

VAJENTIC, D KIRK  
VAJENTIC, ELAINE M  
PO BOX 509  
STRATTON ME 04982

B1541P123

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>14 Old Dead Riv.Rd.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	46,800	98,400	10,000	135,200		
X Coordinate <b>0</b>			2013	45,500	93,600	10,000	129,100		
Y Coordinate <b>0</b>			2014	39,600	96,100	10,000	125,700		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	39,600	95,400	10,000	125,000		
Secondary Zone			2016	38,800	94,300	15,000	118,100		
Topography <b>7 Inclining</b>			2017	38,800	93,200	20,000	112,000		
1.Level 4.Below St 7.Incline			2018	38,800	93,100	20,000	111,900		
2.Rolling 5.Low 8.			2019	38,800	92,100	20,000	110,900		
3.Above St 6.Swampy 9.			2020	38,800	92,000	25,000	105,800		
Utilities <b>9 None</b>			2021	38,800	90,900	25,000	104,700		
1.W & S 4.Dr Well 7.Cspool			2022	50,500	116,900	25,000	142,400		
2.T Water 5.Dug Well 8.Water			2023	50,500	166,000	25,000	191,500		
3.Septic 6.Privy 9.None			2024	54,000	160,700	25,000	189,700		
Street <b>1 Paved</b>			2025	64,100	161,300	25,000	200,400		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					Frontage	Depth	Factor	Code	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
Sale Date <b>8/01/1995</b>			14.Transm Lines					4.Size/Shape	
Price			15.Dist System					5.Access	
Sale Type								6.R/W thru Lot	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Restricted	
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.			16.					9.Fractional Sha	
Financing			17.TrnsCan Trans					<b>Acres</b>	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im					30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa					32.Hardwood (TG)	
Validity								33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	35.Eustis Dam
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.31	100	%	0	36.ReEnergyWater
Verified			23.Remote Water	46	1.00	100	%	0	37.ReEnergy Site
1.Buyer 4.Agent 7.Family			<b>Acres</b>						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	<b>Total Acreage</b>		1.31			44.Water Availabl
									45.Septic Availab
									46.Wtr&Septic Ava



VAJENTIC, KIRK D  
VAJENTIC, ELAINE M  
PO BOX 509  
STRATTON ME 04982

B1647P36 B3778P106

Previous Owner  
LABONTE, ANGIE A.

5 Nadeau Drive  
Belgrade ME 04917  
Sale Date: 10/30/2015

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>14 Old Dead Riv.Rd.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	47,100	2,100	0	49,200		
X Coordinate <b>0</b>			2013	45,800	2,200	0	48,000		
Y Coordinate <b>0</b>			2014	39,800	2,400	0	42,200		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	39,800	2,200	0	42,000		
Secondary Zone			2016	38,900	2,200	0	41,100		
Topography <b>7 Inclining</b>			2017	38,900	2,200	0	41,100		
1.Level 4.Below St 7.Incline			2018	38,900	2,100	0	41,000		
2.Rolling 5.Low 8.			2019	38,900	2,100	0	41,000		
3.Above St 6.Swampy 9.			2020	38,900	2,100	0	41,000		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	38,900	2,000	0	40,900		
1.W & S 4.Dr Well 7.Cspool			2022	50,800	2,600	0	53,400		
2.T Water 5.Dug Well 8.Water			2023	50,800	5,900	0	56,700		
3.Septic 6.Privy 9.None			2024	54,300	4,700	0	59,000		
Street <b>1 Paved</b>			2025	64,500	4,600	0	69,100		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>10/30/2015</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>19,900</b>			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>	<b>Square Feet</b>				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing <b>1 Conventional</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>1 Arms Length Sale</b>				21.Base Lot 1st A	21	1.00	100 %	0	33.Waste L /R Pro
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.35	100 %	0	34.Roads/Unforest	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100 %	0	35.Eustis Dam	
3.Distress 6.Exempt 9.Question			<b>Acres</b>			%		36.ReEnergyWater	
Verified <b>5 Public Record</b>			24.Next 3-10 Acre			%		37.ReEnergy Site	
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%		38.ReEnergyTransm	
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%		39.Deeded R/W to	
3.Lender 6.MLS 9.			27.Below 1146Elev			%		40.S Lumber Site	
			28.Gravel Pits			%		41.Demolition Cha	
			29.Unforested Vac			%		42.Privy/H Tank/	
			<b>Total Acreage</b>		<b>1.35</b>			43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	
								46.Wtr&Septic Ava	

**Eustis**

Map Lot U01-116

Account 501

Location 223 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	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	1.Cool Type	3.3/4 Fin 6. 9.None					
3.3	6.2 & 1/2	9.	1.A/C	Insulation					
Exterior Walls	2.Evapor	5.	8.	1.Full 4.Minimal 7.					
1.Clbd/Shg	5.B/B/T111	9.Other	3.H Pump	2.Heavy 5.Partial 8.					
2.Vin/Al	6.Brick	10.None	6.	3.Capped 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.	Unfinished %					
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.Type	5.Basic	8.Privy	2.Type					
ELECTICAL	3.Old Type	6.	9.None	3.Old Type 6.					
OPEN-4-	# Rooms		SQFT (Footprint)						
Year Built	# Bedrooms		Condition						
Year Remodeled	# Full Baths		1.Poor 4.Avg 7.V G						
Foundation	# Half Baths		2.Fair 5.Avg+ 8.Exc						
1.Concrete	4.Wood	7.Partial	3.Avg- 6.Good 9.Same						
2.C Block	5.Slab	8.ledge/ro	Phys. % Good						
3.Gran/Roc	6.Piers	9.Pier/Pad	Funct. % Good						
Basement	# Addn Fixtures		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	# Fireplaces		Econ. % Good						
Wet Basement			Economic Code						
1.Dry			4.	7.	0.None 3.No Power 6.Comment				
2.Damp			5.Crawl Sp	8.SPump	1.Location 4.Size 7.Uti Easm				
3.Wet			6.	9.None	2.Encroach 5.Condition 8.Incmlplet				
Date Inspected			Entrance Code 0						
Additions, Outbuildings & Improvements			1.Interior 4.Vacant 7.						
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	Information Code 0	
992 Camper Trailer	1980	7x18	2 100	2	0 %	100 %		1.Owner 4.Agent 7.Inspect	
24 Frame Shed	1995	225	2 100	2	0 %	100 %		2.Relative 5.Estimate 8.	
					%	%		3.Tenant 6.Other 9.	
					%	%		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	



Vajentic, Kyra D  
Vajentic, Tyler M  
PO Box 229  
Stratton ME 04982

B3519P78

Previous Owner  
Brochu, Emily Adrienne  
415 HOPE ST.

PROVIDENCE RI 02906 1634  
Sale Date: 2/01/2013

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>2 Stratton Village</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	49,500	56,000	0	105,500		
X Coordinate <b>0</b>			2013	48,200	53,500	0	101,700		
Y Coordinate <b>0</b>			2014	41,300	54,500	10,000	85,800		
Zone/Land Use <b>12 General Develop.</b>			2015	41,300	53,100	10,000	84,400		
Secondary Zone			2016	39,600	53,000	15,000	77,600		
Topography <b>2 Rolling</b>			2017	39,600	52,400	20,000	72,000		
1.Level 4.Below St 7.Incline			2018	39,600	52,400	20,000	72,000		
2.Rolling 5.Low 8.			2019	39,600	51,800	20,000	71,400		
3.Above St 6.Swampy 9.			2020	39,600	51,200	25,000	65,800		
Utilities <b>1 Twn.Watr&amp; Septic</b>			2021	39,600	51,100	25,000	65,700		
1.W & S 4.Dr Well 7.Cspool			2022	52,700	65,700	25,000	93,400		
2.T Water 5.Dug Well 8.Water			2023	52,700	87,200	25,000	114,900		
3.Septic 6.Privy 9.None			2024	56,200	85,800	25,000	117,000		
Street <b>1 Paved</b>			2025	67,500	87,000	25,000	129,500		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>2/01/2013</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>92,500</b>			15.Dist System			%		5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				6.R/W thru Lot
1.Land 4.Trailer 7.									7.Restricted
2.L & B 5.Other 8.			16.			%		8.Location	
3.Bldg 6.Comm 9.			17.TrnsCan Trans			%		9.Fractional Sha	
Financing <b>9 Unknown</b>			18.TrnsCan Rds/Im			%		<b>Acres</b>	
1.Convent 4.Seller 7.Bank or Re			19.Condominium			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Hardwood (TG)	
Validity <b>1 Arms Length Sale</b>				21.Base Lot 1st A	21	1.00	100	%	0
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	22	0.65	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water	46	1.00	100	%	0	
3.Distress 6.Exempt 9.Question			<b>Acres</b>			%			
Verified <b>5 Public Record</b>			24.Next 3-10 Acre			%			
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr			%			
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A			%			
3.Lender 6.MLS 9.			27.Below 1146Elev			%			
			28.Gravel Pits			%			
			29.Unforested Vac			%			
			<b>Total Acreage</b>		<b>1.65</b>				

- 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 U04-055-001


Account 478

Location 70 SPAULDING DR

Card 1

Of 1

6/26/2025

Building Style <b>9 Other/Salt Box</b>	SF Bsmt Living <b>312</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>8 Crawl Space</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>1 One Story</b>	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls <b>1 Clapboard/Shingl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface <b>4 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>624</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1994</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>5 Size/Layout</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code <b>1 Owner</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/27/1997

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1994	252	3 100	3	0 %	100 %	
24 Frame Shed	1999	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



VALLIERES, GILLES J JR  
3 VALLIERRES LANE  
DURHAM ME 04222

B1251P126 B3863P53

Previous Owner  
GODIN, RAYMOND G.  
447 OLD WOODMAN HILL RD

MINOT ME 04258  
Sale Date: 10/05/2016

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>3 Eustis Village</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	19,500	68,300	0	87,800		
X Coordinate <b>0</b>			2013	22,300	63,500	0	85,800		
Y Coordinate <b>0</b>			2014	20,800	63,900	0	84,700		
Zone/Land Use <b>12 General Develop.</b>			2015	20,800	62,100	0	82,900		
Secondary Zone			2016	20,800	61,800	0	82,600		
Topography <b>2 Rolling</b>			2017	20,800	61,300	0	82,100		
1.Level 4.Below St 7.Incline			2018	20,800	60,600	0	81,400		
2.Rolling 5.Low 8.			2019	20,800	60,600	0	81,400		
3.Above St 6.Swampy 9.			2020	20,800	59,900	0	80,700		
Utilities <b>3 Septic Disposal&amp;</b> <b>5 Dug Well &amp;</b>			2021	20,800	59,600	0	80,400		
1.W & S 4.Dr Well 7.Cspool			2022	26,100	76,800	0	102,900		
2.T Water 5.Dug Well 8.Water			2023	26,100	99,100	0	125,200		
3.Septic 6.Privy 9.None			2024	27,200	97,900	0	125,100		
Street <b>1 Paved</b>			2025	29,900	99,800	0	129,700		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
			14.Transm Lines					4.Size/Shape	
Sale Date <b>10/05/2016</b>			15.Dist System					5.Access	
Price <b>49,900</b>			<b>Square Foot</b>	<b>Square Feet</b>				6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>								7.Restricted	
1.Land 4.Trailer 7.			16.					8.Location	
2.L & B 5.Other 8.								9.Fractional Sha	
3.Bldg 6.Comm 9.			17.TrnsCan Trans					<b>Acres</b>	
Financing <b>9 Unknown</b>								18.TrnsCan Rds/Im	
1.Convent 4.Seller 7.Bank or Re			19.Condominium					31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			20.Tarred Drivewa					32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>								21.Base Lot 1st A	21
1.Valid 4.Bk Repo 7.Abutts			22.Secondary Acre	46	1.00	100	%	0	
2.Related 5.Partial 8.Other			23.Remote Water						
3.Distress 6.Exempt 9.Question			<b>Acres</b>						
Verified <b>5 Public Record</b>			24.Next 3-10 Acre						
1.Buyer 4.Agent 7.Family			25.Next 11-15 Acr						
2.Seller 5.Pub Rec 8.Other			26.16+ (Undevel A						
3.Lender 6.MLS 9.			27.Below 1146Elev						
			28.Gravel Pits						
			29.Unforested Vac						
			<b>Total Acreage</b>		0.31				

46.Wtr&Septic Ava

**Eustis**

Map Lot U17-009-A

Account 802

Location 40 EUSTIS VILLAGE ROAD

Card 1

Of 1

6/26/2025

Building Style <b>7 Camp/Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 4 Gas/Oil Monitor</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls <b>5 B.&amp; B./T-I-II</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>5 Basic</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface <b>4 Asphalt Shingles</b>	Bath(s) Style <b>5 Basic</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>399</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1992</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code <b>5 Estimate</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 9/12/1996

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1992	128	2 100	3	0 %	88 %	
1 1 S.Frame add-on	2010	336	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



VALLIERES, JOHN M  
PO Box 1326  
Auburn ME 04222

B1675P297 B4254P154

Previous Owner  
TAYLOR, MICHAEL L  
P. O. BOX 491

POLAND, ME 04274  
Sale Date: 7/07/2020

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>44 Tea Brook</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,300	34,700	0	65,000		
X Coordinate <b>0</b>			2013	23,800	32,100	0	55,900		
Y Coordinate <b>0</b>			2014	23,700	31,900	0	55,600		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	23,700	31,300	0	55,000		
Secondary Zone			2016	23,600	30,700	0	54,300		
Topography <b>1 Level</b>			2017	23,600	30,200	0	53,800		
1.Level 4.Below St 7.Incline			2018	23,600	29,600	0	53,200		
2.Rolling 5.Low 8.			2019	23,600	29,100	0	52,700		
3.Above St 6.Swampy 9.			2020	23,600	29,000	0	52,600		
Utilities <b>9 None</b>			2021	23,600	28,500	0	52,100		
1.W & S 4.Dr Well 7.Cspool			2022	30,800	36,300	0	67,100		
2.T Water 5.Dug Well 8.Water			2023	30,800	66,500	0	97,300		
3.Septic 6.Privy 9.None			2024	55,300	101,400	0	156,700		
Street <b>5 Subdivision Rd.</b>			2025	65,400	103,800	0	169,200		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>7/07/2020</b>			15.Dist System			%		5.Access	
Price <b>65,000</b>						%		6.R/W thru Lot	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.			16.			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			17.TrnsCan Trans			%		30.Softwood (TG)	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		31.Mixedwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		32.Hardwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		33.Waste L /R Pro	
Validity <b>1 Arms Length Sale</b>						%		34.Roads/Unforest	
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	1.00	100	%	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.04	100	%	0	37.ReEnergy Site
Verified <b>5 Public Record</b>			23.Remote Water	46	1.00	100	%	0	38.ReEnergyTransm
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%			39.Deeded R/W to
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			40.S Lumber Site
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			41.Demolition Cha
			26.16+ (Undevel A			%			42.Privy/H Tank/
			27.Below 1146Elev			%			43.Comm Imp Lot
			28.Gravel Pits			%			44.Water Availabl
			29.Unforested Vac			%			45.Septic Availab
			<b>Total Acreage</b>			1.04			46.Wtr&Septic Ava



VANBEMMELEN, ATJE  
Po Box 345  
Stratton ME 04982

B1539P155 B4021P346

Previous Owner  
CAIA, ROBERT  
PO BOX 1488

New London NH 03257  
Sale Date: 8/20/2018

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>28 King Rd.Shore</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	90,600	113,000	0	203,600		
X Coordinate <b>0</b>			2013	102,400	106,700	0	209,100		
Y Coordinate <b>0</b>			2014	102,400	109,200	0	211,600		
Zone/Land Use <b>41 Limited Residential</b>			2015	102,400	106,900	0	209,300		
Secondary Zone			2016	101,200	106,900	0	208,100		
Topography <b>1 Level</b>			2017	101,200	106,900	0	208,100		
1.Level 4.Below St 7.Incline			2018	101,200	105,700	0	206,900		
2.Rolling 5.Low 8.			2019	101,200	105,700	0	206,900		
3.Above St 6.Swampy 9.			2020	101,200	104,500	0	205,700		
Utilities <b>9 None</b>			2021	101,200	104,400	25,000	180,600		
1.W & S 4.Dr Well 7.Cspool			2022	130,700	134,200	25,000	239,900		
2.T Water 5.Dug Well 8.Water			2023	130,700	163,900	25,000	269,600		
3.Septic 6.Privy 9.None			2024	132,300	162,400	25,000	269,700		
Street <b>2 Semi-Improved</b>			2025	140,400	167,800	25,000	283,200		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme					1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi					2.Devel Costs	
<b>Sale Data</b>			13.Substations					3.Swampy	
Sale Date <b>8/20/2018</b>			14.Transm Lines					4.Size/Shape	
Price <b>194,400</b>			15.Dist System					5.Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>	<b>Square Feet</b>				6.R/W thru Lot	
1.Land 4.Trailer 7.								7.Restricted	
2.L & B 5.Other 8.								8.Location	
3.Bldg 6.Comm 9.								9.Fractional Sha	
Financing <b>9 Unknown</b>								<b>Acres</b>	
1.Convent 4.Seller 7.Bank or Re								30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			17.TrnsCan Trans					31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			18.TrnsCan Rds/Im					32.Hardwood (TG)	
Validity <b>1 Arms Length Sale</b>			19.Condominium					33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			20.Tarred Drivewa					34.Roads/Unforest	
2.Related 5.Partial 8.Other			<b>Fract. Acre</b>	<b>Acreeage/Sites</b>				35.Eustis Dam	
3.Distress 6.Exempt 9.Question								21.Base Lot 1st A	21
Verified <b>5 Public Record</b>			22.Secondary Acre	22	0.09	50	%	8	
1.Buyer 4.Agent 7.Family			23.Remote Water	46	1.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			<b>Acres</b>					36.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/	
			<b>Total Acreage</b>		1.09				
						43.Comm Imp Lot			
						44.Water Availabl			
						45.Septic Availab			
						46.Wtr&Septic Ava			

**Eustis**

Map Lot R01-019-B

Account 550

Location 49 KING ROAD

Card 1 Of 1 6/26/2025

Building Style <b>8 Log Home/Cabin</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 1 Hot Water BB</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls <b>7 Log/Inc.Fake Log</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>988</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>5 Average +</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>1</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1996</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlplet
Bsmt Gar # Cars <b>1</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code <b>5 Estimate</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 11/14/1996

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
71 8 Ohead Door	1996	1	3 100	4	0 %	100 %	1.1 S Frame add
68 Wood Deck	1996	104	3 100	4	0 %	100 %	2.2 S Frame add
24 Frame Shed	1998	128	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



VASVARY, LOUIS W  
VASVARY, DAWN M  
99 North Pond Rd  
Rome ME 04963

B2592P324

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>87 Arnold Trail.</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	22,100	87,900	0	110,000		
X Coordinate <b>0</b>			2013	23,800	82,800	0	106,600		
Y Coordinate <b>0</b>			2014	23,800	85,200	0	109,000		
Zone/Land Use <b>13 Mixed Use</b>			2015	23,800	83,300	0	107,100		
Secondary Zone			2016	23,800	82,300	0	106,100		
Topography <b>1 Level</b>			2017	23,800	82,300	0	106,100		
1.Level 4.Below St 7.Incline			2018	23,800	81,400	0	105,200		
2.Rolling 5.Low 8.			2019	23,800	81,400	0	105,200		
3.Above St 6.Swampy 9.			2020	23,800	80,500	0	104,300		
Utilities <b>9 None</b>			2021	23,800	79,600	0	103,400		
1.W & S 4.Dr Well 7.Cspool			2022	30,100	103,500	0	133,600		
2.T Water 5.Dug Well 8.Water			2023	30,100	136,900	0	167,000		
3.Septic 6.Privy 9.None			2024	33,900	136,900	0	170,800		
Street <b>1 Paved</b>			2025	38,500	138,700	0	177,200		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
Sale Date <b>4/13/2005</b>			14.Transm Lines			%		4.Size/Shape	
Price <b>16,000</b>			15.Dist System			%		5.Access	
Sale Type						%		6.R/W thru Lot	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Restricted	
2.L & B 5.Other 8.						%		8.Location	
3.Bldg 6.Comm 9.			16.			%		9.Fractional Sha	
Financing			17.TrnsCan Trans			%		<b>Acres</b>	
1.Convent 4.Seller 7.Bank or Re			18.TrnsCan Rds/Im			%		30.Softwood (TG)	
2.FHA/VA 5.Private 8.Divorce			19.Condominium			%		31.Mixedwood (TG)	
3.Assumed 6.Cash 9.Unknown			20.Tarred Drivewa			%		32.Hardwood (TG)	
Validity <b>2 Related Parties</b>						%		33.Waste L /R Pro	
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Roads/Unforest	
2.Related 5.Partial 8.Other			21.Base Lot 1st A	21	0.46	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			<b>Acres</b>			%			38.ReEnergyTransm
2.Seller 5.Pub Rec 8.Other			24.Next 3-10 Acre			%			39.Deeded R/W to
3.Lender 6.MLS 9.			25.Next 11-15 Acr			%			40.S Lumber Site
			26.16+ (Undevel A			%			41.Demolition Cha
			27.Below 1146Elev			%			42.Privy/H Tank/
			28.Gravel Pits			%			43.Comm Imp Lot
			29.Unforested Vac			%			44.Water Availabl
				<b>Total Acreage</b>		<b>0.46</b>			45.Septic Availab
									46.Wtr&Septic Ava


Eustis

Map Lot U10-008

Account 876

Location 554 ARNOLD TRAIL

Card 1 Of 1 6/26/2025

Building Style <b>4 Cape/Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>7 One Story W/Loft</b>	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>10%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface <b>1 Steel</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>768</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2005</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code <b>0</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2005	336	3 100	4	0 %	100 %	
71 8 Ohead Door	2005	1	3 100	4	0 %	100 %	
20 Breezeway.....	2006	80	3 100	4	0 %	100 %	
					%	%	1.1 S Frame add
					%	%	2.2 S Frame add
					%	%	3.3 S Frame add
					%	%	4.1 & 1/2 S add
					%	%	5.1 & 3/4 S add
					%	%	6.2 & 1/2 S add
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.2S w/ba/no bsm
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.1 S 0 ba/0 bs
					%	%	29.Finished Attic



VICTOR J VIGNA REVOCABLE TRUST  
RUTH E VIGNA REVOCABLE TRUST  
PO BOX 647  
KITTERY ME 03904

B1085P180 B4424P45

Previous Owner  
VIGNA, VICTOR J  
VIGNA, RUTH E  
45 HARPSWELL BY THE SEA  
HARPSWELL, ME 04079  
Sale Date: 2/08/2022

Inspection Witnessed By:

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

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood <b>13 Peabody Road</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	33,800	0	0	33,800		
X Coordinate <b>0</b>			2013	27,800	0	0	27,800		
Y Coordinate <b>0</b>			2014	23,700	0	0	23,700		
Zone/Land Use <b>11 Residential/Rec.</b>			2015	23,700	0	0	23,700		
Secondary Zone			2016	21,800	0	0	21,800		
Topography <b>2 Rolling</b>			2017	21,800	0	0	21,800		
1.Level 4.Below St 7.Incline			2018	21,800	0	0	21,800		
2.Rolling 5.Low 8.			2019	21,800	0	0	21,800		
3.Above St 6.Swampy 9.			2020	21,800	0	0	21,800		
Utilities <b>9 None 9 None</b>			2021	21,800	0	0	21,800		
1.W & S 4.Dr Well 7.Cspool			2022	56,700	0	0	56,700		
2.T Water 5.Dug Well 8.Water			2023	72,700	179,500	0	252,200		
3.Septic 6.Privy 9.None			2024	55,300	118,400	0	173,700		
Street <b>4 Right of Way</b>			2025	66,100	124,400	0	190,500		
1.Paved 4.R/W 7.			<b>Land Data</b>						
2.Semi Imp 5.Sub Rd 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Priv Rd 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
STATUS TG-F&O <b>0</b>			11.Water Departme			%		1.Second Zone	
Bldg Incomplete <b>0</b>			12.Undergrd Servi			%		2.Devel Costs	
<b>Sale Data</b>			13.Substations			%		3.Swampy	
			14.Transm Lines			%		4.Size/Shape	
Sale Date <b>2/08/2022</b>			15.Dist System			%		5.Access	
Price						%		6.R/W thru Lot	
Sale Type <b>1 Land Only</b>						%		7.Restricted	
1.Land 4.Trailer 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.Location	
2.L & B 5.Other 8.							%	9.Fractional Sha	
3.Bldg 6.Comm 9.						%	<b>Acres</b>		
Financing <b>9 Unknown</b>			16.			%	30.Softwood (TG)		
1.Convent 4.Seller 7.Bank or Re			17.TrnsCan Trans			%	31.Mixedwood (TG)		
2.FHA/VA 5.Private 8.Divorce			18.TrnsCan Rds/Im			%	32.Hardwood (TG)		
3.Assumed 6.Cash 9.Unknown			19.Condominium			%	33.Waste L /R Pro		
Validity <b>8 Other Non Valid</b>			20.Tarred Drivewa			%	34.Roads/Unforest		
1.Valid 4.Bk Repo 7.Abutts			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Eustis Dam	
2.Related 5.Partial 8.Other				21.Base Lot 1st A	21	1.00	100 %	0	36.ReEnergyWater
3.Distress 6.Exempt 9.Question			22.Secondary Acre	22	0.51	100 %	0	37.ReEnergy Site	
Verified <b>5 Public Record</b>			23.Remote Water	46	1.00	100 %	0	38.ReEnergyTransm	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Deeded R/W to	
2.Seller 5.Pub Rec 8.Other				24.Next 3-10 Acre			%	40.S Lumber Site	
3.Lender 6.MLS 9.				25.Next 11-15 Acr			%	41.Demolition Cha	
				26.16+ (Undevel A			%	42.Privy/H Tank/	
				27.Below 1146Elev			%	43.Comm Imp Lot	
				28.Gravel Pits			%	44.Water Availabl	
				29.Unforested Vac			%	45.Septic Availab	
			<b>Total Acreage 1.51</b>					46.Wtr&Septic Ava	

Eustis

Map Lot U09-011

Account 445

Location 9 ASPEN LANE

Card 1

Of 1

6/26/2025

Building Style <b>9 Other/Salt Box</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Ranch/Co 5.A-Frame 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4.O-Built 7.
2.Gambrel 6.Apt.Bldg 10.Daylt.B	OPEN-5-CUSTOMIZE <b>0</b>	2.Inadeq 5.Camp 8.
3.R Ranch 7.Camp 11.	Heat Type <b>100% 2 Combination</b>	3.Poor 6. 9.
4.Cape/Col 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.Combo 6.Stove 10.Geo	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.Radiant 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.CS
Stories <b>5 One &amp; 3/4 Story</b>	4.Monitor 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1 & 1/2 7.1.S/w/lf	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1 & 3/4 8.1 & 1/4	1.A/C 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2 & 1/2 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls <b>9 Other</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clbd/Shg 5.B/B/T111 9.Other	Kitchen Style <b>1 Modern</b>	Unfinished % <b>60%</b>
2.Vin/Al 6.Brick 10.None	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Masonite 7.Log 11.Boards	2.Typical 5.Basic 8.	1.E Grade 4.C+ Grade 7.A+ Grade
4.Asb/Asp 8.Concrete 12.	3.Old Type 6.No Water 9.None	2.D Grade 5.B Grade 8.
Roof Surface <b>1 Steel</b>	Bath(s) Style <b>1 Modern Bath(s)</b>	3.C Grade 6.A Grade 9.Same
1.Steel 4.Asphalt 7.Rubber	1.Modern 4.Obsolete 7.Bio/Chem	SQFT (Footprint) <b>650</b>
2.Vented 5.Wood 8.	2.Typical 5.Basic 8.Privy	Condition <b>4 Average</b>
3.Tin/Alum 6.Rolled 9.Other	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
ELECTICAL <b>3</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2016</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Bsmt 7.C Wall
1.Concrete 4.Wood 7.Partial		2.O-Built 5.Size 8.LongTerm
2.C Block 5.Slab 8.ledge/ro		3.Damaged 6.Bath 9.None
3.Gran/Roc 6.Piers 9.Pier/Pad		Econ. % Good <b>100%</b>
Basement <b>9 0 Bsmt/O Fdtn</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.Dirt Fl		0.None 3.No Power 6.Comment
2.1/2 Bmt 5.Crawl Sp 8.S Level		1.Location 4.Size 7.Uti Easm
3.3/4 Bmt 6.Fnd noB/ 9.None		2.Encroach 5.Condition 8.Incmlpt
Bsmt Gar # Cars <b>9</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Crawl Sp 8.SPump	3.Informed 6. 9.	
3.Wet 6. 9.None	Information Code <b>0</b>	
	1.Owner 4.Agent 7.Inspect	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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