

Map Lot R01-017

Account 696

Location 232 VAUGHN ROAD

Card 1 Of 1 7/06/2026

NADEAU, STEVEN
NADEAU, CATHY
943 CHINA ROAD
WINSLOW, ME 04901

B2607P222

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		
			2013	51,600	70,100	0	121,700		
Tree Growth Year 0			2014	51,600	70,600	0	122,200		
X Coordinate 0			2015	51,600	69,600	0	121,200		
Y Coordinate 0			2016	51,600	68,800	0	120,400		
Zone/Land Use 15 Rural Woodland 2			2017	51,600	68,000	0	119,600		
			2018	51,600	68,000	0	119,600		
Secondary Zone 41 & Ltd. Residential			2019	51,600	67,300	0	118,900		
Topography 2 Rolling			2020	51,600	67,300	0	118,900		
			2021	51,600	66,500	0	118,100		
1.Level	4.Below St	7.Incline	2022	85,500	85,500	0	171,000		
2.Rolling	5.Low	8.		2023	85,500	114,200	0	199,700	
3.Above St	6.Swampy	9.	2024	85,500	112,500	0	198,000		
Utilities 9 None			2025	93,200	116,000	0	209,200		
			2026	93,300	114,700	0	208,000		
1.W & S	4.Dr Well	7.Cspool	Land Data						
2.TWater	5.Dug Well	8.Water							
3.Septic	6.Privy	9.None	Front Foot	Type	Effective		Influence		Influence Codes
STATUS TG-F&O 0					Frontage	Depth	Factor	Code	
			Bldg Incomplete 0			11.Water Departme		1.Second Zone	
Sale Data						12.UndergrdServic		2.DevelCosts	
			Sale Date 05/31/2005			13.Substations		3.Swampy	
Price 33,400						14.Transm Lines		4.Size/Shape	
			Sale Type 2 Land & Buildings			15.DistSystem		5.Access	
1.Land						16.		6.R/W thru Lot	
			2.L & B			17.TrnsCan Trans		7.Restricted	
3.Bldg						18.TrnsCanRds/Imp		8.Location	
			Financing 9 Unknown			19.Condominium		9.Fractional Sha	
1.Convent						20.Tarred Drivewa		Acres	
			2.FHA/VA					30.Softwood (TG)	
3.Assumed								31.Mixedwood (TG)	
			Validity 1 Arms Length Sale					32.Hardwood (TG)	
1.Valid								33.Waste L/RProtc	
			2.Related					34.Roads/Unforest	
3.Distress								35.Eustis Dam	
			Verified 5 Public Record					36.ReEnergyWater	
1.Buyer								37.ReEnergy Site	
			2.Seller					38.ReEnergyTransm	
3.Lender								39.Deeded R/W to	
								40.SLumber Site I	
								41.Demolition Cha	
								42.Privy/HTank/	
								43.Comm Imp Lot	
								44.Water Availabl	
								45.Septic Availab	

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

Eustis

Map Lot R01-017

Account 696

Location 232 VAUGHN ROAD

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 2 Combination			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	7 One Story W/Loft			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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			3.Old Type	6.No Water	9.None		2.D Grade	5.B Grade	8.	
Roof Surface	4 Asphalt Shingles			Bath(s) Style	7 Bio or Chemical			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	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	5			# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	2006			# 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/rock						3.Damaged	6.Bath	9.None	
3.Gran/Roc	6.Piers	9.Pier/Pad						Econ. % Good	100%		
Basement	3 3/4 Basement							Economic Code	9 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/M	9.None						2.Encroach	5.Condition	8.Incnpet	
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				
50 Deck w/Roof	2006	119	3 100	4	0	%80	%	1.1 SFrame add-o			
75 Platform,no rail	2006	246	3 100	4	0	%100	%	2.2 SFrame add-o			
24 Frame Shed	1950	144	2 100	2	0	%50	%	3.3 SFrame add-o			
						%	%	4.1 & 1/2 Sadd-o			
						%	%	5.1 & 3/4 Sadd-o			
						%	%	6.2 & 1/2 Sadd-o			
						%	%	21.Open Frame Por			
						%	%	22.Encl Frame Por			
						%	%	23.Frame Garage			
						%	%	24.Frame Shed			
						%	%	25.2Sw/ba/no bsmt			
						%	%	26.1SFr Overhang			
						%	%	27.Unfin Basement			
						%	%	28.1 S 0 ba/0 bsm			
						%	%	29.Finished Attic			



Map Lot U15-015			Account 860			Location 15 PERRY ROAD			Card 1 Of 1 7/06/2026					
Nazaroff, Gregory S 39 Nazaroff Lane Greene ME 04236			Property Data			Assessment Record								
			Neighborhood 10 Perry Road			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2013	37,000	25,200	0	62,200				
			X Coordinate 0			2014	35,500	25,700	0	61,200				
			Y Coordinate 0			2015	35,500	25,400	0	60,900				
B2840P5			Zone/Land Use 11 Residential/Rec.			2016	34,000	25,400	0	59,400				
Previous Owner DAVIS, ROBIN WATKINS WATKINS, SCOTT L. 189 CAMPBELL RD BEDFORD, NH 03110 4508 Sale Date: 11/27/2006			Secondary Zone			2017	34,000	25,400	0	59,400				
						2018	34,000	25,400	0	59,400				
			Topography 2 Rolling			2019	34,000	25,400	0	59,400				
						2020	34,000	25,400	0	59,400				
			1.Level 4.Below St 7.Incline 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2021	34,000	25,400	0	59,400				
			Utilities 3 Septic Disposal& 5 Dug Well &			2022	43,300	33,000	0	76,300				
			1.W & S 4.Dr Well 7.Cspool 2.TWater 5.Dug Well 8.Water 3.Septic 6.Privy 9.None			2023	43,300	44,300	0	87,600				
			Street 1 Paved			2024	48,300	44,300	0	92,600				
						2025	61,000	45,300	0	106,300				
			1.Paved 4.R/W 7. 2.Semi Imp 5.Sub Rd 8. 3.Gravel 6.PrivRd 9.None			2026	61,000	45,300	0	106,300				
			Inspection Witnessed By:			Land Data								
						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
									11.Water Departme					1.Second Zone
									12.UndergrdServic					2.DevelCosts
									13.Substations					3.Swampy
									14.Transm Lines					4.Size/Shape
						Sale Date 11/27/2006			15.DistSystem				5.Access	
Price 59,000									6.R/W thru Lot					
Sale Type 2 Land & Buildings									7.Restricted					
1.Land 4.Trailer 7. 2.L & B 5.Other 8. 3.Bldg 6. Comm 9.				8.Location										
Financing 9 Unknown			1.Convent 4.Seller 7.Bank or Re				9.Fractional Sha							
			2.FHA/VA 5.Private 8.Divorce				Acres							
			3.Assumed 6.Cash 9.Unknown											
			Validity 1 Arms Length Sale											
Verified 5 Public Record			1.Valid 4.BkRepo 7.Abutts					30.Softwood (TG)						
			2.Related 5.Partial 8.Other				31.Mixedwood (TG)							
			3.Distress 6.Exempt 9.Question				32.Hardwood (TG)							
			1.Buyer 4.Agent 7.Family				33.Waste L/RProtc							
2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			25.Next 11-15 Acr				34.Roads/Unforest							
			26.16+ (UndevelAc				35.Eustis Dam							
			27.Below 1146Elev				36.ReEnergyWater							
			28.Gravel Pits				37.ReEnergy Site							
29.Unforested Vac			29.Unforested Vac				38.ReEnergyTransm							
			Total Acreage 0.75				39.Deeded R/W to							
							40.SLumber Site I							
							41.Demolition Cha							
Eustis							42.Privy/HTank/							
							43.Comm Imp Lot							
							44.Water Availabl							
							45.Septic Availab							
							46.Wtr&Septic Ava							

Eustis

Map Lot U15-015

Account 860

Location 15 PERRY ROAD

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 5 Forced Warm Air			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	4 One & 1/2 Story			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	4 Minimal		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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			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)	960		
2.Vented	5.Wood	8.		2.Typical	5.Basic	8.Privy		Condition	4 Average		
3.Tin/Alum	6.Rolled	9.Other		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V.G	
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc	
ELECTICAL	4			# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1920			# Half Baths	0			Funct. % Good	50%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	3 Damage/Delap.		
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/rock						3.Damaged	6.Bath	9.None	
3.Gran/Roc	6.Piers	9.Pier/Pad						Econ. % Good	80%		
Basement	7 Full,Dirt Floor							Economic Code	5 Poor Condition		
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/M	9.None						2.Encroach	5.Conditon	8.Incmmplet	
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 06/14/1993

Additions, Outbuildings & Improvements											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
68 Wood Deck	1992	70	3 100	4	0 %	100 %		1.1 SFrame add-o			
					%	%		2.2 SFrame add-o			
					%	%		3.3 SFrame add-o			
					%	%		4.1 & 1/2 Sadd-o			
					%	%		5.1 & 3/4 Sadd-o			
					%	%		6.2 & 1/2 Sadd-o			
					%	%		21.Open Frame Por			
					%	%		22.Encl Frame Por			
					%	%		23.Frame Garage			
					%	%		24.Frame Shed			
					%	%		25.2Sw/ba/no bsmt			
					%	%		26.1SFr Overhang			
					%	%		27.Unfin Basement			
					%	%		28.1 S 0 ba/0 bsm			
					%	%		29.Finished Attic			



Map Lot R01-019

Account 950

Location KING ROAD

Card 1 Of 1 7/06/2026

NEWCOMB, RICHARD M
NEWCOMB, CARLA J
PO Box 714
Stratton ME 04982

B3502P61 B3792P23

Previous Owner
Harding, James
PO Box 214

Stratton ME 04982
Sale Date: 01/01/2016

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record						
Neighborhood 12 King Road			Year	Land	Buildings	Exempt	Total		
			2014	35,000	0	0	35,000		
Tree Growth Year 0			2015	35,000	0	0	35,000		
X Coordinate 0			2016	32,500	0	0	32,500		
Y Coordinate 0			2017	32,500	0	0	32,500		
Zone/Land Use 15 Rural Woodland 2			2018	32,500	0	0	32,500		
Secondary Zone			2019	32,500	0	0	32,500		
			2020	32,500	0	0	32,500		
Topography 2 Rolling			2021	32,500	0	0	32,500		
1.Level	4.Below St	7.Incline	2022	45,400	0	0	45,400		
2.Rolling	5.Low	8.	2023	45,400	0	0	45,400		
3.Above St	6.Swampy	9.	2024	48,900	0	0	48,900		
Utilities			2025	63,200	0	0	63,200		
1.W & S	4.Dr Well	7.Cspool	2026	73,300	0	0	73,300		
2.TWater	5.Dug Well	8.Water							
3.Septic	6.Privy	9.None							
Street 1 Paved			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.PrivRd	9.None				%			
STATUS TG-F&O 0						%			
Bldg Incomplete 0						%			
Sale Data			Square Foot	Square Feet				Acres	
Sale Date	01/01/2016								
Price	37,500								
Sale Type	1 Land Only								
1.Land	4.Trailer	7.				% 0			
2.L & B	5.Other	8.			% 0				
3.Bldg	6. Comm	9.			% 0				
Financing 9 Unknown			Fract. Acre	Acreage/Sites					
1.Convent	4.Seller	7.Bank or Re				% 0			
2.FHA/VA	5.Private	8.Divorce				% 0			
3.Assumed	6.Cash	9.Unknown				% 0			
Validity 1 Arms Length Sale						% 0			
1.Valid	4.BkRepo	7.Abutts			% 0				
2.Related	5.Partial	8.Other			% 0				
3.Distress	6.Exempt	9.Question			% 0				
Verified 5 Public Record			Acres						
1.Buyer	4.Agent	7.Family				% 0			
2.Seller	5.Pub Rec	8.Other				% 0			
3.Lender	6.MLS	9.				% 0			
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- 1.Second Zone
- 2.DevelCosts
- 3.Swampy
- 4.Size/Shape
- 5.Access
- 6.R/W thru Lot
- 7.Restricted
- 8.Location
- 9.Fractional Sha
- 30.Softwood (TG)
- 31.Mixedwood (TG)
- 32.Hardwood (TG)
- 33.Waste L/RProtc
- 34.Roads/Unforest
- 35.Eustis Dam
- 36.ReEnergyWater
- 37.ReEnergy Site
- 38.ReEnergyTransm
- 39.Deeded R/W to
- 40.SLumber Site I
- 41.Demolition Cha
- 42.Privy/HTank/
- 43.Comm Imp Lot
- 44.Water Availabl
- 45.Septic Availab
- 46.Wtr&Septic Ava

Eustis

Map Lot R01-019

Account 950

Location KING ROAD

Card 1

Of 1

07/06/2026

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.Bsm	OPEN-5-CUSTOMIZE			2.Inadeq	5.Camp	8.		
3.R Ranch	7.Camp		Heat Type 100%			3.Poor	6.	9.		
4.Cape/Col	8.Log		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		2.1/2 Fin	5.Fl/Stair	8.CS		
Stories			4.Monitor	8.Fl/Wall		3.3/4 Fin	6.	9.None		
1.1	4.1 & 1/2 S	7.1.S/w/lft	Cool Type 0%			Insulation				
2.2	5.1 & 3/4 S	8.1 & 1/4 S	1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.		
3.3	6.2 & 1/2 S	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		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/rock				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/M	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							
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 SFrame add-o		
					%	%		2.2 SFrame add-o		
					%	%		3.3 SFrame add-o		
					%	%		4.1 & 1/2 Sadd-o		
					%	%		5.1 & 3/4 Sadd-o		
					%	%		6.2 & 1/2 Sadd-o		
					%	%		21.Open Frame Por		
					%	%		22.Encl Frame Por		
					%	%		23.Frame Garage		
					%	%		24.Frame Shed		
					%	%		25.2Sw/ba/no bsmt		
					%	%		26.1SFr Overhang		
					%	%		27.Unfin Basement		
					%	%		28.1 S 0 ba/0 bsm		
					%	%		29.Finished Attic		

Card 1 Of 1 7/06/2026

B2421P289

Property Data			Assessment Record							
Neighborhood 28 King Rd.Shore			Year	Land		Buildings		Exempt	Total	
			2013	107,300		128,300		0	235,600	
Tree Growth Year 0			2014	107,300		131,500		0	238,800	
X Coordinate 0			2015	107,300		128,900		0	236,200	
Y Coordinate 0			2016	92,300		127,500		0	219,800	
Zone/Land Use 41 Limited Residential			2017	92,300		127,500		0	219,800	
			2018	92,300		126,100		0	218,400	
Secondary Zone			2019	92,300		126,100		0	218,400	
Topography 2 Rolling			2020	92,300		124,600		0	216,900	
1.Level	4.Below St	7.Incline	2021	92,300		123,200		0	215,500	
2.Rolling	5.Low	8.	2022	119,100		160,200		25,000	254,300	
3.Above St	6.Swampy	9.	2023	119,100		197,600		25,000	291,700	
Utilities 9 None	9 None		2024	120,500		240,300		25,000	335,800	
1.W & S	4.Dr Well	7.Cspool	2025	129,800		241,400		25,000	346,200	
2.TWater	5.Dug Well	8.Water	2026	129,800		241,100		25,000	345,900	
3.Septic	6.Privy	9.None	Land Data							
Street 3 Gravel										
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.PrivRd	9.None			11.Water Departme			%		1.Second Zone
STATUS TG-F&O 0	12.UndergrdServic							%		2.DevelCosts
Bldg Incomplete 0	13.Substations							%		3.Swampy
Sale Data					14.Transm Lines			%		4.Size/Shape
Sale Date 03/01/2004	15.DistSystem					%	5.Access			
Price 32,500						%	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.TrnsCanRds/Imp		%		32.Hardwood (TG)		
3.Assumed	6.Cash	9.Unknown		19.Condominium		%		33.Waste L/RProtc		
Validity 9 Questionable....	20.Tarred Drivewa					%		34.Roads/Unforest		
1.Valid	4.BkRepo	7.Abutts		Fract. Acre	Acreage/Sites				35.Eustis Dam	
2.Related	5.Partial	8.Other			21.Base Lot 1stAc	21	1.00	68 %	7	36.ReEnergyWater
3.Distress	6.Exempt	9.Question	22.Secondary Acre		22	1.00	60 %	6	37.ReEnergy Site	
Verified 5 Public Record	23.Remote Water		Acres		24	0.51	60 %	6	38.ReEnergyTransm	
1.Buyer	4.Agent	7.Family			46	1.00	100 %	0	39.Deeded R/W to	
2.Seller	5.Pub Rec	8.Other	24.Next 3-10 Acre			%		40.Slumber Site I		
3.Lender	6.MLS	9.	25.Next 11-15 Acr			%		41.Demolition Cha		
			26.16+ (UndevelAc			%		42.Privy/HTank/		
			27.Below 1146Elev			%		43.Comm Imp Lot		
			28.Gravel Pits	Total Acreage		2.51		44.Water Availabl		
			29.Unforested Vac					45.Septic Availab		
								46.Wtr&Septic Ava		

Eustis

Map Lot R01-019-C

Account 1087

Location 103 KING ROAD

Card 1 Of 1 07/06/2026

Building Style			4 Cape/Colonial			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.Bsm			OPEN-5-CUSTOMIZE			0			2.Inadeq			5.Camp			8.					
3.R Ranch			7.Camp						Heat Type			100%			2 Combination			3.Poor			6.			9.		
4.Cape/Col			8.Log						1.HWB			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						2.1/2 Fin			5.F/STair			8.CS		
Stories			8 One & 1/4 Story						4.Monitor			8.F/Wall						3.3/4 Fin			6.			9.None		
1.1			4.1 & 1/2 S			7.1.S/w/lft			Cool Type			0%			9 None			Insulation			1 Full					
2.2			5.1 & 3/4 S			8.1 & 1/4 S			1.A/C			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2 & 1/2 S			9.			2.Evapor			5.			8.			2.Heavy			5.Partial			8.		
									3.H Pump			6.			9.None			3.Capped			6.			9.None		
Exterior Walls			1 Clapboard/Shingl						Kitchen Style			2 Typical						Unfinished %			0%					
1.Clbd/Shg			5.B/B/T111			9.Other			1.Modern			4.Obsolete			7.			Grade & Factor			3 Average 100%					
2.Vin/Al			6.Brick			10.None			2.Typical			5.Basic			8.			1.E Grade			4.C+ Grade			7.A+ Grade		
3.Masonite			7.Log			11.Boards			3.Old Type			6.No Water			9.None			2.D Grade			5.B Grade			8.		
4.Asb/Asp			8.Concrete						Bath(s) Style			2 Typical Bath(s)						3.C Grade			6.A Grade			9.Same		
Roof Surface			4 Asphalt Shingles						1.Modern			4.Obsolete			7.Bio/Chem			SQFT (Footprint)			1120					
1.Steel			4.Asphalt			7.Rubber			2.Typical			5.Basic			8.Privy			Condition			4 Average					
2.Vented			5.Wood			8.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V.G		
3.Tin/Alum			6.Rolled			9.Other			# Rooms			4						2.Fair			5.Avg+			8.Exc		
SF Masonry Trim			0						# Bedrooms			2						3.Avg-			6.Good			9.Same		
ELECTICAL			1						# Full Baths			1						Phys. % Good			0%					
OPEN-4-			0						# Half Baths			0						Funct. % Good			100%					
Year Built			2005						# Addn Fixtures			0						Functional Code			9 None					
Year Remodeled			0						# Fireplaces			0						1.Incomp			4.Bsmt			7.C.Wall		
Foundation			1 Concrete															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/rock												Econ. % Good			100%					
3.Gran/Roc			6.Piers			9.Pier/Pad												Economic Code			9 None					
Basement			4 Full 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.Conditon			8.Incmplet		
3.3/4 Bmt			6.Fnd noB/M			9.None												Entrance Code			0					
Bsmt Gar # Cars			1															1.Interior			4.Vacant			7.		
Wet Basement			1 Dry Basement															2.Refusal			5.Estimate			8.		
1.Dry			4.			7.												3.Informed			6.			9.		
2.Damp			5.Crawl Sp			8.SPump												Information Code								
3.Wet			6.			9.None																				

Date Inspected

Additions, Outbuildings & Improvements

[illegible]

Map Lot U10-012

Account 472

Location 517 ARNOLD TRAIL

Card 1

Of 1

7/06/2026

NEWELL, ALEXANDER & DIANE
MARZELLI, JAMES III & LINDA A
27 RED OAK DRIVE
FALMOUTH ME 04105

B550P106 B4489P52 B4705P132

Previous Owner
STEVEN DAILEY AND SCOTT DAILEY
TRUSTEES OF THE GLADYS M DAILEY REVOCABLE TRUST
45 FW Hartford Drive
Portsmouth NH 03801
Sale Date: 01/31/2025

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		
			2013	155,700	49,200	0	204,900		
Tree Growth Year 0			2014	155,700	49,800	0	205,500		
X Coordinate 0			2015	155,700	49,600	0	205,300		
Y Coordinate 0			2016	130,700	49,600	0	180,300		
Zone/Land Use 11 Residential/Rec.			2017	135,700	49,600	0	185,300		
Secondary Zone			2018	135,700	49,600	0	185,300		
			2019	135,700	49,600	0	185,300		
Topography 1 Level			2020	135,700	49,500	0	185,200		
1.Level	4.Below St	7.Incline	2021	135,700	49,500	0	185,200		
2.Rolling	5.Low	8.	2022	175,900	64,400	0	240,300		
3.Above St	6.Swampy	9.	2023	175,900	90,000	0	265,900		
Utilities 3 Septic 5 Dug Well & Disposal&			2024	177,900	90,000	0	267,900		
1.W & S	4.Dr Well	7.Cspool	2025	193,300	92,100	0	285,400		
2.TWater	5.Dug Well	8.Water	2026	193,400	92,100	0	285,500		
3.Septic	6.Privy	9.None	Land Data						
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.R/W	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Sub Rd	8.					%		
3.Gravel	6.PrivRd	9.None					%		
STATUS TG-F&O	0						%		
Bldg Incomplete	0						%		
Sale Data							%		
Sale Date	01/31/2025						%		
Price	900,000					%			
Sale Type	2 Land & Buildings					%			
1.Land	4.Trailer	7.	Square Foot	Square Feet					
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.BkRepo	7.Abutts		Fract. Acre	Acres	Acreage/Sites			
2.Related	5.Partial	8.Other				21	1.00	100 %	0
3.Distress	6.Exempt	9.Question	22			1.00	100 %	0	
Verified	5 Public Record		24			1.30	100 %	0	
	1.Buyer	4.Agent	7.Family			46	1.00	100 %	0
	2.Seller	5.Pub Rec	8.Other			33	3.00	100 %	0
3.Lender	6.MLS	9.					%		
			Total Acreage 6.30						

- 1.Second Zone
- 2.DevelCosts
- 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/RProtc
- 34.Roads/Unforest
- 35.Eustis Dam
- 36.ReEnergyWater
- 37.ReEnergy Site
- 38.ReEnergyTransm
- 39.Deeded R/W to
- 40.SLumber Site I
- 41.Demolition Cha
- 42.Privy/HTank/
- 43.Comm Imp Lot
- 44.Water Availabl
- 45.Septic Availab
- 46.Wtr&Septic Ava

Eustis

Map Lot U10-012

Account 472

Location 517 ARNOLD TRAIL

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 7 Electric			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	1 One Story			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	4 Minimal		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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			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)	940		
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	1920			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	1980			# 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/rock						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	9 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/M	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	
22 Encl Frame Porch	1930	120	2 100	4	0 %	100 %		1.1 SFrame add-o
68 Wood Deck	1985	300	2 100	4	0 %	100 %		2.2 SFrame add-o
					%	%		3.3 SFrame add-o
					%	%		4.1 & 1/2 Sadd-o
					%	%		5.1 & 3/4 Sadd-o
					%	%		6.2 & 1/2 Sadd-o
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.2Sw/ba/no bsmt
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.1 S 0 ba/0 bsm
					%	%		29.Finished Attic



NICKERSON, RYAN THOMAS NICKERSON, KATRINA QUINN PO BOX 277 NORRIDGEWOCK ME 04957 B4126P189 B4573P19 Previous Owner BUSH, GARY BUSH, MAEANN 87 W. BROOKFIELD RD NORTH BROOKFIELD MA 01535 Sale Date: 08/17/2023			Property Data			Assessment Record					
			Neighborhood	41 Overlook Subdivision/Syl.		Year	Land	Buildings	Exempt	Total	
			Tree Growth Year	0		2020	81,700	0	0	81,700	
			X Coordinate			2021	81,700	0	0	81,700	
			Y Coordinate			2022	98,200	0	0	98,200	
Zone/Land Use 15 Rural Woodland 2			Secondary Zone		2023	98,200	0	0	98,200		
					2024	113,200	0	0	113,200		
					2025	142,700	0	0	142,700		
			Topography 2 Rolling		2026	142,700	0	0	142,700		
			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.TWater 5.Dug Well 8.Water 3.Septic 6.Privy 9.None								
Street 5 Subdivision Rd. 1.Paved 4.R/W 7. 2.Semi Imp 5.Sub Rd 8. 3.Gravel 6.PrivRd 9.None			Land Data								
			Front Foot 11.Water Departme 12.UndergrdServic 13.Substations 14.Transm Lines 15.DistSystem		Type	Effective		Influence		Influence Codes 1.Second Zone 2.DevelCosts 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/RProtc 34.Roads/Unforest 35.Eustis Dam 36.ReEnergyWater 37.ReEnergy Site 38.ReEnergyTransm 39.Deeded R/W to 40.SLumber Site I 41.Demolition Cha 42.Privy/HTank/ 43.Comm Imp Lot 44.Water Availabl 45.Septic Availab 46.Wtr&Septic Ava	
						Frontage	Depth	Factor	Code		
								%			
								%			
		%									
Square Foot 16. 17.TrnsCan Trans 18.TrnsCanRds/Imp 19.Condominium 20.Tarred Drivewa		Square Feet									
				%							
				%							
				%							
				%							
Financing 9 Unknown 1.Convent 4.Seller 7.Bank or Re 2.FHA/VA 5.Private 8.Divorce 3.Assumed 6.Cash 9.Unknown			Fract. Acre 21.Base Lot 1stAc 22.Secondary Acre 23.Remote Water Acres 24.Next 3-10 Acre 25.Next 11-15 Acr 26.16+ (UndevelAc 27.Below 1146Elev 28.Gravel Pits 29.Unforested Vac		Acreeage/Sites						
					21	1.00	100 %	0			
					22	1.00	100 %	0			
					24	5.34	100 %	0			
							%				
Validity 1 Arms Length Sale 1.Valid 4.BkRepo 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.								
							%				
							%				
							%				
							%				
Notes: X No./Date Description Date Insp.			Total Acreage 7.34								
Eustis											

Eustis

Map Lot R10-001-003

Account 1131

Location 62 OVERLOOK DRIVE

Card 1

Of 1

07/06/2026

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.Bsm	OPEN-5-CUSTOMIZE			2.Inadeq	5.Camp	8.		
3.R Ranch	7.Camp		Heat Type 100%			3.Poor	6.	9.		
4.Cape/Col	8.Log		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		2.1/2 Fin	5.Fl/Stair	8.CS		
Stories			4.Monitor	8.Fl/Wall		3.3/4 Fin	6.	9.None		
1.1	4.1 & 1/2 S	7.1.S/w/lft	Cool Type 0%			Insulation				
2.2	5.1 & 3/4 S	8.1 & 1/4 S	1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.		
3.3	6.2 & 1/2 S	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		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/rock				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/M	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							
			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 SFrame add-o		
					%	%		2.2 SFrame add-o		
					%	%		3.3 SFrame add-o		
					%	%		4.1 & 1/2 Sadd-o		
					%	%		5.1 & 3/4 Sadd-o		
					%	%		6.2 & 1/2 Sadd-o		
					%	%		21.Open Frame Por		
					%	%		22.Encl Frame Por		
					%	%		23.Frame Garage		
					%	%		24.Frame Shed		
					%	%		25.2Sw/ba/no bsmt		
					%	%		26.1SFr Overhang		
					%	%		27.Unfin Basement		
					%	%		28.1 S 0 ba/0 bsm		
					%	%		29.Finished Attic		

NIEDZIALKOSKI, JAMES F 6 White Street Hopkinton MA 01748			Property Data			Assessment Record					
			Neighborhood 63 Eustis Village			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2013	22,800	54,500	0	77,300	
			X Coordinate 0			2014	20,000	55,200	0	75,200	
			Y Coordinate 0			2015	20,000	55,000	0	75,000	
B2381P332			Zone/Land Use 12 General Develop.			2016	20,000	54,200	0	74,200	
			Secondary Zone			2017	20,000	53,400	0	73,400	
						2018	20,000	53,400	0	73,400	
			Topography 2 Rolling			2019	20,000	52,600	0	72,600	
			1.Level 4.Below St 7.Incline 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2020	20,000	51,700	0	71,700	
			Utilities 9 None			2022	25,900	66,200	0	92,100	
			1.W & S 4.Dr Well 7.Cspool 2.TWater 5.Dug Well 8.Water 3.Septic 6.Privy 9.None			2023	25,900	61,400	0	87,300	
						2024	25,900	59,600	0	85,500	
			Street 1 Paved			2025	39,900	61,900	0	101,800	
			1.Paved 4.R/W 7. 2.Semi Imp 5.Sub Rd 8. 3.Gravel 6.PrivRd 9.None			2026	39,900	61,000	0	100,900	
Inspection Witnessed By:			Land Data								
			Front Foot 11.Water Departme 12.UndergrdServic 13.Substations 14.Transm Lines 15.DistSystem		Type	Effective		Influence		Influence Codes	
						Frontage	Depth	Factor	Code		
								%			
								%			
X No./Date Description Date Insp.			Square Foot 16. 17.TrnsCan Trans 18.TrnsCanRds/Imp 19.Condominium 20.Tarred Drivewa		Square Feet						
							%				
							%				
							%				
			Notes:			Fract. Acre 21.Base Lot 1stAc 22.Secondary Acre 23.Remote Water Acres 24.Next 3-10 Acre 25.Next 11-15 Acr 26.16+ (UndevelAc 27.Below 1146Elev 28.Gravel Pits 29.Unforested Vac		Acreeage/Sites			
21	0.57	100						%	0		
		%									
		%									
Eustis								Total Acreage		0.57	

Eustis

Map Lot U17-023

Account 571

Location 4 DAY ROAD

Card 1

Of 1

07/06/2026

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.Bsm	OPEN-5-CUSTOMIZE			2.Inadeq	5.Camp	8.			
3.R Ranch	7.Camp		Heat Type 100%			3.Poor	6.	9.			
4.Cape/Col	8.Log		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		2.1/2 Fin	5.Fl/Stair	8.CS			
Stories			4.Monitor	8.Fl/Wall		3.3/4 Fin	6.	9.None			
1.1	4.1 & 1/2 S	7.1.S/w/lft	Cool Type 0%			Insulation					
2.2	5.1 & 3/4 S	8.1 & 1/4 S	1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.			
3.3	6.2 & 1/2 S	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		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/rock				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/M	9.None				2.Encroach	5.Conditon	8.Incmet			
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					
						1.Owner	4.Agent	7.Inspect			
						2.Relative	5.Estimate	8.			
Date Inspected						3.Tenant	6.Other	9.			
Additions, Outbuildings & Improvements											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.1 SFrame add-o			
51 Gar&L/Sp0 Bath	1980	1200	2 100	3	0	%80	%	2.2 SFrame add-o			
24 Frame Shed	2000	232	2 100	2	0	%70	%	3.3 SFrame add-o			
						%	%	4.1 & 1/2 Sadd-o			
						%	%	5.1 & 3/4 Sadd-o			
						%	%	6.2 & 1/2 Sadd-o			
						%	%	21.Open Frame Por			
						%	%	22.Encl Frame Por			
						%	%	23.Frame Garage			
						%	%	24.Frame Shed			
						%	%	25.2Sw/ba/no bsmt			
						%	%	26.1SFr Overhang			
						%	%	27.Unfin Basement			
						%	%	28.1 S 0 ba/0 bsm			
						%	%	29.Finished Attic			



Map Lot

U02-005

Account

545

Location

80 OLD DEAD RIVER ROAD

Card

1

Of

1

7/06/2026

NIETI, RAMON T

MORIN, REGINA

1149 LOWER FERRY RD

EWING NJ 08618

B2352P274

B3645P234

B4776P91

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

Property Data

Neighborhood

21 Flagstaff Lake

Tree Growth Year

0

X Coordinate

0

Y Coordinate

0

Zone/Land Use

11 Residential/Rec.

Secondary Zone

41 & Ltd. Residential

Topography

2 Rolling

1.Level

4.Below St

7.Incline

2.Rolling

5.Low

8.

3.Above St

6.Swampy

9.

Utilities

3 Septic Disposal&

5 Dug Well &

1.W & S

4.Dr Well

7.Cspool

2.TWater

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.PrivRd

9.None

STATUS TG-F&O

0

Bldg Incomplete

0

Sale Data

Sale Date

09/01/2003

Price

48,000

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

2 Related Parties

1.Valid

4.BkRepo

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

2013

90,600

5,900

0

96,500

2014

90,600

6,000

0

96,600

2015

90,600

119,300

0

209,900

2016

90,600

118,000

0

208,600

2017

90,600

118,000

0

208,600

2018

90,600

116,800

0

207,400

2019

90,600

116,800

0

207,400

2020

90,600

117,300

0

207,900

2021

116,400

117,300

0

233,700

2022

150,400

150,900

0

301,300

2023

150,400

180,200

0

330,600

2024

152,300

178,300

0

330,600

2025

161,700

187,000

0

348,700

2026

161,700

187,000

0

348,700

Land Data

Front Foot

11.Water Departme

12.UndergrdServic

13.Substations

14.Transm Lines

15.DistSystem

Square Foot

16.

17.TrnsCan Trans

18.TrnsCanRds/Imp

19.Condominium

20.Tarred Drivewa

Fract. Acre

21.Base Lot 1stAc

22.Secondary Acre

23.Remote Water

24.Next 3-10 Acre

25.Next 11-15 Acr

26.16+ (UndevelAc

27.Below 1146Elev

28.Gravel Pits

29.Unforested Vac

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

1.Second Zone

2.DevelCosts

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/RProtc

34.Roads/Unforest

35.Eustis Dam

36.ReEnergyWater

37.ReEnergy Site

38.ReEnergyTransm

39.Deeded R/W to

40.SLumber Site I

41.Demolition Cha

42.Privy/HTank/

43.Comm Imp Lot

44.Water Availabl

45.Septic Availab

46.Wtr&Septic Ava

Square Feet

Acreege/Sites

21

0.94

100

%

0

46

1.00

100

%

0

Total Acreage

0.94

Eustis

Eustis

Map Lot U02-005

Account 545

Location 80 OLD DEAD RIVER ROAD

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 7 Electric			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	1 One Story			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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			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)	1257		
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	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	2014			# 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/rock						3.Damaged	6.Bath	9.None	
3.Gran/Roc	6.Piers	9.Pier/Pad						Econ. % Good	100%		
Basement	4 Full Basement							Economic Code	9 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/M	9.None						2.Encroach	5.Conditon	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			
								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	2014	80	3 100	4	0 %	100 %		1.1 SFrame add-o
24 Frame Shed	2019	144	3 100	4	0 %	100 %		2.2 SFrame add-o
					%	%		3.3 SFrame add-o
					%	%		4.1 & 1/2 Sadd-o
					%	%		5.1 & 3/4 Sadd-o
					%	%		6.2 & 1/2 Sadd-o
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.2Sw/ba/no bsmt
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.1 S 0 ba/0 bsm
					%	%		29.Finished Attic



7/06/2026

B1911P94 B3353P102

Property Data			Assessment Record						
Neighborhood 96 So.Branch DdRivr			Year	Land		Buildings		Exempt	Total
			2013	40,600		17,500		0	58,100
Tree Growth Year 0			2014	40,600	17,600		0	58,200	
X Coordinate 0									
Y Coordinate 0			2015	40,600	17,200		0	57,800	
Zone/Land Use 14 Rural Woodland 1			2016	28,100	17,200		0	45,300	
			2017	28,100	17,100		0	45,200	
Secondary Zone 44 & Resource Prot.			2018	28,100	17,100		0	45,200	
			2019	28,100	17,100		0	45,200	
Topography 2 Rolling			2020	28,100	17,100		0	45,200	
1.Level	4.Below St	7.Incline	2021	56,200	17,100		0	73,300	
2.Rolling	5.Low	8.							
3.Above St	6.Swampy	9.	2022	98,500	22,200		0	120,700	
Utilities 9 None			2023	98,500	37,500		0	136,000	
1.W & S	4.Dr Well	7.Cspool	2024	98,500	36,300		0	134,800	
2.TWater	5.Dug Well	8.Water							
3.Septic	6.Privy	9.None	2025	111,900	35,400		0	147,300	
Street 9 None			2026	112,000	35,400		0	147,400	
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.PrivRd	9.None			Frontage	Depth	Factor	Code	
STATUS TG-F&O 0		11.Water Departme				%		1.Second Zone	
Bldg Incomplete 0		12.UndergrdServic				%		2.DevelCosts	
Sale Data				13.Substations		%		3.Swampy	
Sale Date	02/01/2000			14.Transm Lines		%		4.Size/Shape	
Price	15,000			15.DistSystem		%		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	
						%		30.Softwood (TG)	
						%		31.Mixedwood (TG)	
						%		32.Hardwood (TG)	
1.Convent	4.Seller	7.Bank or Re				%		33.Waste L/RProtc	
2.FHA/VA	5.Private	8.Divorce			%		34.Roads/Unforest		
3.Assumed	6.Cash	9.Unknownn			%		35.Eustis Dam		
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites				36.ReEnergyWater	
1.Valid	4.BkRepo	7.Abutts		23	1.00	100	%	0	
2.Related	5.Partial	8.Other		22.Secondary Acre	1.00	100	%	0	
3.Distress	6.Exempt	9.Question		23.Remote Water	3.00	100	%	0	
Verified 5 Public Record						%		39.Deeded R/W to	
						%		40.Slumber Site I	
						%		41.Demolition Cha	
						%		42.Privy/HTank/	
1.Buyer	4.Agent	7.Family	Total Acreage		5.00	43.Comm Imp Lot			
2.Seller	5.Pub Rec	8.Other	44.Water Availabl						
3.Lender	6.MLS	9.	45.Septic Availab						
			46.Wtr&Septic Ava						

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Eustis

Map Lot R01-018

Account 912

Location RURAL REMOTE

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 6 Stove			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	1 One Story			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	5 Partial		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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	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			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)	476		
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	1935			# 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/rock						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	9 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/M	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 08/22/1996

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1982	80	2 100	3	0 %	100 %		1.1 SFrame add-o
75 Platform,no rail	2004	152	3 100	3	0 %	100 %		2.2 SFrame add-o
					%	%		3.3 SFrame add-o
					%	%		4.1 & 1/2 Sadd-o
					%	%		5.1 & 3/4 Sadd-o
					%	%		6.2 & 1/2 Sadd-o
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.2Sw/ba/no bsmt
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.1 S 0 ba/0 bsm
					%	%		29.Finished Attic



Map Lot U16-010

Account 905

Location 1112 ARNOLD TRAIL

Card 1

Of 1

7/06/2026

NORTH BRANCH SPORTING CAMPS LLC
PO BOX 23
EUSTIS ME 04936

B773P246 B3531P161 B3703P101 B4497P76

Previous Owner
DUNLAP, DALE E
Dunlap, Edith
PO BOX 48
EUSTIS ME 04936
Sale Date: 09/29/2022

Previous Owner
Dunlap, Edith
PO Box 414

Solon ME 04979
Sale Date: 01/05/2015

Previous Owner
WYMAN, ELIZABETH L.
MAIN STREET
P. O. BOX 63
STRATTON ME 04982
Sale Date: 03/27/2013

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
			2013	48,100	131,200	0	179,300
Tree Growth Year 0			2014	45,100	132,900	0	178,000
X Coordinate 0			2015	45,100	135,000	0	180,100
Y Coordinate 0			2016	42,600	162,500	0	205,100
Zone/Land Use 21 Commercial Use			2017	42,600	204,600	0	247,200
Secondary Zone 41 & Ltd. Residential			2018	42,600	202,500	0	245,100
			2019	42,600	202,300	0	244,900
Topography 2 Rolling			2020	57,600	200,100	0	257,700
1.Level	4.Below St	7.Incline	2021	57,600	197,800	0	255,400
2.Rolling	5.Low	8.	2022	77,600	257,000	0	334,600
3.Above St	6.Swampy	9.	2023	77,600	256,200	0	333,800
Utilities	3 Septic Disposal&	5 Dug Well &	2024	120,500	335,200	0	455,700
1.W & S	4.Dr Well	7.Cspool	2025	187,600	350,900	0	538,500
2.TWater	5.Dug Well	8.Water	2026	187,600	348,900	0	536,500
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.PrivRd	9.None					
STATUS TG-F&O 0							
Bldg Incomplete 0							
Sale Data							
Sale Date 09/29/2022							
Price 585,000							
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.BkRepo	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		Influence		Influence Codes		
Front Foot	Type	Effective		Factor		Code
		Frontage	Depth			
				%		1.Second Zone
				%		2.DevelCosts
				%		3.Swampy
				%		4.Size/Shape
				%		5.Access
				%		6.R/W thru Lot
Square Foot	Square Feet					7.Restricted
				%		8.Location
				%		9.Fractional Sha
				%		Acres
				%		30.Softwood (TG)
				%		31.Mixedwood (TG)
				%		32.Hardwood (TG)
				%		33.Waste L/RProtc
Fract. Acre	Acreage/Sites					34.Roads/Unforest
	21	2.00	100	%	0	35.Eustis Dam
	22	1.00	100	%	0	36.ReEnergyWater
	24	0.45	100	%	0	37.ReEnergy Site
	46	1.00	100	%	0	38.ReEnergyTransm
	45	2.00	100	%	0	39.Deeded R/W to
				%		40.SLumber Site I
				%		41.Demolition Cha
Total Acreage		3.45				42.Privy/HTank/
						43.Comm Imp Lot
						44.Water Availabl
						45.Septic Availab
						46.Wtr&Septic Ava

Eustis

Map Lot U16-010

Account 905

Location 1112 ARNOLD TRAIL

Card 1

Of 1

07/06/2026

Building Style			7 Camp/Cottage			SF Bsmt Living			0			Layout			1 Typical														
1.Ranch/Co			5.A-Frame			9.Other						1.Typical			4.O-Built			7.											
2.Gambrel			6.Apt.Bldg			10.Daylt.Bsm						2.Inadeq			5.Camp			8.											
3.R Ranch			7.Camp									3.Poor			6.			9.											
4.Cape/Col			8.Log									Attic			8 Crawl Space.....														
Dwelling Units			1									1.1/4 Fin			4.Full Fin			7.											
Other Units			0									2.1/2 Fin			5.F/STair			8.CS											
Stories			7 One Story W/Loft						4.Monitor			8.FI/Wall			3.3/4 Fin			6.			9.None								
1.1			4.1 & 1/2 S			7.1.S/w/lft						Cool Type			0%			9 None			Insulation			4 Minimal					
2.2			5.1 & 3/4 S			8.1 & 1/4 S						1.A/C			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2 & 1/2 S			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 %			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									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)			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			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			2006									# 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/rock												3.Damaged			6.Bath			9.None					
3.Gran/Roc			6.Piers			9.Pier/Pad												Econ. % Good			100%								
Basement			4 Full Basement															Economic Code			9 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/M			9.None												2.Encroach			5.Conditon			8.Incmplet					
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								

Date Inspected 05/30/2017

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
13 1S No Bsmt/w/ba	1970	896	3 100	4	0	% 100	%	1.1 SFrame add-o	
52 Gar&LSpW/Bath	1970	468	3 100	4	0	% 100	%	2.2 SFrame add-o	
24 Frame Shed	1950	266	3 100	4	0	% 100	%	3.3 SFrame add-o	
17 Mud Room	2009	80	3 100	4	0	% 100	%	4.1 & 1/2 Sadd-o	
18 Bulkhead	2005	48	3 100	4	0	% 100	%	5.1 & 3/4 Sadd-o	
23 Frame Garage	2010	100	3 100	4	0	% 100	%	6.2 & 1/2 Sadd-o	
13 1S No Bsmt/w/ba	2012	896	3 100	5	0	% 100	%	21.Open Frame Por	
68 Wood Deck	2014	376	3 100	4	0	% 100	%	22.Encl Frame Por	
13 1S No Bsmt/w/ba	2015	896	3 100	5	0	% 100	%	23.Frame Garage	
21 Open Frame	2016	380	3 100	4	0	% 100	%	24.Frame Shed	
								25.2Sw/ba/no bsmt	
								26.1SFr Overhang	
								27.Unfin Basement	
								28.1 S 0 ba/0 bsm	
								29.Finished Attic	



Map Lot R06-026

Account 824

Location 336 EUSTIS RIDGE

Card 1 Of 1 7/06/2026

Norton, Nicholas Scott Norton, Haley Elizabeth 12 Kennebago Dr Scarborough ME 04074			Property Data			Assessment Record					
			Neighborhood 16 Eustis Ridge			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2013	69,100	67,600	10,000	126,700	
			X Coordinate 0			2014	68,700	68,200	10,000	126,900	
			Y Coordinate 0			2015	68,700	66,900	10,000	125,600	
B2967P318 B4314P312 Previous Owner Truskowski, Kimberly A PO BOX 18			Zone/Land Use 11 Residential/Rec.			2016	64,600	66,900	15,000	116,500	
			Secondary Zone			2017	64,600	66,100	20,000	110,700	
						2018	64,600	66,100	20,000	110,700	
			Topography 7 Inclining			2019	64,600	65,300	20,000	109,900	
			EUSTIS ME 04936 5372 Sale Date: 04/08/2021 Previous Owner MARCISSO, KAREN E.			1.Level 4.Below St 7.Incline	2020	64,600	65,300	25,000	104,900
2.Rolling 5.Low 8.	2021	64,600				64,600	25,000	104,200			
3.Above St 6.Swampy 9.	2022	85,600				83,900	0	169,500			
Utilities 3 Septic Disposal& 5 Dug Well &	2023	85,600				97,000	0	182,600			
1.W & S 4.Dr Well 7.Cspool	2024	95,600				95,800	0	191,400			
16 Ruby Mae Ln. SCARBOROUGH ME 04074 Sale Date: 10/31/2007			2.TWater 5.Dug Well 8.Water	2025	113,100	99,600	0	212,700			
			3.Septic 6.Privy 9.None	2026	113,100	98,400	0	211,500			
			Street 1 Paved			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.PrivRd 9.None											
STATUS TG-F&O 0											
Bldg Incomplete 0											
Sale Data			11.Water Departme					1.Second Zone			
			12.UndergrdServic					2.DevelCosts			
			13.Substations					3.Swampy			
			14.Transm Lines				4.Size/Shape				
			15.DistSystem				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/RProtc				
							34.Roads/Unforest				
							35.Eustis Dam				
							36.ReEnergyWater				
							37.ReEnergy Site				
							38.ReEnergyTransm				
							39.Deeded R/W to				
							40.SLumber Site I				
							41.Demolition Cha				
							42.Privy/HTank/				
							43.Comm Imp Lot				
							44.Water Availabl				
							45.Septic Availab				
							46.Wtr&Septic Ava				
							</				

Eustis

Eustis

Map Lot R06-026

Account 824

Location 336 EUSTIS RIDGE

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 5 Forced Warm Air			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	5 One & 3/4 Story			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	1 Full		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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			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)	480		
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	1995			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	1995			# 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/rock						3.Damaged	6.Bath	9.None	
3.Gran/Roc	6.Piers	9.Pier/Pad						Econ. % Good	100%		
Basement	4 Full Basement							Economic Code	9 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/M	9.None						2.Encroach	5.Conditon	8.Incmlplet	
Bsmt Gar # Cars	0							Entrance Code	3 Information Only		
Wet Basement	1 Dry Basement							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate	8.	
2.Damp	5.Crawl Sp	8.SPump						3.Informed	6.	9.	
3.Wet	6.	9.None						Information Code	3 Tenant		
								1.Owner	4.Agent	7.Inspect	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.	

Date Inspected 09/14/1998

Additions, Outbuildings & Improvements										
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			
68 Wood Deck	1996	240	3 100	4	0 %	100 %		1.1 SFram add-o		
68 Wood Deck	1996	60	3 100	4	0 %	100 %		2.2 SFram add-o		
					%	%		3.3 SFram add-o		
					%	%		4.1 & 1/2 Sadd-o		
					%	%		5.1 & 3/4 Sadd-o		
					%	%		6.2 & 1/2 Sadd-o		
					%	%		21.Open Frame Por		
					%	%		22.Encl Frame Por		
					%	%		23.Frame Garage		
					%	%		24.Frame Shed		
					%	%		25.2Sw/ba/no bsmt		
					%	%		26.1SFr Overhang		
					%	%		27.Unfin Basement		
					%	%		28.1 S 0 ba/0 bsm		
					%	%		29.Finished Attic		



Map Lot U18-018

Account 404

Location 66 WINDMILL ROAD

Card 1 Of 1

7/06/2026

NSC HOLDINGS LLC
PO BOX 661
NORTH TURNER ME 04266

B3530P322 B4517P165

Previous Owner
Jewett, Jeffrey
Jewett, Pamela J
PO Box 375
Jefferson ME 04348
Sale Date: 12/19/2022

Previous Owner
LEAVITT, CECIL
LEAVITT, LINDA M.
BOX 143
DRYDEN ME 04225
Sale Date: 03/25/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data			Assessment Record				
Neighborhood 48 Kerns Subd.			Year	Land	Buildings	Exempt	Total
			2013	43,700	68,000	0	111,700
Tree Growth Year 0			2014	41,000	69,400	0	110,400
X Coordinate							

Eustis

Map Lot U18-018

Account 404

Location 66 WINDMILL ROAD

Card 1

Of 1

07/06/2026

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.Bsm	OPEN-5-CUSTOMIZE	0		2.Inadeq	5.Camp	8.
3.R Ranch	7.Camp		Heat Type	100% 5 Forced Warm Air		3.Poor	6.	9.
4.Cape/Col	8.Log		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		2.1/2 Fin	5.Fl/Stair	8.CS
Stories	4 One & 1/2 Story		4.Monitor	8.Fl/Wall		3.3/4 Fin	6.	9.None
1.1	4.1 & 1/2 S	7.1.S/w/lft	Cool Type	0% 9 None		Insulation	1 Full	
2.2	5.1 & 3/4 S	8.1 & 1/4 S	1.A/C	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2 & 1/2 S	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	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		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)	720	
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	1982		# 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/rock				3.Damaged	6.Bath	9.None
3.Gran/Roc	6.Piers	9.Pier/Pad				Econ. % Good	100%	
Basement	5 Crawl Space					Economic Code	9 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/M	9.None				2.Encroach	5.Conditon	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 09/24/1996

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1990	240	2 100	4	0 %	100 %		1.1 SFram add-o
23 Frame Garage	1996	480	3 100	4	0 %	100 %		2.2 SFram add-o
71 8 Ohead Door	1996	1	3 100	4	0 %	100 %		3.3 SFram add-o
75 Platform,no rail	1990	48	2 100	4	0 %	100 %		4.1 & 1/2 Sadd-o
24 Frame Shed	1998	120	3 100	4	0 %	100 %		6.2 & 1/2 Sadd-o
49 Canvas Storage	2003	1	3 100	3	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.2Sw/ba/no bsmt
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.1 S 0 ba/0 bsm
					%	%		29.Finished Attic



Map Lot U04-049			Account 911			Location 30 MAIN ST., STRATTON			Card 1 Of 1 7/06/2026				
Nutter, Robert R 469 Notch Road Hiram ME 04041			Property Data			Assessment Record							
			Neighborhood 2 Stratton Village			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2013	19,900	45,600	0	65,500			
			X Coordinate 0			2014	18,800	45,500	0	64,300			
			Y Coordinate 0			2015	18,800	44,800	0	63,600			
B2016P42 B3543P115			Zone/Land Use 12 General Develop.			2016	18,800	44,700	0	63,500			
Previous Owner Owens, Dennie R.,Thebeau, Sandra R J.T. Nutter, Robert R. deed rec. 5-9-13 469 Notch Road Hiram ME 04041 Sale Date: 05/09/2013			Secondary Zone			2017	18,800	44,300	0	63,100			
			Topography 7 Inclining			2018	18,800	44,000	0	62,800			
						2019	18,800	43,900	0	62,700			
						1.Level 4.Below St 7.Incline 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2020	18,800	43,600	0	62,400
									2021	18,800	43,300	0	62,100
Utilities 1 Twn.Watr&Septic						2022	23,500	56,200	0	79,700			
1.W & S 4.Dr Well 7.Cspool 2.TWater 5.Dug Well 8.Water 3.Septic 6.Privy 9.None						2023	23,500	71,400	0	94,900			
						2024	24,300	70,500	0	94,800			
			Street 1 Paved			2025	26,300	71,900	0	98,200			
			1.Paved 4.R/W 7. 2.Semi Imp 5.Sub Rd 8. 3.Gravel 6.PrivRd 9.None			2026	28,700	71,600	0	100,300			
						Land Data							
			Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes
						11.Water Departme			Frontage	Depth	Factor	Code	
12.UndergrdServic							%						
13.Substations							%						
14.Transm Lines							%						
X													

Eustis

Map Lot U04-049

Account 911

Location 30 MAIN ST., STRATTON

Card 1

Of 1

07/06/2026

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.Bsm		OPEN-5-CUSTOMIZE	0			2.Inadeq	5.Camp	8.	
3.R Ranch	7.Camp			Heat Type	100% 4 Gas/Oil Monitor			3.Poor	6.	9.	
4.Cape/Col	8.Log			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			2.1/2 Fin	5.Fl/Stair	8.CS	
Stories	1 One Story			4.Monitor	8.Fl/Wall			3.3/4 Fin	6.	9.None	
1.1	4.1 & 1/2 S	7.1.S/w/lft		Cool Type	0% 9 None			Insulation	4 Minimal		
2.2	5.1 & 3/4 S	8.1 & 1/4 S		1.A/C	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2 & 1/2 S	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			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)	462		
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	1			Phys. % Good	0%		
Year Built	1950			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	5 Size/Layout		
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/rock						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	9 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/M	9.None						2.Encroach	5.Condition	8.Incnpet	
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 10/30/1996

Additions, Outbuildings & Improvements											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
4 1 & 1/2 Sadd-on	1990	308	2 100	3	0	%88	%	1.1 SFrame add-o			
21 Open Frame	1990	24	2 100	3	0	%100	%	2.2 SFrame add-o			
1 1 SFrame add-on	1990	39	2 100	2	0	%88	%	3.3 SFrame add-o			
44 1 1/2 S Shed	1998	320	3 100	3	0	%100	%	4.1 & 1/2 Sadd-o			
24 Frame Shed	1990	48	2 100	2	0	%50	%	5.1 & 3/4 Sadd-o			
						%	%	6.2 & 1/2 Sadd-o			
						%	%	21.Open Frame Por			
						%	%	22.Encl Frame Por			
						%	%	23.Frame Garage			
						%	%	24.Frame Shed			
						%	%	25.2Sw/ba/no bsmt			
						%	%	26.1SFr Overhang			
						%	%	27.Unfin Basement			
						%	%	28.1 S 0 ba/0 bsm			
						%	%	29.Finished Attic			

