600	124,100	16,000	203,700																																																																																																																																																																																																								
Zone/Land Use	13 Mixed Use		2015	95,600	123,700	16,000	203,300																																																																																																																																																																																																								
Secondary Zone	41 & Ltd. Residential		2016	95,600	122,000	0	217,600																																																																																																																																																																																																								
Topography	2 Rolling		2017	95,600	160,600	0	256,200																																																																																																																																																																																																								
1.Level	4.Below St	7.Incline	2018	95,600	160,300	0	255,900																																																																																																																																																																																																								
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3.Above St	6.Swampy	9.	2020	95,600	349,500	0	445,100																																																																																																																																																																																																								
Utilities	3 Septic Disposal&	5 Dug Well &	2021	114,700	348,600	0	463,300																																																																																																																																																																																																								
1.W & S	4.Dr Well	7.Cspool	2022	146,400	451,600	0	598,000																																																																																																																																																																																																								
2.T Water	5.Dug Well	8.Water	2023	146,400	459,100	0	605,500																																																																																																																																																																																																								
3.Septic	6.Privy	9.None	2024	148,200	458,100	0	606,300																																																																																																																																																																																																								
Street	1 Paved		2025	156,800	465,600	0	622,400																																																																																																																																																																																																								
1.Paved	4.R/W	7.	Land Data <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>Acres</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&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					%		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
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Sale Date	11/21/2018		20.Tarred Drivewa																																																																																																																																																																																																												
Price	1,000		Fract. Acre	Acreege/Sites																																																																																																																																																																																																											
Sale Type	2 Land & Buildings		21.Base Lot 1st A	21	0.87	100	0																																																																																																																																																																																																								
1.Land	4.Trailer	7.	22.Secondary Acre	46	1.00	100	0																																																																																																																																																																																																								
2.L & B	5.Other	8.	23.Remote Water																																																																																																																																																																																																												
3.Bldg	6.Comm	9.	Acres																																																																																																																																																																																																												
Financing	9 Unknown		24.Next 3-10 Acre																																																																																																																																																																																																												
1.Convent	4.Seller	7.Bank or Re	25.Next 11-15 Acr																																																																																																																																																																																																												
2.FHA/VA	5.Private	8.Divorce	26.16+ (Undevel A																																																																																																																																																																																																												
3.Assumed	6.Cash	9.Unknown	27.Below 1146Elev																																																																																																																																																																																																												
Validity	2 Related Parties		28.Gravel Pits																																																																																																																																																																																																												
1.Valid	4.Bk Repo	7.Abutts	29.Unforested Vac																																																																																																																																																																																																												
2.Related	5.Partial	8.Other																																																																																																																																																																																																													
3.Distress	6.Exempt	9.Question																																																																																																																																																																																																													
Verified	5 Public Record																																																																																																																																																																																																														
1.Buyer	4.Agent	7.Family																																																																																																																																																																																																													
2.Seller	5.Pub Rec	8.Other																																																																																																																																																																																																													
3.Lender	6.MLS	9.																																																																																																																																																																																																													

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Eustis

Map Lot U14-016

Account 717

Location 985 ARNOLD TRAIL

Card 1 Of 1 6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 1440	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 3 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1440
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 2	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 100%
Year Built 1963	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2017	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Conditon 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/26/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
17 Mud Room.....	2018	252	4 100	3	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
23 Frame Garage	2018	1040	4 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
23 Frame Garage	2019	828	4 100	4	0 %	100 %	21.Open Frame Por 22.Encl Frame Por 23.Frame Garage
71 8 Ohead Door	2018	3	4 100	4	0 %	100 %	24.Frame Shed
68 Wood Deck	2018	384	4 100	4	0 %	100 %	25.2S w/ba/no bsm
43 1 1/2 S.Garage	2019	1296	4 100	4	0 %	100 %	26.1SFr Overhang
15 Roof Overhang	2019	456	4 100	4	0 %	100 %	27.Unfin Basement
72 12+OHead Door	2019	4	4 100	4	0 %	100 %	28.1 S 0 ba/0 bs
50 Deck w/Roof	2018	828	4 100	4	0 %	100 %	29.Finished Attic



Eustis

Map Lot R10-001-013


Account 1072

Location WOODCOCK LANE

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									
Dwelling Units	2.Combo			Attic										
Other Units	3.Radiant			1.1/4 Fin	4.Full Fin	7.								
Stories	4.Monitor			2.1/2 Fin	5.F/Stair	8.CS								
1.1	4.1 & 1/2	7.1.S/w/lf	1.A/C	3.3/4 Fin	6.	9.None								
2.2	5.1 & 3/4	8.1 & 1/4	2.Evapor	Insulation										
3.3	6.2 & 1/2	9.	3.H Pump	1.Full	4.Minimal	7.								
Exterior Walls	Kitchen Style			2.Heavy	5.Partial	8.								
1.Clbd/Shg	5.B/B/T111	9.Other	1.Modern	3.Capped	6.	9.None								
2.Vin/Al	6.Brick	10.None	2.Typical	Unfinished %										
3.Masonite	7.Log	11.Boards	3.Old Type	Grade & Factor										
4.Asb/Asp	8.Concrete	12.	1.E Grade				4.C+ Grade	7.A+ Grade						
Roof Surface	Bath(s) Style			2.D Grade				5.B Grade	8.					
1.Steel	4.Asphalt	7.Rubber	1.Modern	3.C Grade				6.A Grade	9.Same					
2.Vented	5.Wood	8.	2.Typical	SQFT (Footprint)										
3.Tin/Alum	6.Rolled	9.Other	3.Old Type	Condition										
SF Masonry Trim	# Rooms			1.Poor	4.Avg	7.V G								
ELECTICAL	# Bedrooms			2.Fair	5.Avg+	8.Exc								
OPEN-4-	# Full Baths			3.Avg-	6.Good	9.Same								
Year Built	# Half Baths			Phys. % Good										
Year Remodeled	# Addn Fixtures			Funct. % Good										
Foundation	# Fireplaces			Functional Code										
1.Concrete	4.Wood	7.Partial						1.Incomp	4.Bsmt	7.C Wall				
2.C Block	5.Slab	8.ledge/ro						2.O-Built	5.Size	8.LongTerm				
3.Gran/Roc	6.Piers	9.Pier/Pad						3.Damaged	6.Bath	9.None				
Basement	Econ. % Good							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							1.Interior				4.Vacant	7.	
Wet Basement	Information Code 0							2.Refusal				5.Estimate	8.	
1.Dry	4.	7.						3.Informed				6.	9.	
2.Damp	5.Crawl Sp	8.SPump	1.Owner				4.Agent	7.Inspect						
3.Wet	6.	9.None	2.Relative				5.Estimate	8.						
Date Inspected				3.Tenant				6.Other	9.					
Additions, Outbuildings & Improvements								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						

MITCHELL, DAVID J
 MITCHELL, HARLEY D
 808 FARNUM PIKE
 NORTH SMITHFIELD RI 02896

B2317P333 B3795P141

Previous Owner
 MEADE, DANIEL J.
 MEADE, WENDY A.
 PO Box 174
 Eustis ME 04936
 Sale Date: 1/15/2016

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 97 Wing Community			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	41,700	63,700	10,000	95,400		
X Coordinate 0			2013	48,400	60,000	10,000	98,400		
Y Coordinate 0			2014	46,800	61,300	10,000	98,100		
Zone/Land Use 11 Residential/Rec.			2015	46,800	59,600	10,000	96,400		
Secondary Zone			2016	45,800	58,800	0	104,600		
Topography 2 Rolling			2017	45,800	58,700	0	104,500		
1.Level 4.Below St 7.Incline			2018	45,800	57,900	0	103,700		
2.Rolling 5.Low 8.			2019	45,800	57,900	0	103,700		
3.Above St 6.Swampy 9.			2020	45,800	57,100	0	102,900		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	45,800	56,300	0	102,100		
1.W & S 4.Dr Well 7.Cspool			2022	55,000	73,100	0	128,100		
2.T Water 5.Dug Well 8.Water			2023	55,000	92,100	0	147,100		
3.Septic 6.Privy 9.None			2024	61,800	90,700	0	152,500		
Street 5 Subdivision Rd.			2025	69,600	92,100	0	161,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 1/15/2016			15.Dist System			%		5.Access	
Price 105,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	0.52	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	39	1.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other				24.Next 3-10 Acre			%	40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%	41.Demolition Cha		
			26.16+ (Undevel A			%	42.Privy/H Tank/		
			27.Below 1146Elev			%	43.Comm Imp Lot		
			28.Gravel Pits	Total Acreage 0.52			44.Water Availabl		
			29.Unforested Vac			%	45.Septic Availab		
						%	46.Wtr&Septic Ava		

MNM CAMP, LLC
 11 Vivs Way
 Raymond ME 04071

B3081P209 B3823P211 B3823P237 B3825P157 B4140P269

Previous Owner
 NORTHEAST RENTAL HOUSING, LLC
 2 EAST DRIVE

RAYMOND ME 04071
 Sale Date: 11/09/2021

Previous Owner
 RICHARD, HENRY F
 C/O Todd Richard
 404 Shore Road
 Cape Neddick ME 03902
 Sale Date: 11/12/2019

Property Data			Assessment Record				
Neighborhood	65 Eustis Ridge		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	68,800	247,100	0	315,900
X Coordinate	0		2013	68,500	223,500	0	292,000
Y Coordinate	0		2014	65,500	233,500	0	299,000
Zone/Land Use	15 Rural Woodland 2		2015	65,500	231,400	0	296,900
Secondary Zone			2016	63,000	231,200	0	294,200
			2017	63,000	228,900	0	291,900
Topography	7 Inclining		2018	63,000	228,100	0	291,100
			2019	63,000	228,100	0	291,100
			2020	63,000	225,700	0	288,700
			2021	63,000	225,400	0	288,400
			2022	93,000	290,200	0	383,200
			2023	93,000	309,600	0	402,600
			2024	99,000	309,600	0	408,600
			2025	142,000	314,300	0	456,300

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

No./Date	Description	Date Insp.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water Departme				%		1. Second Zone
12. Undergrd Servi				%		2. Devel Costs
13. Substations				%		3. Swampy
14. Transm Lines				%		4. Size/Shape
15. Dist System				%		5. Access
				%		6. R/W thru Lot
				%		7. Restricted
				%		8. Location
				%		9. Fractional Sha
				%		Acres
				%		30. Softwood (TG)
				%		31. Mixedwood (TG)
				%		32. Hardwood (TG)
				%		33. Waste L /R Pro
				%		34. Roads/Unforest
				%		35. Eustis Dam
				%		36. ReEnergyWater
				%		37. ReEnergy Site
				%		38. ReEnergyTransm
				%		39. Deeded R/W to
				%		40. S Lumber Site
				%		41. Demolition Cha
				%		42. Privy/H Tank/
				%		43. Comm Imp Lot
				%		44. Water Availabl
				%		45. Septic Availab
				%		46. Wtr&Septic Ava
Total Acreage		9.00				

Eustis

Map Lot R07-003


Account 839

Location 128 WILLARDS WAY

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 850	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 3 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1280
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2009	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
43 1 1/2 S.Garage	2007	1440	3 100	4	0 %	100 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
72 12+OHead Door	2010	1	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
17 Mud Room.....	2010	56	3 100	4	0 %	80 %	6.2 & 1/2 S add- 21.Open Frame Por
68 Wood Deck	2010	672	3 100	4	0 %	100 %	22.Encl Frame Por 23.Frame Garage
50 Deck w/Roof	2010	416	3 100	4	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



Monteforte, Alexander
140 Beverly Dr
Hampstead NH 03841

Previous Owner
Laskey, Frederick A
55 Summit Road

Medford MA 02155
Sale Date: 4/24/2020

Previous Owner
HOPE, PETER

229 HARRINGTON ROAD
PEMAQUID, ME 04558
Sale Date: 9/27/2006

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	66 Rural		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	0	16,900	0	16,900		
X Coordinate	0		2013	0	15,900	0	15,900		
Y Coordinate	0		2014	0	16,100	0	16,100		
Zone/Land Use	14 Rural Woodland 1		2015	0	15,600	0	15,600		
Secondary Zone			2016	0	15,600	0	15,600		
			2017	0	15,500	0	15,500		
Topography	7 Inclining		2018	0	15,500	0	15,500		
1.Level	4.Below St	7.Incline	2019	0	15,500	0	15,500		
2.Rolling	5.Low	8.	2020	0	15,500	0	15,500		
3.Above St	6.Swampy	9.	2021	0	15,500	0	15,500		
Utilities	9 None		2022	0	20,200	0	20,200		
1.W & S	4.Dr Well	7.Cspool	2023	0	38,700	0	38,700		
2.T Water	5.Dug Well	8.Water	2024	0	37,800	0	37,800		
3.Septic	6.Privy	9.None	2025	0	37,400	0	37,400		
Street	6 Private Rd.....		Land Data						
1.Paved	4.R/W	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Sub Rd	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Priv Rd	9.None	11.Water Departme					1.Second Zone	
STATUS TG-F&O	0		12.Undergrd Servi					2.Devel Costs	
Bldg Incomplete	0		13.Substations					3.Swampy	
Sale Data			14.Transm Lines					4.Size/Shape	
Sale Date	4/24/2020		15.Dist System					5.Access	
Price			Square Foot		Square Feet				
Sale Type	3 Buildings Only								
1.Land	4.Trailer	7.	16.					6.R/W thru Lot	
2.L & B	5.Other	8.	17.TrnsCan Trans					7.Restricted	
3.Bldg	6.Comm	9.	18.TrnsCan Rds/Im					8.Location	
Financing	9 Unknown		19.Condominium					9.Fractional Sha	
1.Convent	4.Seller	7.Bank or Re	20.Tarred Drivewa					Acres	
2.FHA/VA	5.Private	8.Divorce	Fract. Acre	Acreage/Sites					
3.Assumed	6.Cash	9.Unknown		21.Base Lot 1st A					
Validity	2 Related Parties		22.Secondary Acre					31.Mixedwood (TG)	
1.Valid	4.Bk Repo	7.Abutts	23.Remote Water					32.Hardwood (TG)	
2.Related	5.Partial	8.Other	Acres					33.Waste L /R Pro	
3.Distress	6.Exempt	9.Question		24.Next 3-10 Acre					34.Roads/Unforest
Verified	8 Other Source		25.Next 11-15 Acr					35.Eustis Dam	
1.Buyer	4.Agent	7.Family	26.16+ (Undevel A					36.ReEnergyWater	
2.Seller	5.Pub Rec	8.Other	27.Below 1146Elev					37.ReEnergy Site	
3.Lender	6.MLS	9.	28.Gravel Pits					38.ReEnergyTransm	
			29.Unforested Vac					39.Deeded R/W to	
			Total Acreage		0.00				
							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 R09-B

Account 92

Location OFF ROUTE 16

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 6 Stove	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 6 No Inside Water	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 9 None	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 330
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
ELECTICAL 9	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1900	120	1 100	2	0 %	100 %	1.1 S Frame add
24 Frame Shed	1900	100	2 100	3	0 %	88 %	2.2 S Frame add
69 Privy	2006	16	3 100	4	0 %	100 %	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

Moody, Calvin
Moody, Valerie
392 Lovejoy Shores Drive
Fayette ME 04349

B3811P262

Previous Owner
Nealey, (Worrey), Doreen
7 Edith Jeffords Rd

WINDHAM ME 04062 6302
Sale Date: 4/11/2016

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 16 Eustis Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,500	20,500	0	75,000		
X Coordinate 0			2013	49,500	19,000	0	68,500		
Y Coordinate 0			2014	49,500	19,000	0	68,500		
Zone/Land Use 11 Residential/Rec.			2015	49,500	18,600	0	68,100		
Secondary Zone			2016	47,500	18,600	0	66,100		
Topography 7 Inclining			2017	47,500	18,600	0	66,100		
1.Level 4.Below St 7.Incline			2018	47,500	18,500	0	66,000		
2.Rolling 5.Low 8.			2019	47,500	18,500	0	66,000		
3.Above St 6.Swampy 9.			2020	47,500	18,500	0	66,000		
Utilities 9 None			2021	47,500	18,400	0	65,900		
1.W & S 4.Dr Well 7.Cspool			2022	64,400	23,900	0	88,300		
2.T Water 5.Dug Well 8.Water			2023	64,400	46,300	0	110,700		
3.Septic 6.Privy 9.None			2024	74,300	44,900	0	119,200		
Street 1 Paved			2025	89,100	43,900	0	133,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 4/08/2016			14.Transm Lines			%		4.Size/Shape	
Price 28,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.						%		8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing 9 Unknown			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity 1 Arms Length Sale						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.99	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%		35.Eustis Dam	
Verified 5 Public Record			23.Remote Water			%		36.ReEnergyWater	
1.Buyer 4.Agent 7.Family			Acres			%		37.ReEnergy Site	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		38.ReEnergyTransm	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		39.Deeded R/W to	
			26.16+ (Undevel A			%		40.S Lumber Site	
			27.Below 1146Elev			%		41.Demolition Cha	
			28.Gravel Pits			%		42.Privy/H Tank/	
			29.Unforested Vac			%		43.Comm Imp Lot	
			Total Acreage		0.99			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

MOODY, GARRETT
 MICHAEL & RAQUEL MOODY
 PO BOX 702
 STRATTON ME 04982

B4282P140 B4671P217

Previous Owner
 Moody, Michael
 Po Box 702

Stratton ME 04982
 Sale Date: 9/23/2024

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	22 Flagstaff Shores	
Tree Growth Year	0	
X Coordinate		
Y Coordinate		
Zone/Land Use	11 Residential/Rec.	
Secondary Zone	41 & Ltd. Residential	
Topography		
1.Level	4.Below St	7.Incline
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.W & S	4.Dr Well	7.Cspool
2.T Water	5.Dug Well	8.Water
3.Septic	6.Privy	9.None
Street 1 Paved		
1.Paved	4.R/W	7.
2.Semi Imp	5.Sub Rd	8.
3.Gravel	6.Priv Rd	9.None
STATUS TG-F&O 0		
Bldg Incomplete 0		
Sale Data		
Sale Date 9/23/2024		
Price		
Sale Type 2 Land & Buildings		
1.Land	4.Trailer	7.
2.L & B	5.Other	8.
3.Bldg	6.Comm	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.Bank or Re
2.FHA/VA	5.Private	8.Divorce
3.Assumed	6.Cash	9.Unknown
Validity 2 Related Parties		
1.Valid	4.Bk Repo	7.Abutts
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Question
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2021	55,000	0	0	55,000
2022	75,000	0	0	75,000
2023	75,000	0	0	75,000
2024	92,000	149,400	0	241,400
2025	98,900	328,900	0	427,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Water Departme				%		1.Second Zone
12.Undergrd Servi				%		2.Devel Costs
13.Substations				%		3.Swampy
14.Transm Lines				%		4.Size/Shape
15.Dist System				%		5.Access
				%		6.R/W thru Lot
				%		7.Restricted
				%		8.Location
				%		9.Fractional Sha
Square Foot	Square Feet				Acres	
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
Fract. Acre	Acreage/Sites					
21.Base Lot 1st A	21	1.00	50	%	8	36.ReEnergyWater
22.Secondary Acre	22	0.54	100	%	0	37.ReEnergy Site
23.Remote Water	46	1.00	100	%	0	38.ReEnergyTransm
				%		39.Deeded R/W to
				%		40.S Lumber Site
				%		41.Demolition Cha
				%		42.Privy/H Tank/
				%		43.Comm Imp Lot
				%		44.Water Availabl
				%		45.Septic Availab
				%		46.Wtr&Septic Ava
Total Acreage 1.54						

Eustis

Map Lot U01-001 & 002


Account 1135

Location 10 WEST RD

Card 1

Of 1

6/26/2025

Building Style 1 Conven/Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 5 Good 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 3 Tin/Aluminum	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1224
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2024	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
43 1 1/2 S.Garage	2023	1344	4 100	4	0 %	90 %	
					%	%	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

Moody, Michael
Moody, Raquel
Po Box 702
Stratton ME 04982

B1316P251 B2982P1 B3769P318

Previous Owner
GILMAN, ELLEN
Gilman, Stephen

READFIELD, ME 04355
Sale Date: 9/24/2015

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	22 Flagstaff Shores		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	39,300	80,600	0	119,900		
X Coordinate	0		2013	47,100	77,600	0	124,700		
Y Coordinate	0		2014	47,100	80,000	0	127,100		
Zone/Land Use	41 Limited Residential		2015	47,100	78,600	0	125,700		
Secondary Zone			2016	47,100	78,500	0	125,600		
Topography	2 Rolling		2017	47,100	77,500	0	124,600		
1.Level	4.Below St	7.Incline	2018	47,100	77,500	0	124,600		
2.Rolling	5.Low	8.	2019	47,100	76,500	0	123,600		
3.Above St	6.Swampy	9.	2020	47,100	76,500	0	123,600		
Utilities	9 None 9 None		2021	47,100	75,500	0	122,600		
1.W & S	4.Dr Well	7.Cspool	2022	60,300	166,400	0	226,700		
2.T Water	5.Dug Well	8.Water	2023	60,300	173,700	0	234,000		
3.Septic	6.Privy	9.None	2024	61,000	185,100	0	246,100		
Street	5 Subdivision Rd.		2025	64,000	195,900	0	259,900		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme					1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date	9/24/2015		14.Transm Lines					4.Size/Shape	
Price	170,000		15.Dist System					5.Access	
Sale Type	2 Land & Buildings		Square Foot	Square Feet				6.R/W thru Lot	
1.Land	4.Trailer	7.						7.Restricted	
2.L & B	5.Other	8.						8.Location	
3.Bldg	6.Comm	9.						9.Fractional Sha	
Financing	9 Unknown		16.					Acres	
1.Convent	4.Seller	7.Bank or Re	17.TrnsCan Trans					30.Softwood (TG)	
2.FHA/VA	5.Private	8.Divorce	18.TrnsCan Rds/Im					31.Mixedwood (TG)	
3.Assumed	6.Cash	9.Unknown	19.Condominium					32.Hardwood (TG)	
Validity	1 Arms Length Sale		20.Tarred Drivewa					33.Waste L /R Pro	
1.Valid	4.Bk Repo	7.Abutts	Fract. Acre	Acreeage/Sites				34.Roads/Unforest	
2.Related	5.Partial	8.Other						21.Base Lot 1st A	21
3.Distress	6.Exempt	9.Question	22.Secondary Acre	46	1.00	100	%	36.ReEnergyWater	
Verified	1 Buyer		23.Remote Water					37.ReEnergy Site	
1.Buyer	4.Agent	7.Family	Acres					38.ReEnergy/Transm	
2.Seller	5.Pub Rec	8.Other	24.Next 3-10 Acre					39.Deeded R/W to	
3.Lender	6.MLS	9.	25.Next 11-15 Acr					40.S Lumber Site	
			26.16+ (Undevel A					41.Demolition Cha	
			27.Below 1146Elev					42.Privy/H Tank/	
			28.Gravel Pits					43.Comm Imp Lot	
			29.Unforested Vac					44.Water Availabl	
Total Acreage				0.31	45.Septic Availab				
Total Acreage				0.31	46.Wtr&Septic Ava				

Eustis

Map Lot U01-011

Account 269

Location 23 NUBBLE WAY

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 648	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 3 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 648
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1973	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2022	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/12/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2001	552	4 100	4	0 %	100 %	
12 1S w/bsmt,0 ba.	2021	256	4 100	5	0 %	100 %	
43 1 1/2 S.Garage	2021	896	4 100	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



MOON, HAYLEY E
MOON, MARK R
12 DIAMOND POINT RD
WINDHAM ME 04062

B2207P72 B4020P244

Previous Owner
PHINNEY, BRYAN H.M.

309 MAYALL ROAD
GRAY, ME 04039
Sale Date: 8/08/2018

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 45 Tim Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	31,100	111,400	0	142,500		
X Coordinate 0			2013	30,900	100,200	0	131,100		
Y Coordinate 0			2014	30,900	103,900	0	134,800		
Zone/Land Use 11 Residential/Rec.			2015	30,900	101,800	0	132,700		
Secondary Zone			2016	30,900	101,600	0	132,500		
Topography 1 Level			2017	30,900	100,700	0	131,600		
1.Level 4.Below St 7.Incline			2018	30,900	100,400	0	131,300		
2.Rolling 5.Low 8.			2019	30,900	99,500	0	130,400		
3.Above St 6.Swampy 9.			2020	30,900	99,300	0	130,200		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	30,900	98,200	0	129,100		
1.W & S 4.Dr Well 7.Cspool			2022	39,200	127,500	0	166,700		
2.T Water 5.Dug Well 8.Water			2023	39,200	150,300	0	189,500		
3.Septic 6.Privy 9.None			2024	45,600	147,700	0	193,300		
Street 5 Subdivision Rd.			2025	53,200	151,200	0	204,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 8/08/2018			15.Dist System			%		5.Access	
Price 125,000			Square Foot					6.R/W thru Lot	
Sale Type 2 Land & Buildings								Square Feet	
1.Land 4.Trailer 7.							8.Location		
2.L & B 5.Other 8.									
3.Bldg 6.Comm 9.									
Financing 9 Unknown									
1.Convent 4.Seller 7.Bank or Re									
2.FHA/VA 5.Private 8.Divorce									
3.Assumed 6.Cash 9.Unknown									
Validity 1 Arms Length Sale									
1.Valid 4.Bk Repo 7.Abutts									
2.Related 5.Partial 8.Other									
3.Distress 6.Exempt 9.Question									
Verified 5 Public Record									
1.Buyer 4.Agent 7.Family									
2.Seller 5.Pub Rec 8.Other									
3.Lender 6.MLS 9.									
			Total Acreage		0.76				

Eustis

Map Lot U20-017


Account 161

Location 47 EUSTIS PARKWAY

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 672
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/23/2004

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1975	216	2 100	3	0 %	100 %	1.1 S Frame add
19 Overhang/Poor...	1985	96	2 100	3	0 %	100 %	2.2 S Frame add
50 Deck w/Roof	2004	140	3 100	4	0 %	100 %	3.3 S Frame add
30 Rollway	2004	1	3 100	4	0 %	100 %	4.1 & 1/2 S add
23 Frame Garage	2005	672	3 100	4	0 %	100 %	5.1 & 3/4 S add
71 8 Ohead Door	2005	1	3 100	4	0 %	100 %	6.2 & 1/2 S add
72 12+OHead Door	2005	1	3 100	4	0 %	100 %	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



MOONEY, KARIN M
45 Eustis Village Road
EUSTIS ME 04936 0031

B3620P206 B3651P138

Previous Owner
Emery, Deborah J.,Per.Representative
Estate of Peter J. Lowe
77 Intervale Road
New Gloucester, ME 04260
Sale Date: 6/17/2014

Previous Owner
CALLAHAN, HAROLD S.
227 BIRCH DRIVE

POLAND SPRING, ME 04274
Sale Date: 5/11/2010

Inspection Witnessed By:

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

Notes:

Property Data			Assessment Record						
Neighborhood 3 Eustis Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	24,100	24,500	0	48,600		
X Coordinate 0			2013	20,100	23,100	0	43,200		
Y Coordinate 0			2014	16,800	21,800	0	38,600		
Zone/Land Use 12 General Develop.			2015	16,800	20,400	0	37,200		
Secondary Zone			2016	16,800	19,100	0	35,900		
Topography 1 Level			2017	16,800	17,800	0	34,600		
1.Level 4.Below St 7.Incline			2018	16,800	16,400	0	33,200		
2.Rolling 5.Low 8.			2019	16,800	15,100	0	31,900		
3.Above St 6.Swampy 9.			2020	16,800	13,800	0	30,600		
Utilities 9 None			2021	16,800	12,400	0	29,200		
1.W & S 4.Dr Well 7.Cspool			2022	21,800	14,400	0	36,200		
2.T Water 5.Dug Well 8.Water			2023	21,800	24,400	0	46,200		
3.Septic 6.Privy 9.None			2024	24,100	23,400	0	47,500		
Street 1 Paved			2025	30,100	22,300	0	52,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 6/17/2014			14.Transm Lines					4.Size/Shape	
Price 45,000			15.Dist System					5.Access	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing 9 Unknown								Acres	
1.Convent 4.Seller 7.Bank or Re								30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					32.Hardwood (TG)	
Validity 1 Arms Length Sale			19.Condominium					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					34.Roads/Unforest	
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								21.Base Lot 1st A	21
Verified 5 Public Record			22.Secondary Acre					37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water					38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			Acres					39.Deeded R/W to	
3.Lender 6.MLS 9.								24.Next 3-10 Acre	
			25.Next 11-15 Acr					41.Demolition Cha	
			26.16+ (Undevel A					42.Privy/H Tank/	
			27.Below 1146Elev					43.Comm Imp Lot	
			28.Gravel Pits					44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
			Total Acreage		0.67			46.Wtr&Septic Ava	

Eustis

Map Lot U17-009-C

Account 183

Location 48 EUSTIS VILLAGE ROAD

Card 1

Of 1

6/26/2025

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14 Mobile Home	2006	14x66	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



MOORE, DAVID J
 MOORE, STEVEN A
 550 RIVER ROAD
 LIVERMORE, ME 04253

B1886P237

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 76 Mt. View Road			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	13,900	20,300	0	34,200		
X Coordinate 0			2013	11,100	19,200	0	30,300		
Y Coordinate 0			2014	10,200	19,000	0	29,200		
Zone/Land Use 11 Residential/Rec.			2015	10,200	17,900	0	28,100		
Secondary Zone			2016	10,200	17,900	0	28,100		
Topography 2 Rolling			2017	10,200	17,700	0	27,900		
1.Level 4.Below St 7.Incline			2018	10,200	17,700	0	27,900		
2.Rolling 5.Low 8.			2019	10,200	17,500	0	27,700		
3.Above St 6.Swampy 9.			2020	10,200	17,300	0	27,500		
Utilities 9 None 9 None			2021	10,200	17,300	0	27,500		
1.W & S 4.Dr Well 7.Cspool			2022	26,400	22,200	0	48,600		
2.T Water 5.Dug Well 8.Water			2023	26,400	47,600	0	74,000		
3.Septic 6.Privy 9.None			2024	27,800	45,600	0	73,400		
Street 5 Subdivision Rd.			2025	32,400	45,000	0	77,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 10/01/1999			15.Dist System			%		5.Access	
Price 6,000			Square Foot		Square Feet			6.R/W thru Lot	
Sale Type 1 Land Only								%	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					Acres	
Financing 9 Unknown								%	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 1 Arms Length Sale			Fract. Acre		Acreege/Sites			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	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	42	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water				%		38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres				%		39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre				%		40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr				%		41.Demolition Cha
			26.16+ (Undevel A				%		42.Privy/H Tank/
			27.Below 1146Elev				%		43.Comm Imp Lot
			28.Gravel Pits				%		44.Water Availabl
			29.Unforested Vac				%		45.Septic Availab
			Total Acreage		0.46				46.Wtr&Septic Ava

Eustis

Map Lot U01-129 & 138

Account 834

Location 31 MOUNTAIN VIEW ROAD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 9 Not Heated	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 2 Heavy
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 9 None	Unfinished % 30%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 3 Tin/Aluminum	Bath(s) Style 9 None	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 320
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 90%
Basement 9 0 Bsmt/O Fdtn		Economic Code Incomplete
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 3/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2000	60	3 100	3	0 %	100 %	1.1 S Frame add
75 Platform,no rail	2003	98	3 100	3	0 %	80 %	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

MORELLI, CARMINE
 MORELLI, MARY
 P.O. BOX 457
 CASCO, ME 04015

B2378P241

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 38 Lower E.Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,900	104,700	0	162,600		
X Coordinate 0			2013	56,000	100,100	0	156,100		
Y Coordinate 0			2014	50,900	101,200	0	152,100		
Zone/Land Use 11 Residential/Rec.			2015	50,900	100,300	0	151,200		
Secondary Zone			2016	49,100	99,200	0	148,300		
Topography 7 Inclining			2017	49,100	99,200	0	148,300		
1.Level 4.Below St 7.Incline			2018	49,100	99,100	0	148,200		
2.Rolling 5.Low 8.			2019	49,100	98,100	0	147,200		
3.Above St 6.Swampy 9.			2020	49,100	98,100	0	147,200		
Utilities 9 None 9 None			2021	49,100	97,000	0	146,100		
1.W & S 4.Dr Well 7.Cspool			2022	62,200	126,100	0	188,300		
2.T Water 5.Dug Well 8.Water			2023	62,200	159,100	0	221,300		
3.Septic 6.Privy 9.None			2024	68,200	157,300	0	225,500		
Street 5 Subdivision Rd.			2025	91,000	165,400	0	256,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 11/01/2003			14.Transm Lines					4.Size/Shape	
Price 32,000			15.Dist System					5.Access	
Sale Type 1 Land Only			Square Foot	Square Feet				6.R/W thru Lot	
1.Land 4.Trailer 7.									
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing 9 Unknown								Acres	
1.Convent 4.Seller 7.Bank or Re			16.					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					32.Hardwood (TG)	
Validity 1 Arms Length Sale			19.Condominium					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					34.Roads/Unforest	
2.Related 5.Partial 8.Other			Fract. Acre	Acreege/Sites				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								21.Base Lot 1st A	21
Verified 5 Public Record			22.Secondary Acre	22	1.00	90 %	6	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			23.Remote Water	24	1.00	90 %	6	38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			Acres	24.Next 3-10 Acre	33	4.81	100 %	0	39.Deeded R/W to
3.Lender 6.MLS 9.				25.Next 11-15 Acr	46	1.00	100 %	0	40.S Lumber Site
			26.16+ (Undevel A					41.Demolition Cha	
			27.Below 1146Elev					42.Privy/H Tank/	
			28.Gravel Pits					43.Comm Imp Lot	
			29.Unforested Vac					44.Water Availabl	
			Total Acreage 7.81					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R03-005-A-2


Account 1071

Location 56 J.L. DRIVE

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 11 Wood Boards	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 10%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 936
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2008	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2008	320	3 100	4	0 %	80 %	
50 Deck w/Roof	2008	96	3 100	4	0 %	80 %	
					%	%	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



MORGAN WATSON, TRUSTEE OF THE CRAEMER FAMILY
PO BOX 70
EUSTIS ME 04936

B1713P256

Previous Owner
CRAEMER, RAYMOND C., JR.
CRAEMER, JO ANN
P.O. BOX 70
EUSTIS, ME 04936 0070
Sale Date: 3/12/2025

Property Data			Assessment Record						
Neighborhood 16 Eustis Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,300	136,300	22,000	187,600		
X Coordinate 0			2013	71,600	124,200	22,000	173,800		
Y Coordinate 0			2014	71,000	125,500	22,000	174,500		
Zone/Land Use 11 Residential/Rec.			2015	71,000	123,500	22,000	172,500		
Secondary Zone			2016	66,000	122,500	27,000	161,500		
Topography 7 Inclining			2017	66,000	120,900	32,000	154,900		
1.Level 4.Below St 7.Incline			2018	66,000	120,800	32,000	154,800		
2.Rolling 5.Low 8.			2019	66,000	119,300	32,000	153,300		
3.Above St 6.Swampy 9.			2020	66,000	118,800	37,000	147,800		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	66,000	117,600	37,000	146,600		
1.W & S 4.Dr Well 7.Cspool			2022	87,500	151,100	37,000	201,600		
2.T Water 5.Dug Well 8.Water			2023	87,500	182,400	37,000	232,900		
3.Septic 6.Privy 9.None			2024	97,500	177,100	37,000	237,600		
Street 1 Paved			2025	116,000	179,900	37,000	258,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 3/12/2025			15.Dist System			%		5.Access	
Price						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.						%		9.Fractional Sha	
3.Bldg 6.Comm 9.			16.			%		Acres	
Financing 9 Unknown			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 8 Other Non Valid						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreeage/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100	%	0	
Verified 5 Public Record			23.Remote Water	46	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			Acres			%			
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			%			
			Total Acreage		2.00				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	

Inspection Witnessed By:

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

Notes:


Eustis

Map Lot R06-056-C

Account 79

Location 505 EUSTIS RIDGE

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 768
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1981	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/01/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1990	468	3 100	3	0 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
71 8 Ohead Door	1990	1	3 100	3	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
21 Open Frame	2000	192	2 100	3	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
24 Frame Shed	1998	260	3 100	3	0 %	100 %	22.Encl Frame Por
24 Frame Shed	1998	260	3 100	3	0 %	100 %	23.Frame Garage
80 Storage under...	2003	96	2 100	3	0 %	100 %	24.Frame Shed
77	2004	416	3 100	3	0 %	100 %	25.2S w/ba/no bsm
1 1 S.Frame add-on	2004	558	3 100	4	0 %	88 %	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



MORGAN, DENISE
BILODEAU, KAREN M & CROCE, GERALD
2 FOREST LANE
CUMBERLAND ME 04021

B1795P15 B4151P243

Previous Owner
CROCE, LOUIS
CROCE, CARMEL
49 FOREST AVE.
WINDHAM, ME 04062
Sale Date: 12/20/2019

Property Data			Assessment Record						
Neighborhood 48 Kerns Subd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	29,600	77,000	0	106,600		
X Coordinate 0			2013	29,700	72,700	0	102,400		
Y Coordinate 0			2014	29,700	74,200	0	103,900		
Zone/Land Use 11 Residential/Rec.			2015	29,700	73,300	0	103,000		
Secondary Zone			2016	29,700	72,300	0	102,000		
Topography 2 Rolling			2017	29,700	72,200	0	101,900		
1.Level 4.Below St 7.Incline			2018	29,700	71,300	0	101,000		
2.Rolling 5.Low 8.			2019	29,700	70,300	0	100,000		
3.Above St 6.Swampy 9.			2020	29,700	70,200	0	99,900		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	29,700	69,200	0	98,900		
1.W & S 4.Dr Well 7.Cspool			2022	37,700	89,800	0	127,500		
2.T Water 5.Dug Well 8.Water			2023	37,700	112,200	0	149,900		
3.Septic 6.Privy 9.None			2024	43,700	110,100	0	153,800		
Street 5 Subdivision Rd.			2025	50,700	112,700	0	163,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 12/20/2019			15.Dist System			%		5.Access	
Price 101,000			Square Foot		Square Feet			6.R/W thru Lot	
Sale Type 2 Land & Buildings							%		7.Restricted
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.							%		9.Fractional Sha
3.Bldg 6.Comm 9.			17.TrnsCan Trans					Acres	
Financing 9 Unknown							%		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 1 Arms Length Sale			Fract. Acre		Acreege/Sites			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	0.71	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water			%			38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres			%			39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			41.Demolition Cha
			26.16+ (Undevel A			%			42.Privy/H Tank/
			27.Below 1146Elev			%			43.Comm Imp Lot
			28.Gravel Pits			%			44.Water Availabl
			29.Unforested Vac			%			45.Septic Availab
			Total Acreage		0.71				46.Wtr&Septic Ava

Inspection Witnessed By:

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

Notes:


Eustis

Map Lot U18-040

Account 857

Location 7 WINDMILL ROAD

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 736
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1973	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 5 Crawl Space		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/31/1999

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1975	45	2 100	3	0 %	100 %	1.1 S Frame add
68 Wood Deck	1996	176	3 100	4	0 %	100 %	2.2 S Frame add
24 Frame Shed	1999	312	2 100	3	0 %	50 %	3.3 S Frame add
23 Frame Garage	2000	384	3 100	3	0 %	100 %	4.1 & 1/2 S add
76 Small O/H Door..	2000	2	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



MORGAN, DONALD F
MORGAN, PAMELA L
P.O. BOX 375
stratton ME 04982

B1138P62

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 13 Peabody Road			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	25,600	91,700	0	117,300		
X Coordinate 0			2013	27,400	80,900	0	108,300		
Y Coordinate 0			2014	25,000	82,500	0	107,500		
Zone/Land Use 13 Mixed Use			2015	25,000	80,400	0	105,400		
Secondary Zone			2016	25,000	80,400	0	105,400		
Topography 1 Level			2017	25,000	79,500	0	104,500		
1.Level 4.Below St 7.Incline			2018	25,000	78,700	0	103,700		
2.Rolling 5.Low 8.			2019	25,000	78,600	0	103,600		
3.Above St 6.Swampy 9.			2020	25,000	77,800	0	102,800		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	25,000	77,800	0	102,800		
1.W & S 4.Dr Well 7.Cspool			2022	31,600	100,000	0	131,600		
2.T Water 5.Dug Well 8.Water			2023	31,600	123,500	0	155,100		
3.Septic 6.Privy 9.None			2024	33,300	122,200	0	155,500		
Street 2 Semi-Improved			2025	37,600	124,500	0	162,100		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 12/01/1989			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot		Square Feet			7.Restricted	
2.L & B 5.Other 8.							%		8.Location
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.48	100	%	0	35.Eustis Dam
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100	%	0	36.ReEnergyWater
Verified			23.Remote Water			%			37.ReEnergy Site
1.Buyer 4.Agent 7.Family			Acres			%			38.ReEnergy/Transm
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			39.Deeded R/W to
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			40.S Lumber Site
			26.16+ (Undevel A			%			41.Demolition Cha
			27.Below 1146Elev			%			42.Privy/H Tank/
			28.Gravel Pits			%			43.Comm Imp Lot
			29.Unforested Vac			%			44.Water Availabl
				Total Acreege		0.48			45.Septic Availab
									46.Wtr&Septic Ava


Eustis

Map Lot U09-009

Account 694

Location 33 PEABODY ROAD

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 5 One & 3/4 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Log/Inc.Fake Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 650
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1997	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/04/2002

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1950	650	3 100	4	0 %	100 %	
21 Open Frame	1998	156	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



MORIN, ANDRE M
32 IVANHOE DR
TOPSHAM ME 04086

B966P191 B4107P249 B4724P187

Previous Owner
Mattson, David J
29 Lee Rd

Madbury NH 03823
Sale Date: 4/28/2025

Previous Owner
DICKSON, THOMAS L JR
RUMFORD CENTER
PO BOX 578
RUMFORD ME 04276
Sale Date: 7/24/2019

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 64 Arnold Trail			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	16,600	0	0	16,600		
X Coordinate 0			2013	13,800	0	0	13,800		
Y Coordinate 0			2014	11,500	0	0	11,500		
Zone/Land Use 11 Residential/Rec.			2015	11,500	0	0	11,500		
Secondary Zone			2016	11,500	0	0	11,500		
Topography 2 Rolling			2017	11,500	0	0	11,500		
1.Level 4.Below St 7.Incline			2018	11,500	0	0	11,500		
2.Rolling 5.Low 8.			2019	11,500	0	0	11,500		
3.Above St 6.Swampy 9.			2020	11,500	0	0	11,500		
Utilities 9 None			2021	11,500	0	0	11,500		
1.W & S 4.Dr Well 7.Cspool			2022	15,000	0	0	15,000		
2.T Water 5.Dug Well 8.Water			2023	15,000	0	0	15,000		
3.Septic 6.Privy 9.None			2024	16,600	0	0	16,600		
Street 1 Paved			2025	29,900	0	0	29,900		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 4/28/2025			15.Dist System			%		5.Access	
Price 40,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21	0.46	100	%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%	37.ReEnergy Site		
Verified 5 Public Record			23.Remote Water			%	38.ReEnergyTransm		
1.Buyer 4.Agent 7.Family			Acres			%	39.Deeded R/W to		
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%	40.S Lumber Site		
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%	41.Demolition Cha		
			26.16+ (Undevel A			%	42.Privy/H Tank/		
			27.Below 1146Elev			%	43.Comm Imp Lot		
			28.Gravel Pits			%	44.Water Availabl		
			29.Unforested Vac			%	45.Septic Availab		
			Total Acreage 0.46					46.Wtr&Septic Ava	

Eustis

Map Lot R02-006


Account 187

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

Date Inspected

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

MORIN, CINDY J
771 ALLEN POND ROAD
GREENE ME 04236

B481P437 B4140P120 B4642P324

Previous Owner
WING, KENNY
PO BOX 35

EUSTIS ME 04936
Sale Date: 6/18/2024

Previous Owner
WING, BETTY A
PO BOX 35

EUSTIS ME 04936
Sale Date: 11/08/2019

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	3,500	0	0	3,500		
X Coordinate 0			2013	2,700	0	0	2,700		
Y Coordinate 0			2014	2,700	0	0	2,700		
Zone/Land Use 44 Resource Protect			2015	2,700	0	0	2,700		
Secondary Zone			2016	2,700	0	0	2,700		
Topography 2 Rolling			2017	2,700	0	0	2,700		
1.Level 4.Below St 7.Incline			2018	2,700	0	0	2,700		
2.Rolling 5.Low 8.			2019	2,700	0	0	2,700		
3.Above St 6.Swampy 9.			2020	2,700	0	0	2,700		
Utilities 9 None			2021	2,700	0	0	2,700		
1.W & S 4.Dr Well 7.Cspool			2022	3,500	0	0	3,500		
2.T Water 5.Dug Well 8.Water			2023	3,500	0	0	3,500		
3.Septic 6.Privy 9.None			2024	4,500	0	0	4,500		
Street 1 Paved			2025	11,200	0	0	11,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 6/18/2024			15.Dist System			%		5.Access	
Price 5,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21	0.23	100	%	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%	37.ReEnergy Site		
Verified 5 Public Record			23.Remote Water			%	38.ReEnergyTransm		
1.Buyer 4.Agent 7.Family			Acres			%	39.Deeded R/W to		
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%	40.S Lumber Site		
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%	41.Demolition Cha		
			26.16+ (Undevel A			%	42.Privy/H Tank/		
			27.Below 1146Elev			%	43.Comm Imp Lot		
			28.Gravel Pits			%	44.Water Availabl		
			29.Unforested Vac			%	45.Septic Availab		
			Total Acreage 0.23					46.Wtr&Septic Ava	

Eustis

Map Lot U13-002


Account 893

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

MORIN, CINDY J
771 ALLEN POND
GREENE ME 04236

B1774P200 B4485P280

Previous Owner
WING, FRANK R
WING, NAOMI E
516 Rag Lane
Jacksonville NC 28540 7113
Sale Date: 8/26/2022

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	20,700	0	0	20,700		
X Coordinate 0			2013	16,200	0	0	16,200		
Y Coordinate 0			2014	16,200	0	0	16,200		
Zone/Land Use 44 Resource Protect			2015	16,200	0	0	16,200		
Secondary Zone			2016	16,200	0	0	16,200		
Topography 1 Level			2017	16,200	0	0	16,200		
1.Level 4.Below St 7.Incline			2018	16,200	0	0	16,200		
2.Rolling 5.Low 8.			2019	16,200	0	0	16,200		
3.Above St 6.Swampy 9.			2020	16,200	0	0	16,200		
Utilities 9 None 9 None			2021	16,200	0	0	16,200		
1.W & S 4.Dr Well 7.Cspool			2022	21,100	0	0	21,100		
2.T Water 5.Dug Well 8.Water			2023	21,100	0	0	21,100		
3.Septic 6.Privy 9.None			2024	26,900	0	0	26,900		
Street 1 Paved			2025	33,800	0	0	33,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date 8/26/2022			14.Transm Lines					4.Size/Shape	
Price 35,000			15.Dist System					5.Access	
Sale Type 1 Land Only			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.									
2.L & B 5.Other 8.			16.						8.Location
3.Bldg 6.Comm 9.									
Financing 9 Unknown			17.TrnsCan Trans					Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa					32.Hardwood (TG)	
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts					21	0.69			100
2.Related 5.Partial 8.Other			22.Secondary Acre					35.Eustis Dam	
3.Distress 6.Exempt 9.Question			23.Remote Water					36.ReEnergyWater	
Verified 5 Public Record			Acres					37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre					38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr					39.Deeded R/W to	
3.Lender 6.MLS 9.			26.16+ (Undevel A					40.S Lumber Site	
			27.Below 1146Elev					41.Demolition Cha	
			28.Gravel Pits					42.Privy/H Tank/	
			29.Unforested Vac					43.Comm Imp Lot	
			Total Acreage		0.69				44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Eustis

Map Lot U13-003


Account 967

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

MORIN, CINDY J
771 ALLEN POND
GREENE ME 04236

B4597P69

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2024	4,500	0	0	4,500																																																																																																																																																																																																								
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STATUS TG-F&O 0			<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>Acres</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.Prvy/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&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					%		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.Prvy/H Tank/					%		43.Comm Imp Lot					%		44.Water Availabl					%		45.Septic Availab					%		46.Wtr&Septic Ava
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				%		37.ReEnergy Site																																																																																																																																																																																																									
				%		38.ReEnergyTransm																																																																																																																																																																																																									
				%		39.Deeded R/W to																																																																																																																																																																																																									
				%		40.S Lumber Site																																																																																																																																																																																																									
				%		41.Demolition Cha																																																																																																																																																																																																									
				%		42.Prvy/H Tank/																																																																																																																																																																																																									
				%		43.Comm Imp Lot																																																																																																																																																																																																									
				%		44.Water Availabl																																																																																																																																																																																																									
				%		45.Septic Availab																																																																																																																																																																																																									
				%		46.Wtr&Septic Ava																																																																																																																																																																																																									
Bldg Incomplete 0			Land Data																																																																																																																																																																																																												
Sale Data			Front Foot		Square Foot																																																																																																																																																																																																										
Sale Date					Square Feet																																																																																																																																																																																																										
Price																																																																																																																																																																																																															
Sale Type																																																																																																																																																																																																															
1.Land 4.Trailer 7.																																																																																																																																																																																																															
2.L & B 5.Other 8.																																																																																																																																																																																																															
3.Bldg 6.Comm 9.																																																																																																																																																																																																															
Financing			Fract. Acre		Acres/Sites																																																																																																																																																																																																										
1.Convent 4.Seller 7.Bank or Re			21.Base Lot 1st A		22																																																																																																																																																																																																										
2.FHA/VA 5.Private 8.Divorce			22.Secondary Acre		0.69																																																																																																																																																																																																										
3.Assumed 6.Cash 9.Unknown			23.Remote Water																																																																																																																																																																																																												
Validity			Acres																																																																																																																																																																																																												
1.Valid 4.Bk Repo 7.Abutts			24.Next 3-10 Acre																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			25.Next 11-15 Acr																																																																																																																																																																																																												
3.Distress 6.Exempt 9.Question			26.16+ (Undevel A																																																																																																																																																																																																												
Verified			27.Below 1146Elev																																																																																																																																																																																																												
1.Buyer 4.Agent 7.Family			28.Gravel Pits																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			29.Unforested Vac																																																																																																																																																																																																												
3.Lender 6.MLS 9.																																																																																																																																																																																																															
			Total Acreeage		0.69																																																																																																																																																																																																										

Eustis

Map Lot R02-003-001


Account 1210

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

Eustis

Map Lot R11-001,002


Account 562

Location EUSTIS RIDGE

Card 1

Of 1

6/26/2025

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

Eustis

Map Lot U07-024


Account 567

Location 221 MAIN ST., STRATTON

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 960	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 2 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 1280
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 75%
Basement 4 Full Basement		Economic Code Encroachment
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/09/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1975	144	3 100	4	0 %	100 %	
21 Open Frame	1975	54	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



MORIN, MARK J
P. O. BOX 256
BIDDEFORD, ME 04005 7335

B1925P243 B1959P85 B3685P303

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 62 Northview Subdivision			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	7,000	13,900	0	20,900		
X Coordinate 0			2013	5,600	14,300	0	19,900		
Y Coordinate 0			2014	4,900	15,900	0	20,800		
Zone/Land Use 21 Commercial Use			2015	4,900	14,400	0	19,300		
Secondary Zone			2016	4,900	14,400	0	19,300		
Topography 1 Level			2017	4,900	57,600	0	62,500		
1.Level 4.Below St 7.Incline			2018	4,900	56,600	0	61,500		
2.Rolling 5.Low 8.			2019	4,900	55,600	0	60,500		
3.Above St 6.Swampy 9.			2020	4,900	55,600	0	60,500		
Utilities 9 None			2021	4,900	54,600	0	59,500		
1.W & S 4.Dr Well 7.Cspool			2022	6,400	69,800	0	76,200		
2.T Water 5.Dug Well 8.Water			2023	6,400	70,900	0	77,300		
3.Septic 6.Privy 9.None			2024	6,400	69,700	0	76,100		
Street 1 Paved			2025	9,800	71,400	0	81,200		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date			15.Dist System			%		5.Access	
Price			Square Foot					6.R/W thru Lot	
Sale Type								Square Feet	
1.Land 4.Trailer 7.			16.						
2.L & B 5.Other 8.								17.TrnsCan Trans	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						
Financing								19.Condominium	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						
2.FHA/VA 5.Private 8.Divorce								Fract. Acre	
3.Assumed 6.Cash 9.Unknown			21.Base Lot 1st A						
Validity								22.Secondary Acre	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water						
2.Related 5.Partial 8.Other								Acres	
3.Distress 6.Exempt 9.Question			24.Next 3-10 Acre						
Verified								25.Next 11-15 Acr	
1.Buyer 4.Agent 7.Family			26.16+ (Undevel A						
2.Seller 5.Pub Rec 8.Other								27.Below 1146Elev	
3.Lender 6.MLS 9.			28.Gravel Pits						
								29.Unforested Vac	
			Total Acreage		0.14				
							43.Comm Imp Lot		
							44.Water Availabl		
							45.Septic Availab		
							46.Wtr&Septic Ava		

Eustis

Map Lot U07-024-A

Account 568

Location 225 MAIN ST., STRATTON

Card 1

Of 1

6/26/2025

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



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1970	625	3 100	3	0 %	100 %	1.1 S Frame add-
12 1S w/bsmt,0 ba.	1970	546	3 100	3	0 %	100 %	2.2 S Frame add-
24 Frame Shed	1970	468	3 100	3	0 %	100 %	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



MORIN, MARK JOSEPH
PO BOX 256
BIDDEFORD ME 04005

B425P608 B4696P233

Previous Owner
MORIN, RAYMOND J
P. O. BOX 17

STRATTON ME 04982
Sale Date: 12/18/2024

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood	40 Overlook Homes/Bubier Farm		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	136,000	0	16,000	120,000		
X Coordinate	0		2013	137,400	0	16,000	121,400		
Y Coordinate	0		2014	136,900	0	16,000	120,900		
Zone/Land Use	15 Rural Woodland 2		2015	136,900	0	16,000	120,900		
Secondary Zone			2016	134,200	0	21,000	113,200		
Topography	2 Rolling		2017	134,200	0	0	134,200		
1.Level	4.Below St	7.Incline	2018	134,200	0	6,000	128,200		
2.Rolling	5.Low	8.	2019	134,200	0	6,000	128,200		
3.Above St	6.Swampy	9.	2020	134,200	0	6,000	128,200		
Utilities	9 None		2021	134,200	0	6,000	128,200		
1.W & S	4.Dr Well	7.Cspool	2022	153,600	0	6,000	147,600		
2.T Water	5.Dug Well	8.Water	2023	153,600	0	6,000	147,600		
3.Septic	6.Privy	9.None	2024	167,100	0	6,000	161,100		
Street	9 None		2025	216,800	0	0	216,800		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme					1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date	12/18/2024		14.Transm Lines					4.Size/Shape	
Price			15.Dist System					5.Access	
Sale Type	1 Land Only		Square Foot	Square Feet				6.R/W thru Lot	
1.Land	4.Trailer	7.						7.Restricted	
2.L & B	5.Other	8.						8.Location	
3.Bldg	6.Comm	9.						9.Fractional Sha	
Financing	9 Unknown		16.					Acres	
1.Convent	4.Seller	7.Bank or Re	17.TrnsCan Trans					30.Softwood (TG)	
2.FHA/VA	5.Private	8.Divorce	18.TrnsCan Rds/Im					31.Mixedwood (TG)	
3.Assumed	6.Cash	9.Unknown	19.Condominium					32.Hardwood (TG)	
Validity	2 Related Parties		20.Tarred Drivewa					33.Waste L /R Pro	
1.Valid	4.Bk Repo	7.Abutts	Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related	5.Partial	8.Other						21.Base Lot 1st A	21
3.Distress	6.Exempt	9.Question	22.Secondary Acre	22	1.00	100	%	0	36.ReEnergyWater
Verified	5 Public Record		23.Remote Water	24	8.00	100	%	0	37.ReEnergy Site
1.Buyer	4.Agent	7.Family	Acres	25	15.00	100	%	0	38.ReEnergyTransm
2.Seller	5.Pub Rec	8.Other		24.Next 3-10 Acre	26	9.00	100	%	0
3.Lender	6.MLS	9.	25.Next 11-15 Acr						40.S Lumber Site
			26.16+ (Undevel A						41.Demolition Cha
			27.Below 1146Elev						42.Privy/H Tank/
			28.Gravel Pits						43.Comm Imp Lot
			29.Unforested Vac						44.Water Availabl
			Total Acreage		34.00				
						45.Septic Availab			
						46.Wtr&Septic Ava			

Eustis

Map Lot R11-004


Account 565

Location EUSTIS RIDGE

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.Damaged
2.1/2 Bmt	5.Crawl Sp	8.S Level				0.None			6.Bath
3.3/4 Bmt	6.Fnd noB/	9.None				3.No Power			9.None
Bsmt Gar # Cars	1.Location								
Wet Basement	2.Encroach								
1.Dry	4.	7.				5.Condition			8.Incmlpt
2.Damp	5.Crawl Sp	8.SPump				Entrance Code			0
3.Wet	6.	9.None	1.Interior			4.Vacant			
Date Inspected							7.		
Additions, Outbuildings & Improvements							8.		
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		

Morneault, Philip R
 Morneault, Jennifer A
 308 Atkins Road
 Jefferson ME 04348
 B1773P219 B2174P188

Previous Owner
 GATES, ROBERTA J.; DAMON, MARTHA A.;
 FRECHETTE, LEAH M.
 P. O. BOX 15
 TURNER, ME 04282
 Sale Date: 6/16/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	39,700	29,100	0	68,800		
X Coordinate 0			2013	33,200	27,400	0	60,600		
Y Coordinate 0			2014	24,100	27,300	0	51,400		
Zone/Land Use 11 Residential/Rec.			2015	24,100	26,500	0	50,600		
Secondary Zone			2016	23,800	26,100	0	49,900		
Topography 2 Rolling			2017	23,800	25,600	0	49,400		
1.Level 4.Below St 7.Incline			2018	23,800	25,600	0	49,400		
2.Rolling 5.Low 8.			2019	23,800	25,100	0	48,900		
3.Above St 6.Swampy 9.			2020	23,800	24,600	0	48,400		
Utilities 9 None			2021	23,800	24,600	0	48,400		
1.W & S 4.Dr Well 7.Cspool			2022	31,300	32,000	0	63,300		
2.T Water 5.Dug Well 8.Water			2023	31,300	57,200	0	88,500		
3.Septic 6.Privy 9.None			2024	39,700	55,800	0	95,500		
Street 5 Subdivision Rd.			2025	50,100	55,300	0	105,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11. Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 6/16/2014			14.Transm Lines			%		4.Size/Shape	
Price 52,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale				21.Base Lot 1st A	21	1.00	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.11	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water				%		
3.Distress 6.Exempt 9.Question			Acres				%		
Verified 5 Public Record			24.Next 3-10 Acre				%		
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr				%		
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A				%		
3.Lender 6.MLS 9.			27.Below 1146Elev				%		
			28.Gravel Pits				%		
			29.Unforested Vac				%		
			Total Acreage		1.11				43.Comm Imp Lot
									44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava

Eustis

Map Lot U20-007

Account 168

Location 107 EUSTIS PARKWAY

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 6 Stove	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 6 No Inside Water	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 9 None	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 480
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 6 No Bath
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/15/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1980	176	3 100	3	0 %	100 %	
24 Frame Shed	1985	100	2 100	3	0 %	100 %	
69 Privy	1980	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



MORRILL, PAULINE R
Morrill, Vinton F
349 Pine Hill Rd.
Berwick ME 03901

B1844P6 B3298P341

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 52 PBS Phase 2 & 3			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,500	138,200	0	201,700		
X Coordinate 0			2013	63,200	127,700	0	190,900		
Y Coordinate 0			2014	63,200	132,200	0	195,400		
Zone/Land Use 11 Residential/Rec.			2015	63,200	131,100	0	194,300		
Secondary Zone			2016	63,100	129,800	0	192,900		
Topography 7 Inclining			2017	63,100	129,800	0	192,900		
1.Level 4.Below St 7.Incline			2018	63,100	128,400	0	191,500		
2.Rolling 5.Low 8.			2019	63,100	128,400	0	191,500		
3.Above St 6.Swampy 9.			2020	63,100	127,100	0	190,200		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	63,100	127,000	0	190,100		
1.W & S 4.Dr Well 7.Cspool			2022	81,100	165,100	0	246,200		
2.T Water 5.Dug Well 8.Water			2023	81,100	173,400	0	254,500		
3.Septic 6.Privy 9.None			2024	88,100	172,200	0	260,300		
Street 5 Subdivision Rd.			2025	96,200	177,200	0	273,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 5/01/1999			15.Dist System			%		5.Access	
Price 70,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 6 Cash Sale			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.02	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	46	1.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		41.Demolition Cha	
			26.16+ (Undevel A			%		42.Privy/H Tank/	
			27.Below 1146Elev			%		43.Comm Imp Lot	
			28.Gravel Pits			%		44.Water Availabl	
			29.Unforested Vac			%		45.Septic Availab	
			Total Acreage			1.02		46.Wtr&Septic Ava	

Eustis

Map Lot R06-056-P

Account 171

Location 19 MOODY HILL DRIVE

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 576
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 5 Average +
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1981	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1999	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incnpmet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump		3.Informed 6. 9.
3.Wet 6. 9.None		Information Code 1 Owner
		1.Owner 4.Agent 7.Inspect
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 8/15/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1993	288	3 100	5	80 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
24 Frame Shed	1993	144	2 100	3	0 %	76 %	4.1 & 1/2 S add- 5.1 & 3/4 S add-
71 8 Ohead Door	1990	3	2 100	3	0 %	100 %	6.2 & 1/2 S add- 21.Open Frame Por
68 Wood Deck	2000	99	3 100	5	0 %	100 %	22.Encl Frame Por
50 Deck w/Roof	2000	144	3 100	4	0 %	100 %	23.Frame Garage
23 Frame Garage	2001	750	3 100	5	0 %	100 %	24.Frame Shed
1 1 S.Frame add-on	2001	360	3 100	5	0 %	88 %	25.2S w/ba/no bsm
71 8 Ohead Door	2001	3	3 100	5	0 %	100 %	26.1SFr Overhang
77	2001	360	3 100	5	0 %	100 %	27.Unfin Basement
78 Slab on Grade	2001	360	3 100	5	0 %	100 %	28.1 S 0 ba/0 bs
							29.Finished Attic



MORRIS, JOHN B
981 The Arnold TR
EUSTIS ME 04936

B3245P275 B4325P133

Previous Owner
MJF, LLC
P. O. BOX 1087

Westbrook ME 04098 0000
Sale Date: 5/12/2021

Previous Owner
NORTHWOODS HOSPITALITY, INC.

P. O. BOX 128
Eustis ME 04936 0128
Sale Date: 5/07/2010

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 4 Arnold Trail			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,700	0	0	67,700		
X Coordinate 0			2013	62,400	0	0	62,400		
Y Coordinate 0			2014	55,100	0	0	55,100		
Zone/Land Use 21 Commercial Use			2015	55,100	0	0	55,100		
Secondary Zone			2016	50,400	0	0	50,400		
Topography 1 Level			2017	50,400	0	0	50,400		
1.Level 4.Below St 7.Incline			2018	50,400	0	0	50,400		
2.Rolling 5.Low 8.			2019	50,400	0	0	50,400		
3.Above St 6.Swampy 9.			2020	50,400	0	0	50,400		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	50,400	0	0	50,400		
1.W & S 4.Dr Well 7.Cspool			2022	64,600	0	0	64,600		
2.T Water 5.Dug Well 8.Water			2023	64,600	0	0	64,600		
3.Septic 6.Privy 9.None			2024	64,600	0	0	64,600		
Street 1 Paved			2025	90,700	0	0	90,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 5/12/2021			14.Transm Lines			%		4.Size/Shape	
Price 70,000			15.Dist System			%		5.Access	
Sale Type 1 Land Only			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.							%		7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreeage/Sites				32.Hardwood (TG)
Validity 1 Arms Length Sale							%		33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	1.00	100	%	0	34.Roads/Unforest
2.Related 5.Partial 8.Other			22.Secondary Acre	22	0.47	100	%	0	35.Eustis Dam
3.Distress 6.Exempt 9.Question			23.Remote Water	46	1.00	100	%	0	36.ReEnergyWater
Verified 5 Public Record			Acres			%			37.ReEnergy Site
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre			%			38.ReEnergyTransm
2.Seller 5.Pub Rec 8.Other			25.Next 11-15 Acr			%			39.Deeded R/W to
3.Lender 6.MLS 9.			26.16+ (Undevel A			%			40.S Lumber Site
			27.Below 1146Elev			%			41.Demolition Cha
			28.Gravel Pits			%			42.Privy/H Tank/
			29.Unforested Vac			%			43.Comm Imp Lot
			Total Acreage		1.47				44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava


Eustis

Map Lot U16-001-C

Account 299

Location 1060 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.F/Stair 8.CS	
Stories			4.Monitor	8.F/Wall	12.	3.3/4 Fin 6. 9.None	
1.1	4.1 & 1/2	7.1.S/w/lf	Cool Type			Insulation	
2.2	5.1 & 3/4	8.1 & 1/4	1.A/C	4.W&C Air	7.	1.Full 4.Minimal 7.	
3.3	6.2 & 1/2	9.	2.Evapor	5.	8.	2.Heavy 5.Partial 8.	
Exterior Walls			3.H Pump	6.	9.None	3.Capped 6. 9.None	
1.Clbd/Shg	5.B/B/T111	9.Other	Kitchen Style			Unfinished %	
2.Vin/Al	6.Brick	10.None	1.Modern	4.Obsolete	7.	Grade & Factor	
3.Masonite	7.Log	11.Boards	2.Typical	5.Basic	8.	1.E Grade 4.C+ Grade 7.A+ Grade	
4.Asb/Asp	8.Concrete	12.	3.Old Type	6.No Water	9.None	2.D Grade 5.B Grade 8.	
Roof Surface			Bath(s) Style			3.C Grade 6.A Grade 9.Same	
1.Steel	4.Asphalt	7.Rubber	1.Modern	4.Obsolete	7.Bio/Chem	SQFT (Footprint)	
2.Vented	5.Wood	8.	2.Typical	5.Basic	8.Privy	Condition	
3.Tin/Alum	6.Rolled	9.Other	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc	
ELECTICAL			# Bedrooms			3.Avg- 6.Good 9.Same	
OPEN-4-			# Full Baths			Phys. % Good	
Year Built			# Half Baths			Funct. % Good	
Year Remodeled			# Addn Fixtures			Functional Code	
Foundation			# Fireplaces			1.Incomp 4.Bsmt 7.C Wall	
1.Concrete	4.Wood	7.Partial				2.O-Built 5.Size 8.LongTerm	
2.C Block	5.Slab	8.ledge/ro				3.Damaged 6.Bath 9.None	
3.Gran/Roc	6.Piers	9.Pier/Pad				Econ. % Good	
Basement						Economic Code	
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl				0.None 3.No Power 6.Comment	
2.1/2 Bmt	5.Crawl Sp	8.S Level				1.Location 4.Size 7.Uti Easm	
3.3/4 Bmt	6.Fnd noB/	9.None				2.Encroach 5.Condition 8.Incmlpt	
Bsmt Gar # Cars						Entrance Code 0	
Wet Basement						1.Interior 4.Vacant 7.	
1.Dry	4.	7.				2.Refusal 5.Estimate 8.	
2.Damp	5.Crawl Sp	8.SPump	3.Informed 6. 9.				
3.Wet	6.	9.None	Information Code 0				
			1.Owner 4.Agent 7.Inspect				
			2.Relative 5.Estimate 8.				
			3.Tenant 6.Other 9.				
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.1 S Frame add-
					%	%	2.2 S Frame add-
					%	%	3.3 S Frame add-
					%	%	4.1 & 1/2 S add-
					%	%	5.1 & 3/4 S add-
					%	%	6.2 & 1/2 S add-
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic

MORRIS, JOHN B
981 The Arnold TR
EUSTIS ME 04936

B785P304 B4270P304 B4337P219

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 4 Arnold Trail			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	97,300	85,000	0	182,300		
X Coordinate 0			2013	92,000	80,700	0	172,700		
Y Coordinate 0			2014	79,500	90,700	0	170,200		
Zone/Land Use 21 Commercial Use			2015	79,500	89,700	0	169,200		
Secondary Zone			2016	64,500	88,600	0	153,100		
Topography 1 Level			2017	64,500	88,600	0	153,100		
1.Level 4.Below St 7.Incline			2018	64,500	87,500	0	152,000		
2.Rolling 5.Low 8.			2019	64,500	87,500	0	152,000		
3.Above St 6.Swampy 9.			2020	64,500	86,400	0	150,900		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	64,500	85,300	0	149,800		
1.W & S 4.Dr Well 7.Cspool			2022	80,300	110,900	0	191,200		
2.T Water 5.Dug Well 8.Water			2023	80,300	91,800	0	172,100		
3.Septic 6.Privy 9.None			2024	80,300	91,800	0	172,100		
Street 1 Paved			2025	110,000	90,500	0	200,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 7/01/1984			15.Dist System			%		5.Access	
Price			Square Foot	Square Feet				6.R/W thru Lot	
Sale Type									
1.Land 4.Trailer 7.			16.	20	3,000	75 %	0	8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans			%		9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im			%		Acres	
Financing			19.Condominium			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acres/Sites				32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown									
Validity			21.Base Lot 1st A	21	1.00	100 %	0	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	1.50	100 %	0	35.Eustis Dam	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100 %	0	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			Acres			%		37.ReEnergy Site	
Verified			24.Next 3-10 Acre			%		38.ReEnergy/Transm	
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	
			Total Acreage		2.50			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

MORRIS, JOHN B
981 The Arnold TR
EUSTIS ME 04936

B785P304 B4337P219 B4411P324

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	75,100	14,500	0	89,600		
X Coordinate 0			2013	65,100	14,600	0	79,700		
Y Coordinate 0			2014	57,600	15,900	0	73,500		
Zone/Land Use 21 Commercial Use			2015	57,600	14,800	0	72,400		
Secondary Zone			2016	52,600	14,600	0	67,200		
Topography 1 Level			2017	52,600	14,500	0	67,100		
1.Level 4.Below St 7.Incline			2018	52,600	14,400	0	67,000		
2.Rolling 5.Low 8.			2019	52,600	14,300	0	66,900		
3.Above St 6.Swampy 9.			2020	52,600	14,100	0	66,700		
Utilities 9 None			2021	52,600	14,000	0	66,600		
1.W & S 4.Dr Well 7.Cspool			2022	63,900	18,100	0	82,000		
2.T Water 5.Dug Well 8.Water			2023	63,900	22,600	0	86,500		
3.Septic 6.Privy 9.None			2024	63,900	21,200	0	85,100		
Street 1 Paved			2025	99,100	21,200	0	120,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 7/01/1984			14.Transm Lines			%		4.Size/Shape	
Price			15.Dist System			%		5.Access	
Sale Type						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.						%		8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.50	100	%	0	
Verified			23.Remote Water	24	3.02	100	%	0	
1.Buyer 4.Agent 7.Family			Acres			%			
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			%			
				Total Acreege		4.52			
								35.Eustis Dam	
								36.ReEnergyWater	
								37.ReEnergy Site	
								38.ReEnergy/Transm	
								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	

MORRIS, John B
981 The Arnold TR
EUSTIS ME 04936

B932P85 B3055P308

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 21 Flagstaff Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,100	79,000	10,000	114,100		
X Coordinate 0			2013	51,000	74,800	10,000	115,800		
Y Coordinate 0			2014	51,000	76,900	10,000	117,900		
Zone/Land Use 13 Mixed Use			2015	51,000	75,900	10,000	116,900		
Secondary Zone			2016	51,000	75,600	15,000	111,600		
Topography 1 Level			2017	51,000	75,500	20,000	106,500		
1.Level 4.Below St 7.Incline			2018	51,000	75,200	20,000	106,200		
2.Rolling 5.Low 8.			2019	51,000	74,400	20,000	105,400		
3.Above St 6.Swampy 9.			2020	51,000	73,300	25,000	99,300		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	63,600	75,600	25,000	114,200		
1.W & S 4.Dr Well 7.Cspool			2022	81,800	97,200	25,000	154,000		
2.T Water 5.Dug Well 8.Water			2023	81,800	110,600	25,000	167,400		
3.Septic 6.Privy 9.None			2024	82,700	109,300	25,000	167,000		
Street 1 Paved			2025	87,300	111,500	25,000	173,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 11/01/1986			15.Dist System					5.Access	
Price			Square Foot	Square Feet	 	 	 	6.R/W thru Lot	
Sale Type								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					Acres	
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			Fract. Acre	Acreege/Sites	 	 	 	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			Acres						
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						
Total Acreage					0.46				
43.Comm Imp Lot									
44.Water Availabl									
45.Septic Availab									
46.Wtr&Septic Ava									

MORRIS, SHEILA K., Trustee
 Sheila K. Morris Living Trust
 P. O. BOX 600
 NORTH TURNER, ME 04266

B2257P177 B3619P63

Inspection Witnessed By:

X		Date
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	30,900	28,400	0	59,300		
X Coordinate 0			2013	30,800	26,800	0	57,600		
Y Coordinate 0			2014	29,200	27,100	0	56,300		
Zone/Land Use 11 Residential/Rec.			2015	29,200	26,700	0	55,900		
Secondary Zone			2016	29,200	26,700	0	55,900		
Topography 7 Inclining			2017	29,200	26,700	0	55,900		
1.Level 4.Below St 7.Incline			2018	29,200	26,700	0	55,900		
2.Rolling 5.Low 8.			2019	29,200	26,700	0	55,900		
3.Above St 6.Swampy 9.			2020	29,200	26,700	0	55,900		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	29,200	26,700	0	55,900		
1.W & S 4.Dr Well 7.Cspool			2022	37,100	34,700	0	71,800		
2.T Water 5.Dug Well 8.Water			2023	37,100	54,700	0	91,800		
3.Septic 6.Privy 9.None			2024	48,400	54,000	0	102,400		
Street 1 Paved			2025	59,200	55,800	0	115,000		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 3/01/2003			15.Dist System					5.Access	
Price 30,000			Square Foot	Square Feet				6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					Acres	
Financing 9 Unknown								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			Fract. Acre	Acreege/Sites				33.Waste L /R Pro	
Validity 1 Arms Length Sale								21.Base Lot 1st A	21
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			Acres						
Verified 5 Public Record			24.Next 3-10 Acre						
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr						
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A						
3.Lender 6.MLS 9.			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
			Total Acreage		0.54				

- 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

MORRISON, James W
Morrison, Shelia A
247 Johnson Hill Road
Auburn, ME 04210

B2754P159

Previous Owner
MORRISON, KEITH
431 Poland Corner Rd.

POLND SPRING, ME 04274 6308
Sale Date: 5/05/2006

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 44 Tea Brook			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	44,700	28,800	0	73,500		
X Coordinate 0			2013	42,900	27,100	0	70,000		
Y Coordinate 0			2014	40,500	27,200	0	67,700		
Zone/Land Use 11 Residential/Rec.			2015	40,500	26,600	0	67,100		
Secondary Zone			2016	38,500	26,600	0	65,100		
Topography 2 Rolling			2017	38,500	26,500	0	65,000		
1.Level 4.Below St 7.Incline			2018	38,500	26,500	0	65,000		
2.Rolling 5.Low 8.			2019	38,500	26,500	0	65,000		
3.Above St 6.Swampy 9.			2020	38,500	26,400	0	64,900		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	38,500	26,300	0	64,800		
1.W & S 4.Dr Well 7.Cspool			2022	51,800	34,200	0	86,000		
2.T Water 5.Dug Well 8.Water			2023	51,800	52,700	0	104,500		
3.Septic 6.Privy 9.None			2024	60,200	51,700	0	111,900		
Street 5 Subdivision Rd.			2025	73,000	50,700	0	123,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 5/05/2006			15.Dist System					5.Access	
Price								6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			16.					Acres	
Financing 1 Conventional			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 2 Related Parties								34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.80	100	%	0	37.ReEnergy Site
Verified 5 Public Record			23.Remote Water	46	1.00	100	%	0	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres						39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre						40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr						41.Demolition Cha
			26.16+ (Undevel A						42.Privy/H Tank/
			27.Below 1146Elev						43.Comm Imp Lot
			28.Gravel Pits	Total Acreage 1.80					44.Water Availabl
			29.Unforested Vac						45.Septic Availab
									46.Wtr&Septic Ava


Eustis

Map Lot U20-002

Account 579

Location 26 TIM POND RD

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 8 Floor/Wall Unit	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 4 Obsolete	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 561
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1950	102	2 100	3	0 %	100 %	
1 1 S.Frame add-on	2008	85	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



MORRISON, JOHN
MORRISON, JUDY
72 WEST SHORE ROAD
POLAND SPRING ME 04274

B1548P161

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	40,700	112,600	0	153,300		
X Coordinate 0			2013	38,900	99,300	0	138,200		
Y Coordinate 0			2014	38,000	100,100	0	138,100		
Zone/Land Use 11 Residential/Rec.			2015	38,000	98,000	0	136,000		
Secondary Zone			2016	37,300	98,000	0	135,300		
Topography 2 Rolling			2017	37,300	96,900	0	134,200		
1.Level 4.Below St 7.Incline			2018	37,300	96,800	0	134,100		
2.Rolling 5.Low 8.			2019	37,300	95,700	0	133,000		
3.Above St 6.Swampy 9.			2020	37,300	94,500	0	131,800		
Utilities 3 Septic Disposal& 5 Dug Well &			2021	37,300	94,500	0	131,800		
1.W & S 4.Dr Well 7.Cspool			2022	48,500	121,300	0	169,800		
2.T Water 5.Dug Well 8.Water			2023	48,500	152,400	0	200,900		
3.Septic 6.Privy 9.None			2024	57,000	152,400	0	209,400		
Street 1 Paved			2025	68,000	153,800	0	221,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 9/01/1995			15.Dist System			%		5.Access	
Price						%		6.R/W thru Lot	
Sale Type						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.						%		9.Fractional Sha	
3.Bldg 6.Comm 9.			16.			%		Acres	
Financing			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 2 Related Parties						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.30	100	%	0	37.ReEnergy Site
Verified			23.Remote Water	46	1.00	100	%	0	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			Acres			%			39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			41.Demolition Cha
			26.16+ (Undevel A			%			42.Privy/H Tank/
			27.Below 1146Elev			%			43.Comm Imp Lot
			28.Gravel Pits	Total Acreage 1.30					44.Water Availabl
			29.Unforested Vac						45.Septic Availab
									46.Wtr&Septic Ava

Eustis

Map Lot U20-001-B

Account 482

Location 8 TIM POND RD

Card 1 Of 1 6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard/Shingl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 936
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 1	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1994	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/09/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1995	112	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



MORRISON, MICHAEL
MORRISON, ROBIN
14 Morrison Road
DIXFIELD, ME 04224

B2554P324

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 87 Arnold Trail.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,500	57,200	0	102,700		
X Coordinate 0			2013	43,700	64,300	0	108,000		
Y Coordinate 0			2014	41,000	65,400	0	106,400		
Zone/Land Use 11 Residential/Rec.			2015	41,000	71,800	0	112,800		
Secondary Zone			2016	38,800	71,300	0	110,100		
Topography 2 Rolling			2017	38,800	70,800	0	109,600		
1.Level 4.Below St 7.Incline			2018	38,800	70,800	0	109,600		
2.Rolling 5.Low 8.			2019	38,800	70,300	0	109,100		
3.Above St 6.Swampy 9.			2020	38,800	70,300	0	109,100		
Utilities 5 Dug Well &			2021	38,800	69,900	0	108,700		
1.W & S 4.Dr Well 7.Cspool			2022	52,400	90,200	0	142,600		
2.T Water 5.Dug Well 8.Water			2023	52,400	97,200	0	149,600		
3.Septic 6.Privy 9.None			2024	60,900	95,500	0	156,400		
Street 1 Paved			2025	74,000	97,300	0	171,300		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 12/01/2004			15.Dist System					5.Access	
Price			Square Foot	Square Feet	Acres/Sites	%	%	6.R/W thru Lot	
Sale Type 2 Land & Buildings								16.	
1.Land 4.Trailer 7.			17.TrnsCan Trans					8.Location	
2.L & B 5.Other 8.			18.TrnsCan Rds/Im					9.Fractional Sha	
3.Bldg 6.Comm 9.			19.Condominium					Acres	
Financing 9 Unknown			20.Tarred Drivewa					30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			Fract. Acre	Acres/Sites	%	%	%	31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce								21.Base Lot 1st A	21
3.Assumed 6.Cash 9.Unknown			22.Secondary Acre	22	0.90	100	0	32.Hardwood (TG)	
Validity 2 Related Parties			23.Remote Water	46	1.00	100	0	33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Acres	Acres/Sites	%	%	%	34.Roads/Unforest	
2.Related 5.Partial 8.Other								24.Next 3-10 Acre	
3.Distress 6.Exempt 9.Question			25.Next 11-15 Acr					35.Eustis Dam	
Verified 5 Public Record			26.16+ (Undevel A					36.ReEnergyWater	
1.Buyer 4.Agent 7.Family			27.Below 1146Elev					37.ReEnergy Site	
2.Seller 5.Pub Rec 8.Other			28.Gravel Pits					38.ReEnergyTransm	
3.Lender 6.MLS 9.			29.Unforested Vac					39.Deeded R/W to	
				Total Acreage		1.90		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 U20-001

Account 578

Location 8 MORRISON ROAD

Card 1 Of 1 6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 1 One Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.&B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 5 Basic	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 1 Steel	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 632
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
ELECTICAL 4	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1947	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1966	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 9 0 Bsmt/O Fdtn		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/05/1997

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1960	60	3 100	4	0 %	100 %	1.1 S Frame add
74 Box Trailer.....	0	160	3 100	4	0 %	100 %	2.2 S Frame add
33 2 Story	2011	320	3 100	4	0 %	90 %	3.3 S Frame add
30 Rollway	2011	20	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



MORROW, Mark E
Morrow, Kerrie E
260 Leicester St.
AUBURN, MA 01501

B3479P326

Previous Owner
MORROW, IRENE
MORROW, RICHARD & Mark E. Morrow
15 GREEN STREET
AUBURN, MA 01501
Sale Date: 9/27/2012

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record				
Neighborhood	24 Wing Comm. Shore		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	41,300	2,100	0	43,400
X Coordinate	0		2013	49,300	2,000	0	51,300
Y Coordinate	0		2014	49,300	2,000	0	51,300
Zone/Land Use	11 Residential/Rec.		2015	49,300	2,200	0	51,500
Secondary Zone			2016	49,300	2,200	0	51,500
Topography	2 Rolling		2017	49,300	2,200	0	51,500
1.Level	4.Below St	7.Incline	2018	49,300	2,200	0	51,500
2.Rolling	5.Low	8.	2019	49,300	2,200	0	51,500
3.Above St	6.Swampy	9.	2020	49,300	2,200	0	51,500
Utilities	3 Septic Disposal&	5 Dug Well &	2021	49,300	2,200	0	51,500
1.W & S	4.Dr Well	7.Cspool	2022	63,200	2,900	0	66,100
2.T Water	5.Dug Well	8.Water	2023	63,200	6,500	0	69,700
3.Septic	6.Privy	9.None	2024	63,900	6,500	0	70,400
Street	5 Subdivision Rd.		2025	67,100	6,400	0	73,500
1.Paved	4.R/W	7.	Land Data				
2.Semi Imp	5.Sub Rd	8.					
3.Gravel	6.Priv Rd	9.None	Front Foot	Type	Effective	Influence	Influence Codes
STATUS TG-F&O	0		11.Water Departme	Frontage	Depth	Factor	Code
Bldg Incomplete	0		12.Undergrd Servi			%	1.Second Zone
Sale Data			13.Substations			%	2.Devel Costs
Sale Date	9/27/2012		14.Transm Lines			%	3.Swampy
Price	43,400		15.Dist System			%	4.Size/Shape
Sale Type	4 Mobile Home					%	5.Access
1.Land	4.Trailer	7.	Square Foot	Square Feet			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	1 Conventional		18.TrnsCan Rds/Im			%	9.Fractional Sha
1.Convent	4.Seller	7.Bank or Re	19.Condominium			%	Acres
2.FHA/VA	5.Private	8.Divorce	20.Tarred Drivewa			%	30.Softwood (TG)
3.Assumed	6.Cash	9.Unknown				%	31.Mixedwood (TG)
Validity	2 Related Parties					%	32.Hardwood (TG)
1.Valid	4.Bk Repo	7.Abutts	Fract. Acre	Acreage/Sites			33.Waste L /R Pro
2.Related	5.Partial	8.Other	21.Base Lot 1st A	21	0.33	100 %	34.Roads/Unforest
3.Distress	6.Exempt	9.Question	22.Secondary Acre	46	1.00	100 %	35.Eustis Dam
Verified	5 Public Record		23.Remote Water			%	36.ReEnergyWater
1.Buyer	4.Agent	7.Family				%	37.ReEnergy Site
2.Seller	5.Pub Rec	8.Other	Acres			%	38.ReEnergyTransm
3.Lender	6.MLS	9.	24.Next 3-10 Acre			%	39.Deeded R/W to
			25.Next 11-15 Acr			%	40.S Lumber Site
			26.16+ (Undevel A			%	41.Demolition Cha
			27.Below 1146Elev			%	42.Privy/H Tank/
			28.Gravel Pits			%	43.Comm Imp Lot
			29.Unforested Vac			%	44.Water Availabl
			Total Acreage		0.33		45.Septic Availab
							46.Wtr&Septic Ava

MORSE, CONNIE L
HEALD, KEITH A
115 GLIDDEN RD
EUSTIS ME 04936

B704P144 B2651P276 B2958P304 B3040P216 B4578P349

Previous Owner
POULIN, Larry
115 Poulin Drive

READFIELD ME 04355 3540
Sale Date: 9/08/2023

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 49 Glidden Subd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	42,500	83,300	0	125,800		
X Coordinate 0			2013	40,700	78,700	0	119,400		
Y Coordinate 0			2014	39,100	79,600	0	118,700		
Zone/Land Use 11 Residential/Rec.			2015	39,100	78,800	0	117,900		
Secondary Zone			2016	37,800	77,800	0	115,600		
Topography 1 Level			2017	37,800	77,700	0	115,500		
1.Level 4.Below St 7.Incline			2018	37,800	76,700	0	114,500		
2.Rolling 5.Low 8.			2019	37,800	75,700	0	113,500		
3.Above St 6.Swampy 9.			2020	37,800	75,600	0	113,400		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	37,800	74,600	0	112,400		
1.W & S 4.Dr Well 7.Cspool			2022	49,900	97,000	0	146,900		
2.T Water 5.Dug Well 8.Water			2023	49,900	122,700	0	172,600		
3.Septic 6.Privy 9.None			2024	58,400	122,700	0	181,100		
Street 5 Subdivision Rd.			2025	70,200	127,400	0	197,600		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 9/08/2023			14.Transm Lines			%		4.Size/Shape	
Price 250,000			15.Dist System			%		5.Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.R/W thru Lot
1.Land 4.Trailer 7.									7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing 9 Unknown			18.TrnsCan Rds/Im			%		Acres	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreege/Sites				32.Hardwood (TG)	
Validity 1 Arms Length Sale				21.Base Lot 1st A	21	1.00	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.52	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			Acres			%			
Verified 5 Public Record			24.Next 3-10 Acre			%			
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%			
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%			
3.Lender 6.MLS 9.			27.Below 1146Elev			%			
			28.Gravel Pits			%			
			29.Unforested Vac			%			
			Total Acreage		1.52				

- 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 U18-058

Account 654

Location 115 GLIDDEN ROAD

Card 1

Of 1

6/26/2025

Building Style 2 Gambrel/Garrison	SF Bsmt Living 200	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 2 100	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 2 Combination	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 7 One Story W/Loft	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 5 B.& B./T-I-II	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 3 Tin/Aluminum	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 800
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1983	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt FI		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 5 Estimate	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/17/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
75 Platform,no rail	1983	270	2 100	3	0 %	100 %	1.1 S Frame add
44 1 1/2 S. Shed	1992	120	2 100	2	0 %	88 %	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

MORSE, JOSHUA A
 MORSE, NICOLE
 304 WINGS MILLS ROAD
 MOUNT VERNON ME 04352

B1181P223 B4498P30

Previous Owner
 ST. PIERRE, NORMAN A
 ST. PIERRE, COLEEN E
 41 WARD RD
 WINDHAM ME 04062
 Sale Date: 9/30/2022

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 23 Flag.Pine Shores			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	121,000	57,700	0	178,700		
X Coordinate 0			2013	138,200	70,700	0	208,900		
Y Coordinate 0			2014	112,400	70,800	0	183,200		
Zone/Land Use 11 Residential/Rec.			2015	112,400	70,100	0	182,500		
Secondary Zone 41 & Ltd. Residential			2016	112,400	69,500	0	181,900		
Topography 2 Rolling			2017	112,400	69,200	0	181,600		
1.Level 4.Below St 7.Incline			2018	112,400	68,400	0	180,800		
2.Rolling 5.Low 8.			2019	112,400	67,800	0	180,200		
3.Above St 6.Swampy 9.			2020	112,400	67,600	0	180,000		
Utilities 3 Septic Disposal&			2021	112,400	67,000	0	179,400		
1.W & S 4.Dr Well 7.Cspool			2022	145,400	86,700	0	232,100		
2.T Water 5.Dug Well 8.Water			2023	145,400	112,100	0	257,500		
3.Septic 6.Privy 9.None			2024	165,700	149,600	0	315,300		
Street 5 Subdivision Rd.			2025	178,100	252,700	0	430,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 9/30/2022			15.Dist System			%		5.Access	
Price 355,000						%		6.R/W thru Lot	
Sale Type 2 Land & Buildings						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.						%		9.Fractional Sha	
3.Bldg 6.Comm 9.					%		Acres		
Financing 9 Unknown			16.			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			19.Condominium			%		33.Waste L /R Pro	
Validity 1 Arms Length Sale			20.Tarred Drivewa			%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	22	0.70	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres	24.Next 3-10 Acre	33	0.30	100 %	0	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	Total Acreage		2.00		43.Comm Imp Lot	
			29.Unforested Vac					44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R01-005-006

Account 487

Location 1 PATTEN ROAD

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 4 Gas/Oil Monitor	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 4 Above Average
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 3 Tin/Aluminum	Bath(s) Style 5 Basic	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 572
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 4 Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
ELECTICAL 3	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1993	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 5 Crawl Space		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 10/24/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
17 Mud Room.....	2011	122	3 100	4	0 %	100 %	
24 Frame Shed	1995	112	2 100	2	0 %	100 %	
24 Frame Shed	2000	135	2 100	2	0 %	50 %	
68 Wood Deck	2008	40	3 100	4	0 %	80 %	
50 Deck w/Roof	1996	64	3 100	4	0 %	100 %	
74 Box Trailer.....	2011	1	3 100	3	0 %	100 %	
23 Frame Garage	2012	832	3 100	4	0 %	80 %	
71 8 Ohead Door	2012	2	3 100	4	0 %	100 %	
1 1 S.Frame add-on	2024	792	4 100	4	0 %	90 %	
21 Open Frame	2024	432	3 100	4	0 %	100 %	



MORTON, KATHY
 COTTLE, ROBIN J
 PO BOX 736
 Stratton ME 04982

B335P453 B3339P162

Previous Owner
 DUBE, ALMA, Estate of
 Dube, John,&Gatchell,Lucille Per.Rep

STRATTON ME 04982 0303
 Sale Date: 10/29/2013

Property Data		
Neighborhood	2 Stratton Village	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	12 General Develop.	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Incline
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	1 Twn.Watr& Septic	
1.W & S	4.Dr Well	7.Cspool
2.T Water	5.Dug Well	8.Water
3.Septic	6.Privy	9.None
Street	1 Paved	
1.Paved	4.R/W	7.
2.Semi Imp	5.Sub Rd	8.
3.Gravel	6.Priv Rd	9.None
STATUS TG-F&O	0	
Bldg Incomplete	0	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	24,900	72,800	0	97,700
2013	26,800	65,400	0	92,200
2014	24,500	66,200	0	90,700
2015	24,500	65,700	0	90,200
2016	24,500	65,700	0	90,200
2017	24,500	65,700	0	90,200
2018	24,500	65,700	0	90,200
2019	24,500	65,700	0	90,200
2020	24,500	65,700	0	90,200
2021	24,500	65,700	0	90,200
2022	31,000	85,400	0	116,400
2023	31,000	115,200	25,000	121,200
2024	32,600	115,200	25,000	122,800
2025	36,700	117,500	25,000	129,200

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
Sale Date	10/29/2013	
Price	57,000	
Sale Type	2 Land & Buildings	
1.Land	4.Trailer	7.
2.L & B	5.Other	8.
3.Bldg	6.Comm	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.Bank or Re
2.FHA/VA	5.Private	8.Divorce
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Bk Repo	7.Abutts
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Question
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Water Departme				%		1.Second Zone
12.Undergrd Servi				%		2.Devel Costs
13.Substations				%		3.Swampy
14.Transm Lines				%		4.Size/Shape
15.Dist System				%		5.Access
				%		6.R/W thru Lot
				%		7.Restricted
				%		8.Location
				%		9.Fractional Sha
				%		Acres
				%		30.Softwood (TG)
				%		31.Mixedwood (TG)
				%		32.Hardwood (TG)
				%		33.Waste L /R Pro
				%		34.Roads/Unforest
				%		35.Eustis Dam
				%		36.ReEnergyWater
				%		37.ReEnergy Site
				%		38.ReEnergyTransm
				%		39.Deeded R/W to
				%		40.S Lumber Site
				%		41.Demolition Cha
				%		42.Privy/H Tank/
				%		43.Comm Imp Lot
				%		44.Water Availabl
				%		45.Septic Availab
				%		46.Wtr&Septic Ava
Square Foot		Square Feet				
Fract. Acre		Acreege/Sites				
21.		0.46		100 %	0	
46.		1.00		100 %	0	
Total Acreage		0.46				

Eustis

Map Lot U06-038


Account 200

Location 81 MAIN ST., STRATTON

Card 1

Of 1

6/26/2025

Building Style 4 Cape/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE 0	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 8 Crawl Space
Dwelling Units 1	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories 4 One & 1/2 Story	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Masonite	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface 4 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) 775
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition 3 Below Average
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
ELECTICAL 2	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1985	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Granite/Rock Wal	# Fireplaces 0	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 1 Owner	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/26/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1920	460	3 100	3	0 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
22 Encl Frame Porch	1950	184	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



MOWATT, PAMELA J
198 RAY ST
PORTLAND ME 04103

B2159P294 B4553P308 B4562P92

Previous Owner
MOWATT, KEVIN S.R J., JR.
198 Ray Street

Portland ME 04103 3
Sale Date: 6/08/2023

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 21 Flagstaff Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	32,300	37,500	0	69,800		
X Coordinate 0			2013	39,400	35,800	0	75,200		
Y Coordinate 0			2014	39,400	36,200	0	75,600		
Zone/Land Use 12 General Develop.			2015	39,400	36,300	0	75,700		
Secondary Zone 41 & Ltd. Residential			2016	39,400	35,900	0	75,300		
Topography 2 Rolling			2017	39,400	35,800	0	75,200		
1.Level 4.Below St 7.Incline			2018	39,400	35,500	0	74,900		
2.Rolling 5.Low 8.			2019	39,400	35,400	0	74,800		
3.Above St 6.Swampy 9.			2020	39,400	35,200	0	74,600		
Utilities 1 Twn.Watr& Septic			2021	39,400	34,800	0	74,200		
1.W & S 4.Dr Well 7.Cspool			2022	50,300	45,100	0	95,400		
2.T Water 5.Dug Well 8.Water			2023	50,300	53,300	0	103,600		
3.Septic 6.Privy 9.None			2024	50,800	51,500	0	102,300		
Street 2 Semi-Improved			2025	53,200	51,500	0	104,700		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme					1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date 6/08/2023			15.Dist System					5.Access	
Price								6.R/W thru Lot	
Sale Type 2 Land & Buildings								7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			16.					Acres	
Financing 9 Unknown			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 8 Other Non Valid								34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.24	100 %	0	36.ReEnergyWater	
3.Distress 6.Exempt 9.Question			22.Secondary Acre	46	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water					38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres					39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre					40.S Lumber Site	
3.Lender 6.MLS 9.			25.Next 11-15 Acr					41.Demolition Cha	
			26.16+ (Undevel A					42.Privy/H Tank/	
			27.Below 1146Elev					43.Comm Imp Lot	
			28.Gravel Pits	Total Acreage 0.24				44.Water Availabl	
			29.Unforested Vac					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U08-007-A

Account 307

Location 13 VAUGHN 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 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		Entrance Code 0
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code 0	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
723 Beaumont	1972	12x60	3 100	4	0 %	100 %	
95 Mobile Home	1991	720	3 100	4	0 %	100 %	
68 Wood Deck	2000	128	3 100	4	0 %	100 %	
24 Frame Shed	1995	160	2 100	3	0 %	100 %	
22 Encl Frame Porch	1993	122	3 100	4	0 %	100 %	
93 Addition	2000	476	3 100	4	0 %	80 %	
79 Opn/Frm Wood	2002	72	2 100	2	0 %	88 %	
					%	%	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



MURDOUGH, ERIC
10 QUARRY LANE
EUSTIS ME 04936

B3113P246 B3442P29 B4439P276

Previous Owner
Matthews, Adam T
Matthews, Katie L
1 Sparrow Lane
York ME 03909
Sale Date: 3/30/2022

Previous Owner
Norton, Troy A.
Norton, Betsy C.
P.O. Box 948
FARMINGTON ME 04938
Sale Date: 5/29/2012

Previous Owner
COOK, ETHEL B.
COOK, MICHAEL F.
111 SEMINOLE DRIVE
FARMINGTON ME 04938
Sale Date: 2/10/2009

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	2,200	0	0	2,200		
X Coordinate 0			2013	1,700	0	0	1,700		
Y Coordinate 0			2014	1,400	0	0	1,400		
Zone/Land Use 12 General Develop.			2015	1,400	0	0	1,400		
Secondary Zone			2016	1,400	0	0	1,400		
Topography 2 Rolling			2017	1,400	0	0	1,400		
1.Level 4.Below St 7.Incline			2018	1,400	0	0	1,400		
2.Rolling 5.Low 8.			2019	1,400	0	0	1,400		
3.Above St 6.Swampy 9.			2020	1,400	0	0	1,400		
Utilities 9 None			2021	1,400	0	0	1,400		
1.W & S 4.Dr Well 7.Cspool			2022	1,900	0	0	1,900		
2.T Water 5.Dug Well 8.Water			2023	1,900	0	0	1,900		
3.Septic 6.Privy 9.None			2024	2,100	0	0	2,100		
Street 6 Private Rd.....			2025	2,500	0	0	2,500		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
Sale Date 3/30/2022			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.			Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.							%	8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing 9 Unknown			17.TrnsCan Trans			%		Acres	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity 8 Other Non Valid						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.06	95	%	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			22.Secondary Acre			%		36.ReEnergyWater	
Verified 5 Public Record			23.Remote Water			%		37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			Acres			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%		40.S Lumber Site	
			26.16+ (Undevel A			%		41.Demolition Cha	
			27.Below 1146Elev			%		42.Privy/H Tank/	
			28.Gravel Pits			%		43.Comm Imp Lot	
			29.Unforested Vac			%		44.Water Availabl	
			Total Acreage 0.06					45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U07-006


Account 135

Location 10 QUARRY LANE

Card 1

Of 1

6/26/2025

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

MURDOUGH, ERIC
10 QUARRY LANE
EUSTIS ME 04936

B3113P246 B3442P29 B4439P276

Previous Owner
Norton, Troy A.
Norton, Betsy C.
P.O. Box 948
FARMINGTON ME 04938
Sale Date: 5/29/2012

Previous Owner
COOK, ETHEL B.
COOK, MICHAEL F.
111 SEMINOLE DRIVE
FARMINGTON ME 04938
Sale Date: 2/10/2009

Inspection Witnessed By:

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

Notes:

Eustis

Property Data				Assessment Record						
Neighborhood 2 Stratton Village				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	14,400	45,700	0	60,100		
X Coordinate 0				2013	18,100	43,400	0	61,500		
Y Coordinate 0				2014	17,300	44,100	0	61,400		
Zone/Land Use 12 General Develop.				2015	17,300	43,700	0	61,000		
Secondary Zone				2016	17,300	43,500	0	60,800		
Topography 2 Rolling				2017	17,300	43,500	0	60,800		
1.Level 4.Below St 7.Incline				2018	17,300	43,400	0	60,700		
2.Rolling 5.Low 8.				2019	17,300	43,200	0	60,500		
3.Above St 6.Swampy 9.				2020	17,300	43,200	0	60,500		
Utilities 1 Twm.Watr& Septic				2021	17,300	43,100	0	60,400		
1.W & S 4.Dr Well 7.Cspool				2022	21,500	55,800	0	77,300		
2.T Water 5.Dug Well 8.Water				2023	21,500	75,300	25,000	71,800		
3.Septic 6.Privy 9.None				2024	22,100	79,800	25,000	76,900		
Street 6 Private Rd.....				2025	23,600	81,300	25,000	79,900		
1.Paved 4.R/W 7.				Land Data						
2.Semi Imp 5.Sub Rd 8.				Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None						Frontage	Depth	Factor	Code	
STATUS TG-F&O 0				11.Water Departme				%	1.Second Zone	
Bldg Incomplete 0				12.Undergrd Servi				%	2.Devel Costs	
Sale Data				13.Substations				%	3.Swampy	
Sale Date 5/29/2012				14.Transm Lines				%	4.Size/Shape	
Price 89,000				15.Dist System				%	5.Access	
Sale Type 2 Land & Buildings								%	6.R/W thru Lot	
1.Land 4.Trailer 7.				Square Foot	Square Feet				7.Restricted	
2.L & B 5.Other 8.								%	8.Location	
3.Bldg 6.Comm 9.								%	9.Fractional Sha	
Financing 1 Conventional								%	Acres	
1.Convent 4.Seller 7.Bank or Re				16.				%	30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce				17.TrnsCan Trans				%	31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown				18.TrnsCan Rds/Im				%	32.Hardwood (TG)	
Validity 1 Arms Length Sale				19.Condominium				%	33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts				20.Tarred Drivewa				%	34.Roads/Unforest	
2.Related 5.Partial 8.Other								%	35.Eustis Dam	
3.Distress 6.Exempt 9.Question				Fract. Acre	Acreege/Sites				36.ReEnergyWater	
Verified 5 Public Record				21.Base Lot 1st A	21	0.17	100	%	0	
1.Buyer 4.Agent 7.Family				22.Secondary Acre	46	1.00	100	%	0	
2.Seller 5.Pub Rec 8.Other				23.Remote Water				%		
3.Lender 6.MLS 9.				Acres				%		
				24.Next 3-10 Acre				%		
				25.Next 11-15 Acr				%		
				26.16+ (Undevel A				%		
				27.Below 1146Elev				%		
				28.Gravel Pits				%		
				29.Unforested Vac				%		
Total Acreage					0.17					

- 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

MURRAY, CHARLIE
 MURRAY, MARIE
 PO Box 143
 29 Durrells way
 Eustis ME 04936
 B1986P220

Property Data			Assessment Record						
Neighborhood 36 Whispering Ridge			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	82,200	168,800	0	251,000		
X Coordinate 0			2013	81,200	155,000	0	236,200		
Y Coordinate 0			2014	80,600	160,300	0	240,900		
Zone/Land Use 15 Rural Woodland 2			2015	80,600	157,700	0	238,300		
Secondary Zone			2016	77,900	156,000	0	233,900		
Topography 7 Inclining			2017	77,900	155,900	0	233,800		
1.Level 4.Below St 7.Incline			2018	77,900	154,200	0	232,100		
2.Rolling 5.Low 8.			2019	77,900	154,100	0	232,000		
3.Above St 6.Swampy 9.			2020	77,900	152,400	0	230,300		
Utilities 9 None			2021	77,900	150,700	0	228,600		
1.W & S 4.Dr Well 7.Cspool			2022	95,800	195,800	0	291,600		
2.T Water 5.Dug Well 8.Water			2023	95,800	217,200	0	313,000		
3.Septic 6.Privy 9.None			2024	109,300	217,200	0	326,500		
Street 6 Private Rd.....			2025	130,600	222,200	0	352,800		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 2/01/2001			15.Dist System			%		5.Access	
Price 39,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 1 Arms Length Sale			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	90 %	5	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	90 %	5	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	24	3.43	90 %	5	38.ReEnergy/Transm	
1.Buyer 4.Agent 7.Family			Acres	24.Next 3-10 Acre	46	1.00	100 %	0	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	Total Acreege 5.43				43.Comm Imp Lot	
			29.Unforested Vac			%		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 R06-058-D

Account 1017

Location 29 DURRELLS WAY

Card 1

Of 1

6/26/2025

Building Style	2 Gambrel/Garrison			SF Bsmt Living	500			Layout	1 Typical		
1.Ranch/Co	5.A-Frame	9.Other		Fin Bsmt Grade	3 100			1.Typical	4.O-Built	7.	
2.Gambrel	6.Apt.Bldg	10.Daylt.B		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp	11.		Heat Type	100% 2 Combination			3.Poor	6.	9.	
4.Cape/Col	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	9 None		
Dwelling Units	1			2.Combo	6.Stove	10.Geo		1.1/4 Fin	4.Full Fin	7.	
Other Units	0			3.Radiant	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.CS	
Stories	2 Two Story			4.Monitor	8.FI/Wall	12.		3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2	7.1.S/w/lf		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1 & 3/4	8.1 & 1/4		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2	9.		2.Evapor	5.	8.		2.Heavy	5.Partial	8.	
Exterior Walls	9 Other			3.H Pump	6.	9.None		3.Capped	6.	9.None	
1.Clbd/Shg	5.B/B/T111	9.Other		Kitchen Style	2 Typical			Unfinished %	20%		
2.Vin/Al	6.Brick	10.None		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 100%		
3.Masonite	7.Log	11.Boards		2.Typical	5.Basic	8.		1.E Grade	4.C+ Grade	7.A+ Grade	
4.Asb/Asp	8.Concrete	12.		3.Old Type	6.No Water	9.None		2.D Grade	5.B Grade	8.	
Roof Surface	1 Steel			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.A Grade	9.Same	
1.Steel	4.Asphalt	7.Rubber		1.Modern	4.Obsolete	7.Bio/Chem		SQFT (Footprint)	1104		
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy		Condition	4 Average		
3.Tin/Alum	6.Rolled	9.Other		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	8			2.Fair	5.Avg+	8.Exc	
ELECTICAL	3			# Bedrooms	4			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	2005			# Half Baths	0			Funct. % Good	90%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	8 Incomplete		
Foundation	1 Concrete			# Fireplaces	1			1.Incomp	4.Bsmt	7.C Wall	
1.Concrete	4.Wood	7.Partial			2.O-Built	5.Size	8.LongTerm	3.Damaged	6.Bath	9.None	
2.C Block	5.Slab	8.ledge/ro			Econ. % Good	100%		Economic Code	None		
3.Gran/Roc	6.Piers	9.Pier/Pad			0.None	3.No Power	6.Comment	1.Location	4.Size	7.Uti Easm	
Basement	4 Full Basement				2.Encroach	5.Condition	8.Incnpmet	Entrance Code	0		
1.1/4 Bmt	4.Full Bmt	7.Dirt Fl			1.Interior	4.Vacant	7.	1.Refusal	5.Estimate	8.	
2.1/2 Bmt	5.Crawl Sp	8.S Level			3.Informed	6.	9.	Information Code	0		
3.3/4 Bmt	6.Fnd noB/	9.None			1.Owner	4.Agent	7.Inspect	2.Relative	5.Estimate	8.	
Bsmt Gar # Cars	0				3.Tenant	6.Other	9.	17.1 S Frame add-			
Wet Basement	1 Dry Basement							18.2 S Frame add-			
1.Dry	4.	7.						19.3 S Frame add-			
2.Damp	5.Crawl Sp	8.SPump					20.4.1 & 1/2 S add-				
3.Wet	6.	9.None					21.5.1 & 3/4 S add-				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2005	672	3 100	4	0	%80 %	
72 12+OHead Door	2007	1	3 100	3	0	%100 %	
50 Deck w/Roof	2009	120	3 100	4	0	%80 %	
59 2.S. Platform no	2009	120	3 100	4	0	%80 %	
						% %	22.21.Open Frame Por
						% %	23.22.Encl Frame Por
						% %	24.23.Frame Garage
						% %	25.24.Frame Shed
						% %	26.25.2S w/ba/no bsm
						% %	27.26.1SFr Overhang
						% %	28.27.Unfin Basement
						% %	29.28.1 S 0 ba/0 bs
						% %	29.29.Finished Attic



MURRAY, JARED
74 Murray Rd
Turner ME 04282
USA

B1738P204 B2936P70 B4074P40

Previous Owner
Young, Douglas S
Young, Doreen A
P.O. Box 1524
Greeville, ME 04441
Sale Date: 3/28/2019

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 18 Porter/Nadeau Rd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 1991			2012	5,500	0	0	5,500		
X Coordinate 0			2013	5,500	0	0	5,500		
Y Coordinate 0			2014	5,500	0	0	5,500		
Zone/Land Use 14 Rural Woodland 1			2015	5,500	0	0	5,500		
Secondary Zone			2016	5,100	0	0	5,100		
Topography 7 Inclining			2017	5,300	0	0	5,300		
1.Level 4.Below St 7.Incline			2018	5,100	0	0	5,100		
2.Rolling 5.Low 8.			2019	4,100	0	0	4,100		
3.Above St 6.Swampy 9.			2020	112,200	0	0	112,200		
Utilities			2021	112,200	0	0	112,200		
1.W & S 4.Dr Well 7.Cspool			2022	126,200	0	0	126,200		
2.T Water 5.Dug Well 8.Water			2023	126,200	0	0	126,200		
3.Septic 6.Privy 9.None			2024	133,200	0	0	133,200		
Street 6 Private Rd.....			2025	169,400	0	0	169,400		
1.Paved 4.R/W 7.			Land Data						
2.Semi Imp 5.Sub Rd 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O 0			11.Water Departme			%		1.Second Zone	
Bldg Incomplete 0			12.Undergrd Servi			%		2.Devel Costs	
Sale Data			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date 3/28/2019			15.Dist System			%		5.Access	
Price 62,000						%		6.R/W thru Lot	
Sale Type 1 Land Only						%		7.Restricted	
1.Land 4.Trailer 7.			Square Foot	Square Feet				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	Acres		
Financing 9 Unknown			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity 8 Other Non Valid			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			Fract. Acre	Acreege/Sites				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	1.00	100 %	0	37.ReEnergy Site	
Verified 5 Public Record			23.Remote Water	24	8.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			Acres	24.Next 3-10 Acre	25	5.00	100 %	0	39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other				25.Next 11-15 Acr	26	1.73	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	Total Acreage 16.73				43.Comm Imp Lot	
			29.Unforested Vac			%		44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R06-081-B


Account 933

Location BLUEBERRY FIELD DRIVE

Card 1

Of 1

6/26/2025

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