

QUIGLEY, BRENDAN
PO BOX 207
EUSTIS ME 04982

B1928P258

Previous Owner
DEVINE, ROBERT V. J.T.
DEVINE, LEAH E.
31 FRANCIS GARDENS CT #31
SHREWSBURY MA 01545
Sale Date: 9/12/2018

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	8,700	0	0	8,700		
X Coordinate	0		2013	7,400	0	0	7,400		
Y Coordinate	0		2014	6,900	0	0	6,900		
Zone/Land Use	11 Residential/Rec.		2015	6,900	0	0	6,900		
Secondary Zone			2016	6,400	0	0	6,400		
Topography	7 Inclining		2017	6,400	0	0	6,400		
1.Level	4.Below St	7.Incline	2018	6,400	0	0	6,400		
2.Rolling	5.Low	8.	2019	6,400	0	0	6,400		
3.Above St	6.Swampy	9.	2020	6,400	0	0	6,400		
Utilities	9 None		2021	6,400	0	0	6,400		
1.W & S	4.Dr Well	7.Cspool	2022	8,400	0	0	8,400		
2.T Water	5.Dug Well	8.Water	2023	8,400	0	0	8,400		
3.Septic	6.Privy	9.None	2024	9,900	0	0	9,900		
Street	1 Paved		2025	13,800	0	0	13,800		
1.Paved	4.R/W	7.	Land Data						
2.Semi Imp	5.Sub Rd	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Priv Rd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O	0		11.Water Departme					1.Second Zone	
Bldg Incomplete	0		12.Undergrd Servi					2.Devel Costs	
Sale Data			13.Substations					3.Swampy	
Sale Date	9/12/2018		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	8 Other Non Valid		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	0.23
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		0.23		44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot R06-006


Account 13

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	Econ. % Good			
3.Gran/Roc	6.Piers	9.Pier/Pad				Economic Code			0.None	3.No Power	6.Comment	
Basement		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.	2.Refusal	5.Estimate	8.		
Wet Basement		3.Informed				6.	9.	Information Code 0				
1.Dry	4.	7.				1.Owner	4.Agent	7.Inspect				
2.Damp	5.Crawl Sp	8.SPump				2.Relative	5.Estimate	8.				
3.Wet	6.	9.None	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				

QUIGLEY, BRENDAN
 PO BOX 207
 EUSTIS ME 04982

 B1321P53 B1614P19 B4029P194

Previous Owner
 DEVINE, ROBERT V.
 DEVINE, LEAH E.
 31 FRANCIS GARDENS CT #31
 SHREWSBURY MA 01545
 Sale Date: 9/12/2018

Inspection Witnessed By:

X	Date	Date Insp.
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	30,000	74,300	0	104,300		
X Coordinate 0			2013	31,200	69,900	0	101,100		
Y Coordinate 0			2014	30,100	72,400	0	102,500		
Zone/Land Use 11 Residential/Rec.			2015	30,100	71,200	0	101,300		
Secondary Zone			2016	29,000	70,200	0	99,200		
Topography 7 Inclining			2017	29,000	70,000	0	99,000		
1.Level 4.Below St 7.Incline			2018	29,000	69,300	0	98,300		
2.Rolling 5.Low 8.			2019	29,000	69,100	0	98,100		
3.Above St 6.Swampy 9.			2020	29,000	68,300	0	97,300		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	29,000	67,300	0	96,300		
1.W & S 4.Dr Well 7.Cspool			2022	36,700	87,200	0	123,900		
2.T Water 5.Dug Well 8.Water			2023	36,700	112,800	0	149,500		
3.Septic 6.Privy 9.None			2024	40,500	110,000	25,000	125,500		
Street 1 Paved			2025	50,200	112,500	25,000	137,700		
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 9/12/2018			14.Transm Lines			%		4.Size/Shape	
Price 122,500			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.			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 8 Other Non Valid				21.Base Lot 1st A	21	0.57	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		0.57				33.Waste L /R Pro
								34.Roads/Unforest	
								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	

Eustis

Map Lot R06-007

Account 389

Location 233 EUSTIS RIDGE

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 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 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 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 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.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 8/22/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1996	96	3 100	3	0 %	100 %	1.1 S Frame add
24 Frame Shed	1980	88	3 100	3	0 %	88 %	2.2 S Frame add
69 Privy	1990	16	2 100	2	0 %	100 %	3.3 S Frame add
68 Wood Deck	1998	36	3 100	4	0 %	100 %	4.1 & 1/2 S add
23 Frame Garage	2011	648	3 100	4	0 %	100 %	5.1 & 3/4 S add
71 8 Ohead Door	2011	1	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



QUINCY, ADRIENNE C
 QUINCY, RYAN G
 P. O. BOX 315
 56 Rocky Knoll
 Stratton ME 04982
 B1353P294 B3929P6

Previous Owner
 PEPIN, CLAUDE J.
 PEPIN, DONNA J.
 P. O. BOX 129
 STRATTTON ME 04982
 Sale Date: 7/26/2017

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	135,700	484,600	0	620,300			
X Coordinate 0			2013	128,700	456,200	0	584,900			
Y Coordinate 0			2014	118,700	494,400	0	613,100			
Zone/Land Use 21 Commercial Use			2015	118,700	493,700	0	612,400			
Secondary Zone			2016	108,700	487,800	0	596,500			
Topography 2 Rolling			2017	108,700	487,800	0	596,500			
1.Level 4.Below St 7.Incline			2018	108,700	481,800	0	590,500			
2.Rolling 5.Low 8.			2019	108,700	477,400	0	586,100			
3.Above St 6.Swampy 9.			2020	108,700	475,800	0	584,500			
Utilities 1 Twn.Watr& Septic			2021	108,700	469,900	0	578,600			
1.W & S 4.Dr Well 7.Cspool			2022	120,700	610,900	0	731,600			
2.T Water 5.Dug Well 8.Water			2023	120,700	497,600	0	618,300			
3.Septic 6.Privy 9.None			2024	120,700	497,600	0	618,300			
Street 1 Paved			2025	175,200	491,400	0	666,600			
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 7/26/2017			15.Dist System					5.Access		
Price 358,045			Square Foot	Square Feet	 	 	 	6.R/W thru Lot		
Sale Type 2 Land & Buildings										
1.Land 4.Trailer 7.			16.	20	1,200	25	%	0	8.Location	
2.L & B 5.Other 8.			17.TrnsCan Trans						9.Fractional Sha	
3.Bldg 6.Comm 9.			18.TrnsCan Rds/Im						Acres	
Financing 9 Unknown			19.Condominium						30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			20.Tarred Drivewa						31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			Fract. Acre	Acres/Sites	 	 	 	 	32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown									21.Base Lot 1st A	21
Validity 8 Other Non Valid			22.Secondary Acre	22	1.00	100	%	0	34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			23.Remote Water	24	8.00	100	%	0	35.Eustis Dam	
2.Related 5.Partial 8.Other			Acres	24.Next 3-10 Acre	25	5.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question				25.Next 11-15 Acr	43	1.00	100	%	0	37.ReEnergy Site
Verified 5 Public Record			26.16+ (Undevel A	16	0.00	100	%	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			27.Below 1146Elev	Total Acreage 15.00					39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other			28.Gravel Pits						40.S Lumber Site	
3.Lender 6.MLS 9.			29.Unforested Vac	41.Demolition Cha						
				42.Privy/H Tank/						
				43.Comm Imp Lot						
				44.Water Availabl						
				45.Septic Availab						
				46.Wtr&Septic Ava						

Eustis

Map Lot U06-013


Account 154

Location 8 SCHOOL STREET

Card 1

Of 2

6/26/2025

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
167 1.5 S. Row	1988	4032	2 100	4	0	%100 %	
1 1 S.Frame add-on	1988	560	2 100	4	0	%88 %	1.1 S Frame add-
2 2 S.Frame add-on	1990	560	2 100	4	0	%94 %	2.2 S Frame add-
22 Encl Frame Porch	1990	72	2 100	4	0	%100 %	3.3 S Frame add-
21 Open Frame	1990	198	2 100	4	0	%100 %	4.1 & 1/2 S add-
20 Breezeway.....	1990	144	2 100	4	0	%100 %	5.1 & 3/4 S add-
68 Wood Deck	1988	576	3 100	4	0	%100 %	6.2 & 1/2 S add-
131 Laundromat	1990	1380	2 100	4	0	%50 %	21.Open Frame Por
40 Basement Finish	1990	1008	2 100	4	0	%100 %	22.Encl Frame Por
27 Unfin Basement	1940	1644	2 100	3	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



QUINCY, ADRIENNE C
QUINCY, RYAN G
P. O. BOX 315
56 Rocky Knoll
Stratton ME 04982
B1353P294 B3929P6

Previous Owner
PEPIN, CLAUDE J.
PEPIN, DONNA J.
P. O. BOX 129
STRATTTON ME 04982
Sale Date: 7/26/2017

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	0	29,200	0	29,200		
X Coordinate 0			2013	0	28,000	0	28,000		
Y Coordinate 0			2014	0	31,500	0	31,500		
Zone/Land Use 21 Commercial Use			2015	0	32,000	0	32,000		
Secondary Zone			2016	0	32,000	0	32,000		
Topography 2 Rolling			2017	0	32,000	0	32,000		
1.Level 4.Below St 7.Incline			2018	0	32,000	0	32,000		
2.Rolling 5.Low 8.			2019	0	32,000	0	32,000		
3.Above St 6.Swampy 9.			2020	0	32,000	0	32,000		
Utilities 1 Twn.Watr& Septic			2021	0	32,000	0	32,000		
1.W & S 4.Dr Well 7.Cspool			2022	0	41,600	0	41,600		
2.T Water 5.Dug Well 8.Water			2023	0	32,300	0	32,300		
3.Septic 6.Privy 9.None			2024	0	32,300	0	32,300		
Street 1 Paved			2025	0	32,200	0	32,200		
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 7/26/2017			14.Transm Lines			%		4.Size/Shape	
Price 358,045			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 8 Other Non Valid						%		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 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		0.00			44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U06-013


Account 154

Location 8 SCHOOL STREET

Card 2

Of 2

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
23 Frame Garage	2004	1440	3 100	4	80 %	100 %	
71 8 Ohead Door	2004	1	3 100	4	80 %	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

Quincy, Ryan
PO BOX 315
STRATTON ME 04982

B2599P185 B3239P58 B3696P247

Previous Owner
RICKER, BRIAN

P.O. BOX 131
EUSTIS, ME 04936 0131
Sale Date: 12/05/2014

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	29,600	128,100	10,000	147,700		
X Coordinate 0			2013	30,800	122,300	10,000	143,100		
Y Coordinate 0			2014	27,900	131,000	10,000	148,900		
Zone/Land Use 12 General Develop.			2015	27,900	131,800	0	159,700		
Secondary Zone 41 & Ltd. Residential			2016	27,900	131,000	0	158,900		
Topography 2 Rolling			2017	27,900	130,100	0	158,000		
1.Level 4.Below St 7.Incline			2018	27,900	129,800	0	157,700		
2.Rolling 5.Low 8.			2019	27,900	129,100	0	157,000		
3.Above St 6.Swampy 9.			2020	27,900	128,700	0	156,600		
Utilities 1 Twn.Watr& Septic			2021	27,900	58,900	0	86,800		
1.W & S 4.Dr Well 7.Cspool			2022	35,500	76,400	0	111,900		
2.T Water 5.Dug Well 8.Water			2023	35,500	108,200	0	143,700		
3.Septic 6.Privy 9.None			2024	37,500	106,300	0	143,800		
Street 1 Paved			2025	43,100	108,800	0	151,900		
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 12/05/2014			14.Transm Lines					4.Size/Shape	
Price 130,000			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	33	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water	46	1.00	100	%	0	
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		1.58		43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

Eustis

Map Lot U07-017

Account 635

Location 17 ROCKY KNOLL

Card 1 Of 2 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 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 4 Asbestos/Asphalt	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) 550
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 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1988	# 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.Incnpлет
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 10/16/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1950	275	3 100	4	0 %	100 %	
43 1 1/2 S.Garage	1990	308	3 100	4	0 %	100 %	
71 8 Ohead Door	1990	1	3 100	3	0 %	100 %	
1 1 S.Frame add-on	1998	125	3 100	3	0 %	88 %	
24 Frame Shed	2006	72	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 U07-017


Account 635

Location 208 MAIN ST., STRATTON

Card 2

Of 2

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 10/16/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2006	2160	3 100	4	0 %	100 %		1.1 S Frame add
72 12+OHead Door	2006	1	3 100	4	0 %	100 %		2.2 S Frame add
71 8 Ohead Door	2006	1	3 100	4	0 %	100 %		3.3 S Frame add
23 Frame Garage	2007	720	3 100	4	0 %	100 %		4.1 & 1/2 S add-
71 8 Ohead Door	2007	1	3 100	4	0 %	100 %		5.1 & 3/4 S add-
26 1SFr Overhang	2020	120	3 100	4	0 %	100 %		6.2 & 1/2 S add-
23 Frame Garage	2020	960	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

QUINCY, RYAN G
 QUINCY, ADRIENNE C
 PO BOX 315
 STRATTON ME 04982

B4204P187

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 7 ROUTE 16.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2019	4,100	0	0	4,100		
X Coordinate			2020	34,300	0	0	34,300		
Y Coordinate			2021	47,100	160,800	0	207,900		
Zone/Land Use 14 Rural Woodland 1			2022	64,500	292,200	0	356,700		
Secondary Zone 21 & Commercial			2023	64,500	323,200	0	387,700		
Topography 2 Rolling			2024	101,300	322,600	0	423,900		
1.Level 4.Below St 7.Incline			2025	143,700	336,200	0	479,900		
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 6 Private Rd.....									
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 5/22/2019			14.Transm Lines					4.Size/Shape	
Price 73,000			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.			Fract. Acre	Acreeage/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	Acreeage/Sites				34.Roads/Unforest	
2.Related 5.Partial 8.Other								35.Eustis Dam	
3.Distress 6.Exempt 9.Question			21.Base Lot 1st A	31	0.00	100	%	0	
Verified 5 Public Record			22.Secondary Acre	21	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			23.Remote Water	22	1.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre	24	8.00	100	%	0	
3.Lender 6.MLS 9.			25.Next 11-15 Acr	46	1.00	100	%	0	
			26.16+ (Undevel A	25	3.50	100	%	0	
			27.Below 1146Elev	Total Acreeage 13.50					
			28.Gravel Pits						
			29.Unforested Vac						
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availabl	
								46.Wtr&Septic Ava	

Eustis

Map Lot R01-027-C


Account 1202

Location 56 ROCKY KNOLL

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% 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 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 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) 1488
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 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2020	# Half Baths 1	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 1 1/4 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
52 Gar&L.Sp.W/Bath	2020	612	4 100	5	0 %	62 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
72 12+OHead Door	2020	3	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

QUINN, WILLIAM J
PO BOX 853
Scarborough ME 04070

B2304P112 B2589P229

Property Data			Assessment Record						
Neighborhood 49 Glidden Subd.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	48,300	147,800	10,000	186,100		
X Coordinate 0			2013	46,500	133,700	10,000	170,200		
Y Coordinate 0			2014	43,500	138,800	10,000	172,300		
Zone/Land Use 11 Residential/Rec.			2015	43,500	138,300	10,000	171,800		
Secondary Zone			2016	41,000	137,100	15,000	163,100		
Topography 2 Rolling			2017	41,000	136,600	20,000	157,600		
1.Level 4.Below St 7.Incline			2018	41,000	135,400	20,000	156,000		
2.Rolling 5.Low 8.			2019	41,000	135,000	20,000	156,000		
3.Above St 6.Swampy 9.			2020	41,000	134,600	25,000	150,600		
Utilities 3 Septic Disposal & 5 Dug Well &			2021	41,000	133,400	25,000	149,400		
1.W & S 4.Dr Well 7.Cspool			2022	56,700	172,800	25,000	204,500		
2.T Water 5.Dug Well 8.Water			2023	56,700	189,000	0	245,700		
3.Septic 6.Privy 9.None			2024	65,100	186,600	0	251,700		
Street 5 Subdivision Rd.			2025	81,400	193,900	0	275,300		
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 3/01/2005			14.Transm Lines				%	4.Size/Shape	
Price 125,000			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							%	32.Hardwood (TG)	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites			%	33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			21.Base Lot 1st A	21	1.00	100	%	34.Roads/Unforest	
2.Related 5.Partial 8.Other			22.Secondary Acre	22	1.00	100	%	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			23.Remote Water	24	0.81	100	%	36.ReEnergyWater	
Verified 5 Public Record			Acres	46	1.00	100	%	37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			24.Next 3-10 Acre				%	38.ReEnergy/Transm	
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		2.81			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 U18-050

Account 191

Location 46 GLIDDEN ROAD

Card 1

Of 1

6/26/2025

Building Style 7 Camp/Cottage	SF Bsmt Living 400	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 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) 832
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 1981	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 4 Wood	# 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 1		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 8/22/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 S.Frame add-on	1981	96	3 100	4	0 %	88 %	1.1 S Frame add- 2.2 S Frame add- 3.3 S Frame add-
21 Open Frame	1981	96	3 100	4	0 %	100 %	4.1 & 1/2 S add- 5.1 & 3/4 S add- 6.2 & 1/2 S add-
68 Wood Deck	1994	132	3 100	4	0 %	100 %	21.Open Frame Por 22.Encl Frame Por 23.Frame Garage
43 1 1/2 S.Garage	2004	870	3 100	4	0 %	100 %	24.Frame Shed 25.2S w/ba/no bsm
71 8 Ohead Door	1994	1	3 100	4	0 %	100 %	26.1SFr Overhang 27.Unfin Basement
71 8 Ohead Door	2004	2	3 100	4	0 %	100 %	28.1 S 0 ba/0 bs
15 Roof Overhang	2004	300	3 100	4	0 %	100 %	29.Finished Attic
					%	%	
					%	%	
					%	%	

