

Map Lot R06-058-J			Account 1055			Location 17 WHISPERING RIDGE PKWY			Card 1 Of 1			7/06/2026			
Young, Bruce Young, Marlo M 21 Young Road Chelsea ME 04330 B2255P30 B3654P52						Property Data			Assessment Record						
						Neighborhood 36 Whispering Ridge			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2013	72,500	105,700	0	178,200		
						X Coordinate 0			2014	72,000	110,800	0	182,800		
						Y Coordinate 0			2015	72,700	110,200	0	182,900		
Previous Owner SWEATT, JAMES J. SWEATT, LISA P.O. BOX 25 PORTLAND, ME 04112 0025 Sale Date: 06/27/2014						Zone/Land Use 15 Rural Woodland 2			2016	70,000	109,000	0	179,000		
						Secondary Zone			2017	70,000	109,000	0	179,000		
									2018	70,000	107,800	0	177,800		
						Topography 7 Inclining			2019	70,000	107,700	0	177,700		
									2020	70,000	106,600	0	176,600		
						1.Level 4.Below St 7.Incline 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2021	70,000	106,500	0	176,500		
									Utilities 9 None			2022	87,900	137,000	0
						1.W & S 4.Dr Well 7.Cspool 2.TWater 5.Dug Well 8.Water 3.Septic 6.Privy 9.None			2023	87,900	166,000	0	253,900		
									2024	101,400	166,000	0	267,400		
						Street 6 Private Rd.....			2025	118,000	172,000	0	290,000		
									2026	118,000	172,000	0	290,000		
						Inspection Witnessed By: 									

Eustis

Map Lot R06-058-J

Account 1055

Location 17 WHISPERING RIDGE PKWY

Card 1

Of 1

07/06/2026

Building Style			4 Cape/Colonial			SF Bsmt Living			200			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.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			9 Other						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.Clbd/Shg			5.B/B/T111			9.Other			Kitchen Style			2 Typical						Unfinished %			5%					
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)			896					
2.Vented			5.Wood			8.			2.Typical			5.Basic			8.Privy			Condition			5 Average +					
3.Tin/Alum			6.Rolled			9.Other			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V.G		
SF Masonry Trim			0						# Rooms			4						2.Fair			5.Avg+			8.Exc		
ELECTICAL			1						# Bedrooms			2						3.Avg-			6.Good			9.Same		
OPEN-4-			0						# Full Baths			2						Phys. % Good			0%					
Year Built			2003						# Half Baths			0						Funct. % Good			100%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			9 None					
Foundation			1 Concrete						# Fireplaces			0						1.Incomp			4.Bsmt			7.C.Wall		
1.Concrete			4.Wood			7.Partial												2.O-Built			5.Size			8.LongTerm		
2.C.Block			5.Slab			8.ledge/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			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								

Date Inspected 09/16/2004

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2003	256	3 100	4	0	% 60	%	1.1 SFram add-o
68 Wood Deck	2003	288	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 R06-033

Account 914

Location 377 EUSTIS RIDGE

Card 1

Of 1

7/06/2026

YOUNG, DANIELLE CHARLOTTE
MELANSON, RODERIC MATHEW
38 TIMBER LN
NEWCASTLE ME 04553

B3139P117 B4242P286 B4776P1

Previous Owner
TYSON, JAMES
CHOQUETTE, DENISE A
1080 Franklin Park west
St. Albans VT 05478
Sale Date: 10/17/2025

Previous Owner
TYSON, JAMES
CHOQUETTE, DENISE A
1080 Franklin Park west
St. Albans VT 05478
Sale Date: 05/14/2025

Previous Owner
True, Paul N
True, Linda M
83 Windham Ctr. Rd.
WINDHAM, ME 04062
Sale Date: 10/14/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Eustis

Property Data

Neighborhood	65 Eustis Ridge		
Tree Growth Year	0		
X Coordinate	0		
Y Coordinate	0		
Zone/Land Use	11 Residential/Rec.		
Secondary Zone			
Topography 7 Inclining			
1.Level	4.Below St	7.Incline	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities 9 None			
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		10/17/2025	
Price		55,000	
Sale Type		1 Land Only	
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.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	28,400	2,300	0	30,700
2014	28,400	2,300	0	30,700
2015	28,400	2,300	0	30,700
2016	27,600	2,300	0	29,900
2017	27,600	2,200	0	29,800
2018	27,600	2,200	0	29,800
2019	27,600	2,200	0	29,800
2020	27,600	2,200	0	29,800
2021	27,600	2,200	0	29,800
2022	36,200	2,200	0	38,400
2023	36,200	5,000	0	41,200
2024	40,400	0	0	40,400
2025	83,400	0	0	83,400
2026	83,400	0	0	83,400

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
15.DistSystem				%		5.Access
				%		6.R/W thru Lot
				%		7.Restricted
Square Foot		Square Feet				8.Location
				%		9.Fractional Sha
16.				%		Acres
17.TrnsCan Trans				%		30.Softwood (TG)
18.TrnsCanRds/Imp				%		31.Mixedwood (TG)
19.Condominium				%		32.Hardwood (TG)
20.Tarred Drivewa				%		33.Waste L/RProtc
				%		34.Roads/Unforest
				%		35.Eustis Dam
Fract. Acre		Acreage/Sites				36.ReEnergyWater
		21	0.93	100 %	0	37.ReEnergy Site
21.Base Lot 1stAc		45	1.00	100 %	0	38.ReEnergyTransm
22.Secondary Acre				%		39.Deeded R/W to
23.Remote Water				%		40.SLumber Site I
Acres				%		41.Demolition Cha
24.Next 3-10 Acre				%		42.Privy/HTank/
25.Next 11-15 Acr				%		43.Comm Imp Lot
26.16+ (UndevelAc				%		44.Water Availabl
27.Below 1146Elev				%		45.Septic Availab
28.Gravel Pits				%		46.Wtr&Septic Ava
29.Unforested Vac				%		
Total Acreage		0.93				

Eustis

Map Lot R06-033

Account 914

Location 377 EUSTIS RIDGE

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.Incmplet			
Bsmt Gar # Cars						Entrance Code 5 Estimated					
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 5 Estimate					
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			



Map Lot U13-006

Account 916

Location 776 ARNOLD TRAIL

Card 1

Of 1

7/06/2026

ZEIGLER, CHRISTOPHER
PO BOX 121
EUSTIS ME 04936

B1928P34

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	23,800	82,100	10,000	95,900			
Tree Growth Year 0			2014	23,800	84,900	10,000	98,700			
X Coordinate 0			2015	23,800	83,400	10,000	97,200			
Y Coordinate 0			2016	23,800	82,300	15,000	91,100			
Zone/Land Use 44 Resource Protect			2017	23,800	82,200	20,000	86,000			
Secondary Zone			2018	23,800	81,000	20,000	84,800			
			2019	23,800	81,000	20,000	84,800			
Topography 1 Level			2020	23,800	79,800	25,000	78,600			
1.Level	4.Below St	7.Incline	2021	23,800	78,800	25,000	77,600			
2.Rolling	5.Low	8.	2022	30,100	102,200	25,000	107,300			
3.Above St	6.Swampy	9.	2023	30,100	113,600	25,000	118,700			
Utilities	3 Septic Disposal&	5 Dug Well &	2024	33,900	113,600	25,000	122,500			
1.W & S	4.Dr Well	7.Cspool	2025	38,500	117,700	25,000	131,200			
2.TWater	5.Dug Well	8.Water	2026	41,300	117,700	25,000	134,000			
3.Septic	6.Privy	9.None	Land Data					Influence Codes		
Street	1 Paved									
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										
Sale Date	05/01/2000									
Price			Square Foot		Square Feet				Acres	
Sale Type										
1.Land	4.Trailer	7.								
2.L & B	5.Other	8.								
3.Bldg	6. Comm	9.								
Financing										
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		Fract. Acre		Acreage/Sites					
1.Valid	4.BkRepo	7.Abutts			21	0.46	100	%		0
2.Related	5.Partial	8.Other			46	1.00	100	%		0
3.Distress	6.Exempt	9.Question						%		
Verified								%		
1.Buyer	4.Agent	7.Family						%		
2.Seller	5.Pub Rec	8.Other						%		
3.Lender	6.MLS	9.	Total Acreage 0.46							
			</							

Eustis

Map Lot U13-006

Account 916

Location 776 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	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	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)	1100	
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	1970		# Half Baths	1		Funct. % Good	100%	
Year Remodeled	1990		# 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	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	1 Dry Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.Crawl Sp	8.SPump				3.Informed	6.	9.
3.Wet	6.	9.None				Information Code	1 Owner	
						1.Owner	4.Agent	7.Inspect
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 11/05/1996

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
23 Frame Garage	1992	576	3 100	4	0 %	100 %		1.1 SFrame add-o	
71 8 Ohead Door	1992	2	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	

