

Account: 1 Card: 1 of 1

Neighborhood 35 SPINNEY RD INLAND

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/06/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B2930P249, B1619P286,B1619P289,
Reference 2 B2205P186,B2708,P177
Tran/Land/Bldg 1 1 1
Farm Land (Year) 1000 Open 0
Exemption(s) 3 0 0 Land Schedule 1

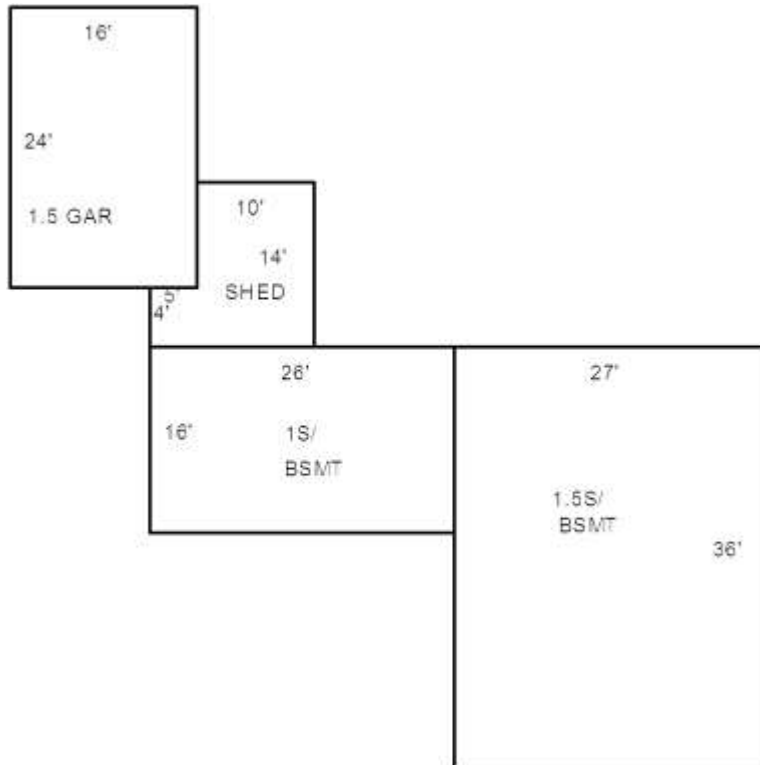
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-INLAND LOT	100,000	62,450	100%		62,450
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.78			Land Total			77,450

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	972 Sqft	Grade C 90	Base		123,936
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	100% Central Air	Heat		1,968
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1990	Typical	Typical	Average	Typical	123,280
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	82,598	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	1790	416	C 90	31.450	Ava.	67%	100%	100%	21,072
Frame Shed	1790	160	C 90	1.440	Ava.	67%	100%	100%	965
1.50 ST GARAGE	1790	384	C 90	12.356	Ava.	67%	100%	100%	8,279
1,874 SFLA						Outbuilding Total			30,316

Acpt Land 77,500 **Accepted Bldg** 112,900 **Total** 190,400



Arrowsic
Name: COBB, LESLIE

Valuation Report

12/15/2023

Page 3

Map/Lot:

004-019

Account: 2 Card: 1 of 1

Location:

SPINNEY MILL ROAD

Neighborhood 17 KENNEBEC RIVER

Sale Data	
Sale Date	04/06/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Zoning/Use RUR RES 1 & RP
Topography RollingLedge
Utilities None
Street Gravel

Reference 1 B2930P177, B1619P287, B2708P177

Reference 2

Tran/Land/Bldg 4 10 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.54	Acres-WATERFRONT LOT	190,000	98,727	50%	Size/SHAPE	49,363	
Total Acres 0.54			Land Total		49,363		

Acpt Land	49,400	Accepted Bldg	0	Total	49,400
------------------	--------	----------------------	---	--------------	--------

Arrowsic
 Name: DUPUY, BLAISE L
 SULLIVAN, KATHLEEN M

Valuation Report

12/15/2023

Page 4

Account: 3 Card: 1 of 1

Map/Lot: 002-006
 Location: 319 BALD HEAD ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingLedge
 Utilities Dug Well/SpringNone
 Street Gravel

Sale Data
 Sale Date 12/12/2016
 Sale Price 179,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

SPRING WORK 2024
 Reference 1 B013P060
 Reference 2

Tran/Land/Bldg 6 10 36
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.46	Acres-Rear Land 1-10	2,000.00	4,920	100%		4,920
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 4.46						Land Total 202,420

Dwelling Description

Replacement Cost New

Seasonal Camp	One Story	336 Sqft	Grade D 100	Base	37,673
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	269
					0
					0
Foundation	Piers	Basement	None	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,075
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	None	None	Average	Typical	28,966
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	97%	73%	100%	20,511	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1960	300	C 90	2.700	Fair	46%	100%	100%	1.242
Wood Deck	1990	156	D 100	998	Fair	71%	100%	100%	709
Open Frame Porch	2020	48	D 100	1.075	Ava.	97%	73%	100%	761
Encl Frame Porch	2020	144	D 100	4.608	Ava.	97%	73%	100%	3.263
Wood Deck	2020	98	D 100	627	Ava.	97%	73%	100%	444
336 SFLA						Outbuilding Total			6,419

Acpt Land

202,400

Accepted Bldg

26,900

Total

229,300

Arrowsic
Name: DUPUY, BLAISE L
SULLIVAN, KATHLEEN M
Account: 3 Card: 1 of 1

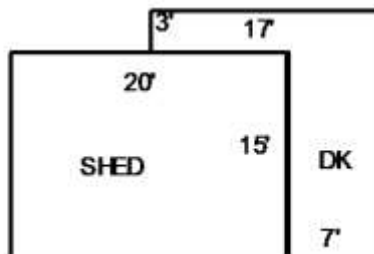
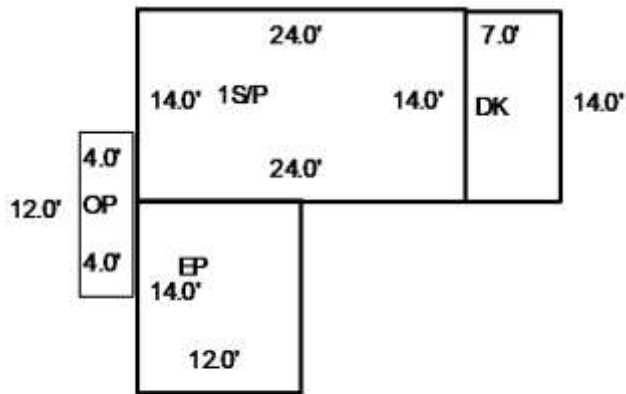
Valuation Report

12/15/2023

Page 5

Map/Lot:
Location:

002-006
319 BALD HEAD ROAD



Arrowsic
 Name: KREINDLER, MICHAEL
 KREINDLER, MICHELE

Valuation Report

12/15/2023

Page 6

Account: 4 Card: 1 of 2

Map/Lot: 004-024
 Location: 68 WHITMORE'S LANDING ROAD

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2

Tran/Land/Bldg 1 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
7.40	Acres-Rear Land 11-20	1,800.00	13,320	100%		13,320
Total Acres 19.40			Land Total			148,320

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,086 Sqft	Grade B 100	Base		233,303
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-6,788
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		8,145
Rooms	6	Secondary Heat	Wood Stove			1,250
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		9,375
Attic	Full Finished			Attic		39,260
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1995	0	Typical	Typical	Average	Typical		289,545
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	246,113

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	64	B 100	2.240	Ava.	85%	100%	100%	1.904
1.50 ST GARAGE	1995	875	B 100	37.906	Ava.	85%	100%	100%	32.220
Open Frame Porch	1995	160	B 100	5.600	Ava.	85%	100%	100%	4.760
Wood Deck	1995	60	B 100	600	Ava.	85%	100%	100%	510
1SFr Overhanga	1995	40	B 100	3.700	Ava.	85%	100%	100%	3.145
Encl Frame Porch	1995	201	C 100	8.040	Ava.	85%	100%	100%	6.834
Barn	1995	936	C 100	19.720	Ava.	85%	50%	100%	8.381
Canopv	1995	288	C 100	2.016	Ava.	85%	100%	100%	1.714
Wood Deck	1995	96	D 100	614	Ava.	85%	100%	100%	522
Frame Shed	1995	240	D 100	1.920	Ava.	85%	100%	100%	1.632
2,212 SFLA									
Outbuilding Total									61,622

Acpt Land 148,300 **Accepted Bldg** 307,700 **Total** 456,000

Arrowsic
Name: KREINDLER, MICHAEL
KREINDLER, MICHELE
Account: 4 Card: 1 of 2

Valuation Report

12/15/2023

Page 7

Map/Lot:
Location:

004-024
68 WHITMORE'S LANDING ROAD



Arrowsic
 Name: KREINDLER, MICHAEL
 KREINDLER, MICHELE

Valuation Report

12/15/2023

Page 8

Account: 4 Card: 2 of 2

Map/Lot:
 Location:

004-024
 DOUBLING POINT

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 5

Description	Outbuildings/Additions/Improvements			RCN	Cond	Percent Good			Value Rcnld	
	Year	Units	Grade			Phy	Func	Econ		
Frame Shed	1995	96	C 100	960	Ava.	85%	100%	100%	816	
2,212 SFLA						Outbuilding Total			816	
Accpt Land			0	Accepted Bldg			800	Total		800

Arrowsic
Name: KREINDLER, MICHAEL
KREINDLER, MICHELE
Account: 4

Valuation Report

12/15/2023
Page 9
004-024
DOUBLING POINT

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	148,300	307,700	456,000	148,300	307,700	456,000
2	0	800	800	0	800	800
TOTAL	148,300	308,500	456,800	148,300	308,500	456,800

Account: 5 Card: 1 of 1

Neighborhood 16 OLD STAGE RD

Zoning/Use: RUR RES 1
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/01/2013
Sale Price: 417,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B795P091,B1696P116,B2209P224
Reference 2: B2745P1
Tran/Land/Bldg: 1 1 9
Farm Land (Year): 0 Open: 0
Exemption(s): 3 0 0 Land Schedule: 2

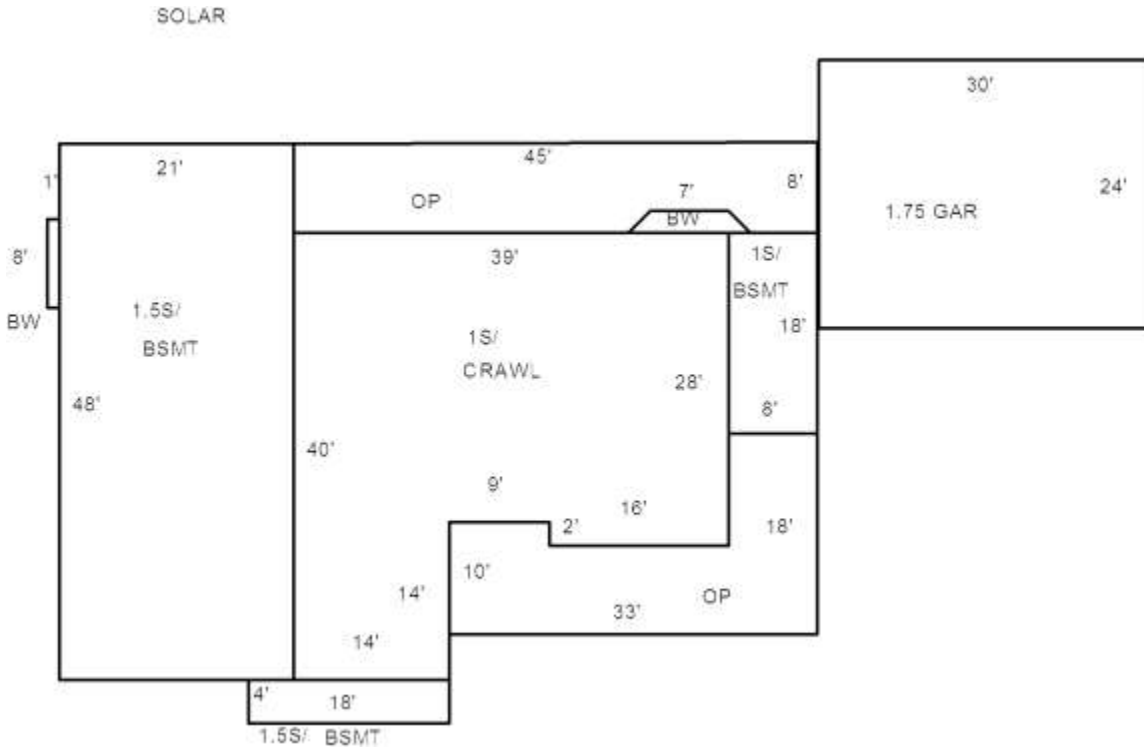
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
4.60	Acres-Rear Land 1-10	2,000.00	9,200	100%		9,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.60						Land Total: 76,700

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,008 Sqft	Grade B 100	Base		179,991
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Solar Voltaic	Minimal Solar			Solar Voltaic		6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	192 Sqft, Grade B	Basement Gar	None	Fin Bsmt		4,800
Heating	100% Radiant Floor	Cooling	0% None	Heat		7,560
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	2	Plumbing		18,750
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	222,351
Functional Obsolescence						Value(Rcnd)
None		None		89%	100%	197,892

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
Frame Bav Window	2003	8	B 100	740	Ava.	89%	100%	100%	659	
Open Frame Porch	2003	358	B 100	12.530	Ava.	89%	100%	100%	11.152	
One Storv Frame	2003	1242	B 100	114.885	Ava.	89%	100%	100%	102.248	
1 Storv/Basement	2003	144	B 100	15.120	Ava.	89%	100%	100%	13.457	
Open Frame Porch	2003	362	B 100	12.670	Ava.	89%	100%	100%	11.276	
1.75 ST GARAGE	2003	720	B 100	33.822	Ava.	89%	100%	100%	30.102	
1 Storv/Basement	2003	72	B 100	7.560	Ava.	89%	100%	100%	6.728	
Frame Bav Window	2003	14	B 100	1.295	Ava.	89%	100%	100%	1.153	
2,992 SFLA									Outbuilding Total: 176,775	

Acpt Land 76,700 **Accepted Bldg** 374,700 **Total** 451,400



Account: 6 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2368P103
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-INLAND LOT	52,500.00	26,250	100%		26,250
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.50			Land Total			41,250

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	728 Sqft	Grade C 100	Base		140,595
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,368
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

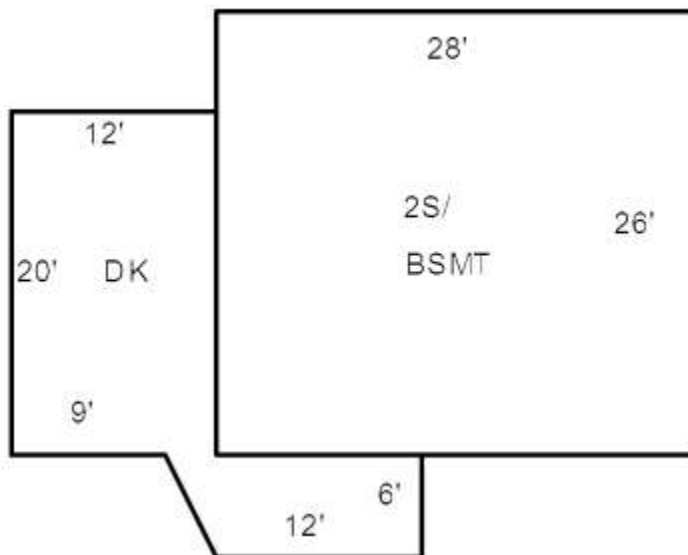
Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1940	1970	Typical	Typical	Average	Typical		144,963
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	97%	100%	94,211

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1988	321	C 100	2.568	Ava.	67%	97%	100%	1.669	
Frame Shed	1990	80	D 100	640	Ava-	74%	100%	100%	474	
1,456 SFLA						Outbuilding Total			2,143	

Acpt Land 41,300 **Accepted Bldg** 96,400 **Total** 137,700



SHED 8X10



Arrowsic
 Name: AMES, HAROLD A JR
 AMES, SYLVIA

Valuation Report

12/15/2023

Page 14

Account: 7 Card: 1 of 1

Map/Lot:
 Location:

003-038
 BALD HEAD ROAD

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-INLAND LOT	80,000.00	57,966	100%		57,966
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.05			Land Total			72,966

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base		106,273
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,456
Rooms	5	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Above Average	Typical	114,729	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	100%	100%	95,225

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	192	C 100	5.376	Ava+	83%	100%	100%	4.462
Wood Deck	1975	168	C 100	1.344	Ava+	83%	100%	100%	1.116
Frame Shed	1975	384	D 100	3.072	Ava.	75%	100%	100%	2.304
1,152 SFLA						Outbuilding Total			7,882

Acpt Land 73,000 **Accepted Bldg** 103,100 **Total** 176,100

Arrowsic
Name: AMES, HAROLD A JR
AMES, SYLVIA

Valuation Report

12/15/2023

Page 15

Map/Lot:
Location:

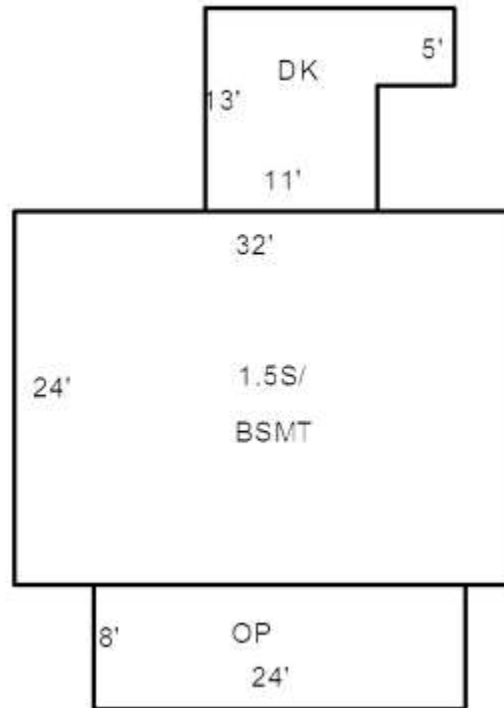
003-038

BALD HEAD ROAD

Account: 7 Card: 1 of 1



SHED 16X24



Arrowsic
 Name: KAAKE, RYAN L
 KAAKE, JESSICA A

Valuation Report

12/15/2023
 Page 16
 006-001-001
 43 FIELD ROAD

Account: 8 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Dug Well/SpringSeptic System
 Street Gravel

Sale Date 01/02/2020
 Sale Price 460,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 1285P241

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.74	Acres-EXCESS FRONTAGE	20,000.00	14,800	100%		14,800
1.41	Acres-Rear Land 1-10	2,000.00	2,820	100%		2,820
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.15						Land Total 192,620

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,040 Sqft	Grade B 100	Base	226,358
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-10,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,800
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	233,133
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	205,157	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1988	270	B 100	39.960	Ava+	88%	100%	100%	35.165
Wood Deck	2006	614	D 100	3.930	Ava-	86%	100%	100%	3.380
Open Frame Porch	1988	60	B 100	2.100	Ava+	88%	100%	100%	1.848
1.50 ST GARAGE	1988	864	B 100	37.441	Ava+	88%	100%	100%	32.948
Frame Shed	1988	144	B 100	1.800	Ava.	82%	100%	100%	1.476
2,620 SFLA						Outbuilding Total			74,817

Acpt Land

192,600

Accepted Bldg

280,000 **Total**

472,600

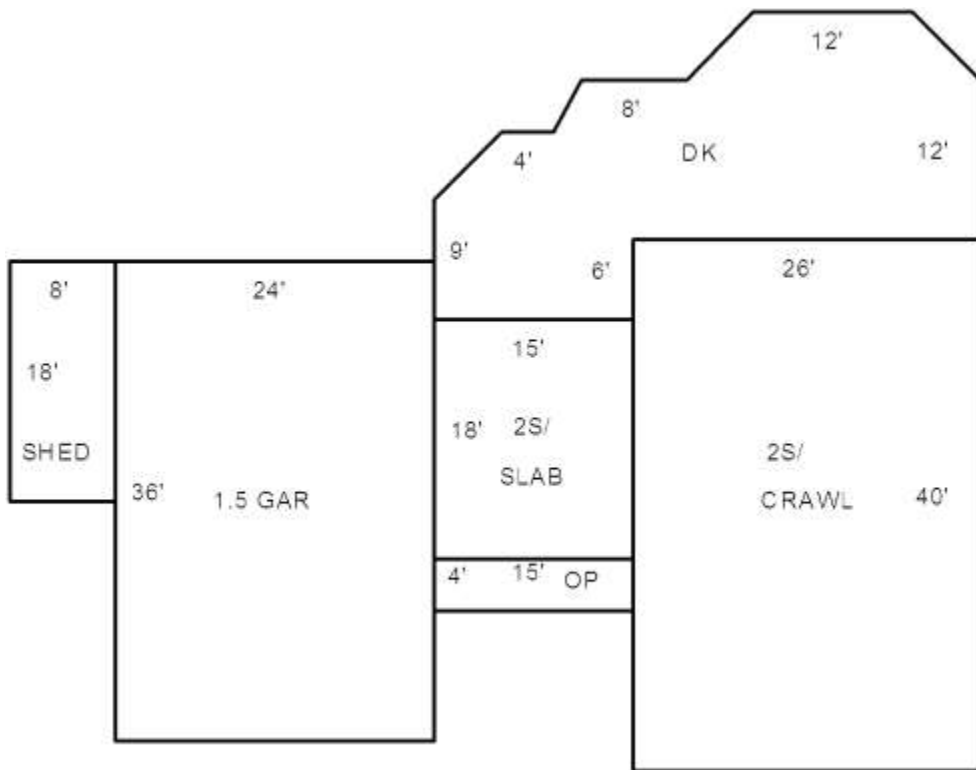
Arrowsic
Name: KAAKE, RYAN L
KAAKE, JESSICA A
Account: 8

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 17
006-001-001
43 FIELD ROAD



Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 08/31/2016
Sale Price 675,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B231P416,B907P085, B2714P3
Reference 2 B2736P321
Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
6.60	Acres-Rear Land 1-10	2,000.00	13,200	100%		13,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.60						Land Total 108,200

Dwelling Description				Replacement Cost New	
Conventional	Two Story	552 Sqft	Grade B 110	Base	167,959
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,875
Foundation	Wood	Basement	Damp Full Bmt	Basement	-1,518
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,072
Rooms	6	Secondary Heat	Gas Stove		3,581
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	10,313
Attic	Full Finished			Attic	22,627
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		221,409
1875	2011	Typical	Typical	Excellent	Phys. %	Func. %	Econ. %
None		None		85%	99%	100%	186,316

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1875	42	B 110	1.617	Exc.	85%	99%	100%	1.360
2S Fr Bav Window	1875	14	B 110	1.905	Exc.	85%	99%	100%	1.603
Frame Bav Window	1875	12	B 110	1.221	Exc.	85%	99%	100%	1.028
1 & 1/2 Storv Fr	1875	848	B 110	112.169	Exc.	85%	99%	100%	94.391
Open Frame Porch	1875	302	B 110	11.627	Exc.	85%	99%	100%	9.784
1.75 ST GARAGE	1875	784	B 110	40.408	Exc.	85%	99%	100%	34.004
One Storv Frame	1875	372	B 110	37.851	Exc.	85%	99%	100%	31.851
Patio	1875	320	C 100	1.280	Ava.	67%	100%	100%	858
Frame Shed	1875	308	C 100	3.080	Ava+	74%	100%	100%	2.279
2,788 SFLA									Outbuilding Total 177,158

Acpt Land 108,200 **Accepted Bldg** 363,500 **Total** 471,700



Arrowsic
 Name: ARSENAULT, JAMES E
 HOLLEY, HOLLEY, LISA
 Account: 10 Card: 1 of 2

Valuation Report

12/15/2023
 Page 20
 005-034
 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1060P297
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.90						Land Total 71,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	578 Sqft	Grade C 100	Base		101,800
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-3,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	7	Secondary Heat	Wood Stove			1,000
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1840	2015	Old Type	Typical	Above Average	Typical		106,332
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	74%	99%	100%	77,899		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1840	686	C 100	50.764	Ava+	74%	99%	100%	37.189
RES. GREENHOUSE	1840	90	C 100	1.350	Ava+	74%	99%	100%	989
Wood Deck	1840	312	C 100	2.496	Ava+	74%	99%	100%	1.829
Patio	1840	330	C 100	1.320	Ava-	50%	100%	100%	660
One Storv Frame	2015	888	C 110	72.283	Ava.	95%	98%	100%	67.296
1.5 Storv/Basement	2015	1194	C 110	139.483	Ava.	95%	95%	100%	125.884
Open Frame Porch	2015	288	C 100	8.064	Ava.	95%	100%	100%	7.661
Wood Deck	2015	126	C 100	1.008	Ava.	95%	100%	100%	958
Wood Deck	1840	150	D 100	960	Ava.	67%	100%	100%	643
Frame Shed	1840	96	D 100	768	Ava-	50%	100%	100%	384
4,232 SFLA									Outbuilding Total 243,493

Acpt Land 71,300 **Accepted Bldg** 321,400 **Total** 392,700

Arrowsic
Name: ARSENAULT, JAMES E
HOLLEY, HOLLEY, LISA
Account: 10 Card: 1 of 2

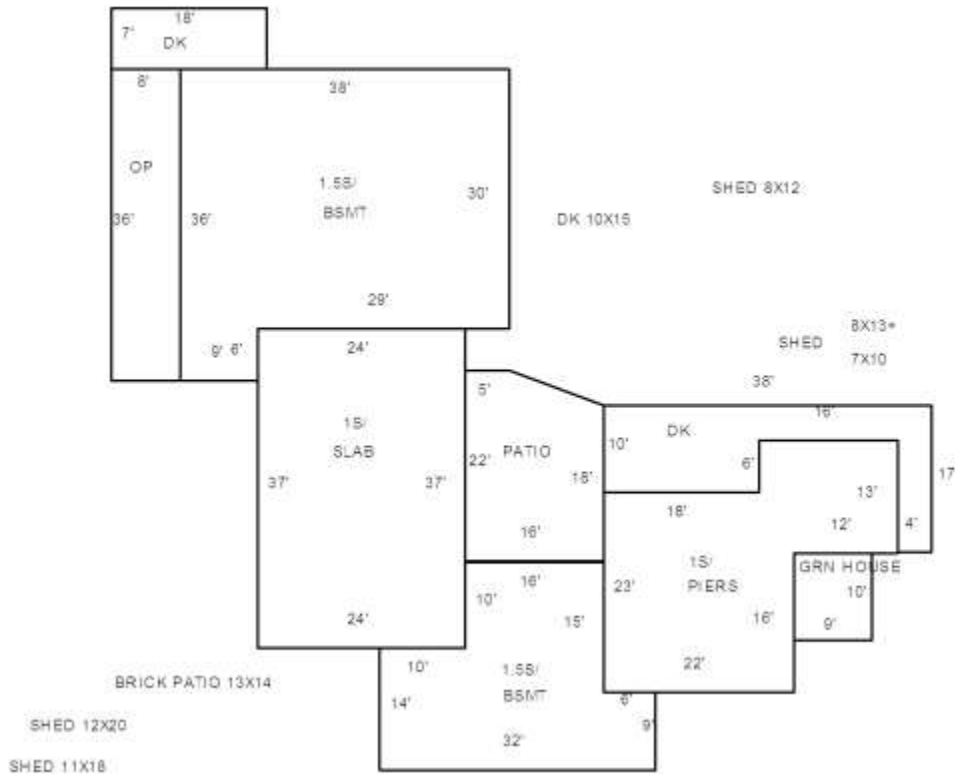
Valuation Report

12/15/2023

Page 21

Map/Lot:
Location:

005-034
OLD STAGE ROAD



Arrowsic
 Name: ARSENAULT, JAMES E
 HOLLEY, HOLLEY, LISA

Valuation Report

12/15/2023

Page 22

Account: 10 Card: 2 of 2

Map/Lot:
 Location:

005-034
 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1060P297

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Patio	1840	182	C 100	728	Ava-	50%	100%	100%	364
Frame Shed	1840	240	D 100	1.920	Ava-	50%	100%	100%	960
Frame Shed	1840	198	D 100	1.584	Fair	45%	100%	100%	713
Frame Shed	1840	174	D 100	1.392	Ava.	67%	100%	100%	933
4,232 SFLA									
						Outbuilding Total			2,970
Acpt Land			0	Accepted Bldg		3,000	Total		3,000

Arrowsic
Name: ARSENAULT, JAMES E
 HOLLEY, HOLLEY, LISA
Account: 10

Valuation Report

12/15/2023
Page 23
005-034
OLD STAGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	71,300	321,400	392,700	71,300	321,400	392,700
2	0	3,000	3,000	0	3,000	3,000
TOTAL	71,300	324,400	395,700	71,300	324,400	395,700

Account: 11 Card: 1 of 1

Map/Lot:
Location:

004-044-001
610 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B629P199

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.01						Land Total 105,020

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 90	Base		158,816
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,103
Rooms	6	Secondary Heat	Wood Stove			1,125
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,375
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

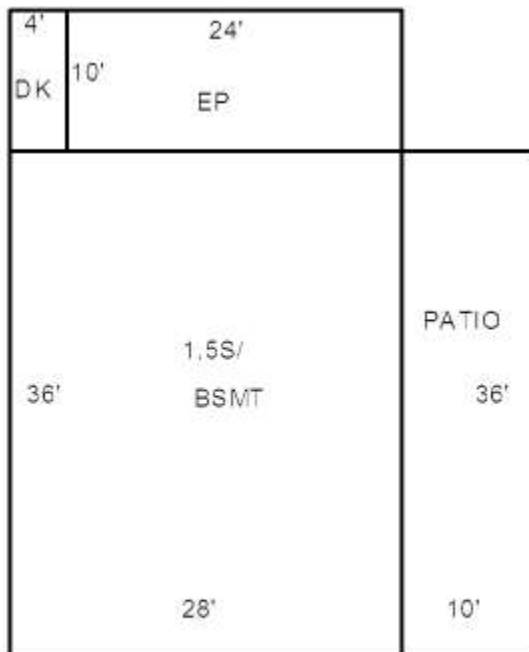
Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1982	0	Typical	Typical	Above Average	Typical		168,419
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	86%	100%	100%			144,840

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1982	240	B 90	10.800	Ava+	86%	100%	100%	9.288	
Wood Deck	1982	40	B 90	360	Ava+	86%	100%	100%	310	
Frame Shed	1982	120	C 100	1.200	Ava.	79%	100%	100%	948	
1.50 ST GARAGE	2010	840	C 100	29.142	Ava.	93%	100%	100%	27.102	
Patio	1982	360	C 100	1.440	Ava.	79%	100%	100%	1.138	
1,512 SFLA									38,786	

Acpt Land 105,000 **Accepted Bldg** 183,600 **Total** 288,600



SHED 10X12



1.5 GAR 28X30

Arrowsic
Name: ROOT, EMMA
ROOT, DONALD

Valuation Report

12/15/2023

Page 26

Account: 13 Card: 1 of 1

Map/Lot:
Location:

004-036
504 ARROWSIC ROAD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 11/27/2007
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

SPRING WORK 2021
Reference 1 B2903P100, B1828P121, B2903P100
Reference 2

Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 30 3 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 3.00					Land Total	69,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	151,944
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,040
Rooms	4	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	157,984
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Other	None	93%	90%	100%	132,233	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1980	576	C 100	15.476	Ava-	66%	100%	100%	10,214
Basement Entrv	2020	30	C 100	600	Ava.	93%	90%	100%	502
Wood Deck	2020	120	C 100	960	Ava.	93%	90%	100%	804
1,680 SFLA						Outbuilding Total			11,520

Acpt Land

69,500

Accepted Bldg

143,800 **Total**

213,300

Arrowsic
Name: ROOT, EMMA
ROOT, DONALD
Account: 13

Valuation Report

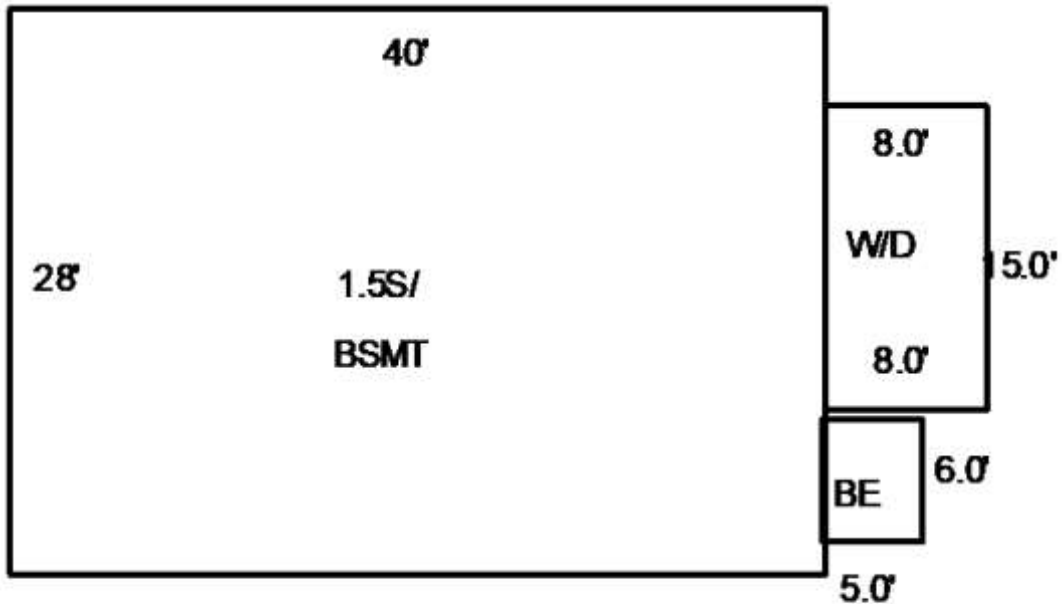
12/15/2023

Page 27

Map/Lot:
Location:

004-036
504 ARROWSIC ROAD

Card: 1 of 1



GAR 24X24

Arrowsic
 Name: BASSETT, LEROY
 BASSETT, DEBORAH
 Account: 14 Card: 1 of 2

Valuation Report

12/15/2023
 Page 28
 005-002
 343 Arrowsic Rd

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B476P095,B1594P003
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.83	Acres-Rear Land 11-20	1,800.00	14,094	100%		14,094
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
3.00	Acres-Waste Land	100.00	300	100%		300
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 22.83			Land Total			107,894

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	832 Sqft	Grade C 100	Base	133,795
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,496
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1917	1982	Typical	Typical	Above Average	Typical	132,299	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	99%	100%	96,922

Outbuildings/Additions/Improvements					Percent Good					Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	1917	128	C 100	9.472	Ava+	74%	99%	100%		6.939
Wood Deck	1917	192	C 100	1.536	Ava+	74%	99%	100%		1.126
Wood Deck	1917	48	C 100	384	Ava+	74%	99%	100%		281
Frame Shed	1917			----- S O U N D V A L U E -----						500
Frame Shed	1917	192	C 100	1.920	Ava.	67%	100%	100%		1.286
Barn	1917	1600	C 100	33.000	Fair	45%	50%	100%		7.425
Frame Shed	1917	168	E 100	840	Ava-	50%	100%	100%		420
Frame Shed	1917	240	D 100	1.920	Ava-	50%	100%	100%		960
1,584 SFLA									Outbuilding Total	18,937

Acpt Land 107,900 **Accepted Bldg** 115,900 **Total** 223,800

Arrowsic
Name: BASSETT, LEROY
BASSETT, DEBORAH
Account: 14 Card: 1 of 2

Valuation Report

12/15/2023
Page 29
005-002
343 Arrowsic Rd

Map/Lot:
Location:



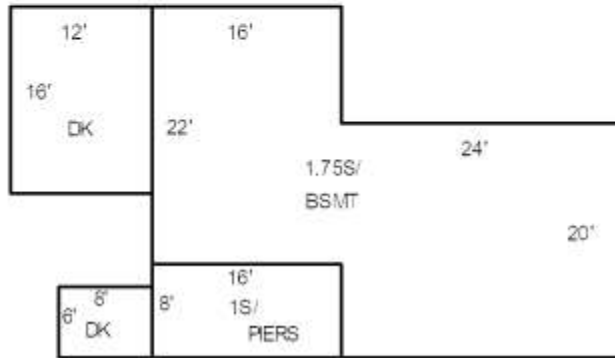
SHED=SV

1.5 BARN 40X40

SHED 12X16

SHED 12X20

WD SHED 12X14



Arrowsic

Valuation Report

12/15/2023

Name: BASSETT, LEROY

Page 30

BASSETT, DEBORAH

Map/Lot:

005-002

Account: 14 Card: 2 of 2

Location:

343 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B476P095,B1594P003

Reference 2

Tran/Land/Bldg 3 0 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home	1979	14X52	C 100	26.250	Ava-	35%	100%	100%	9,188
2,312 SFLA									9,188
						Outbuilding Total			9,188
Accpt Land			0	Accepted Bldg		9,200	Total		9,200

Arrowsic

Valuation Report

12/15/2023

Name: BASSETT, LEROY

Page 31

BASSETT, DEBORAH

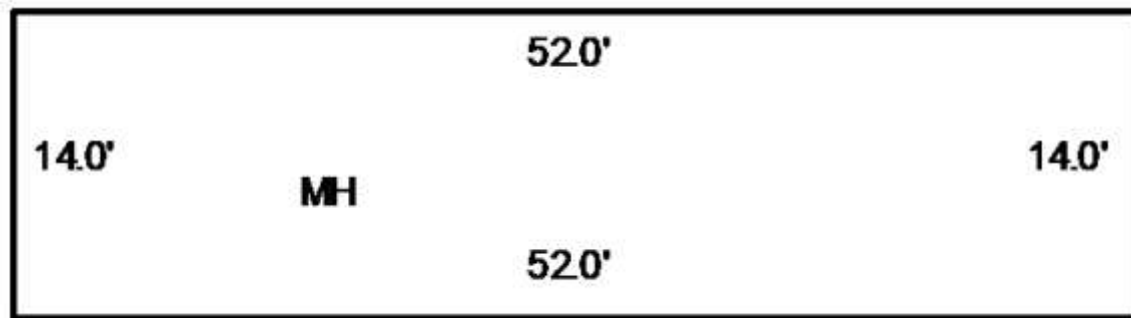
Map/Lot:

005-002

Account: 14 Card: 2 of 2

Location:

343 ARROWSIC RD



Arrowsic
Name: BASSETT, LEROY
BASSETT, DEBORAH
Account: 14

Valuation Report

12/15/2023

Page 32

Map/Lot:

005-002

Location:

343 ARROWSIC RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	107,900	115,900	223,800	107,900	115,900	223,800
2	0	9,200	9,200	0	9,200	9,200
TOTAL	107,900	125,100	233,000	107,900	125,100	233,000

Arrowsic
 Name: COOPER, CLARKE T
 COOPER, LISA MARGONELLI
 Account: 15 Card: 1 of 1

Valuation Report

12/15/2023
 Page 33
 003-002
 COTTAGE ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 2 & Shoreland
 Topography RollingLedge
 Utilities Holding TankDug Well/Spring
 Street Gravel

Sale Data
 Sale Date 04/27/2012
 Sale Price 180,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.30	Acres-EXCESS FRONTAGE	40,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.30						Land Total 217,000

Dwelling Description				Replacement Cost New		
Seasonal Camp	One Story	837 Sqft	Grade D 100	Base		61,400
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-9,374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Split System	Cooling	0% None	Heat		-670
Rooms	2	Secondary Heat	Wood Stove			800
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	2021	Typical	Typical	Average	Typical	52,156
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%		34,945

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1939	48	D 100	384	Ava.	67%	100%	100%	257	
Encl Frame Porch	1939	128	D 100	4.096	Ava.	67%	100%	100%	2,744	
Wood Deck	1939	189	D 100	1.210	Ava.	67%	100%	100%	811	
Frame Shed	1939			- - - - S O U N D V A L U E - - - -						5,000
Open Frame Porch	2021	80	D 100	1.792	Ava.	67%	100%	100%	1,201	
837 SFLA									10,013	

Acpt Land 217,000 **Accepted Bldg** 45,000 **Total** 262,000

Arrowsic
Name: COOPER, CLARKE T
COOPER, LISA MARGONELLI
Account: 15 Card: 1 of 1

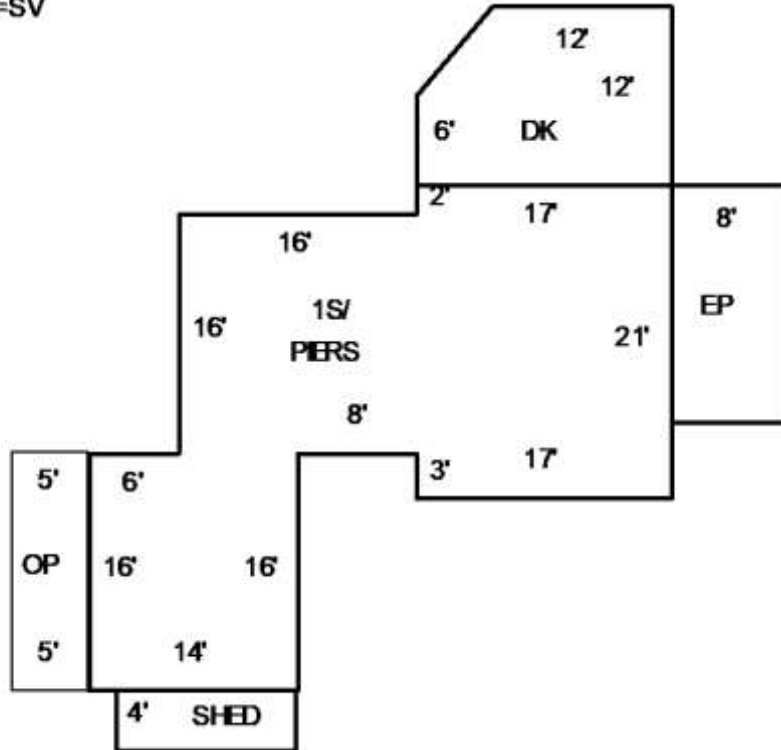
Valuation Report

12/15/2023
Page 34
003-002
COTTAGE ROAD

Map/Lot:
Location:



SHED=SV



Account: 16 Card: 1 of 1

Neighborhood 7 NEWTOWN HILL
Zoning/Use RUR RES 2 & RP
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/19/2016
Sale Price 518,500
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B950P096,B1960P249
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 101 3 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
2.23	Acres-EXCESS MARSH FR	30,000.00	66,900	100%		66,900
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.96	Acres-Rear Land 11-20	1,800.00	8,928	100%		8,928
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 19.19			Land Total			260,828

Dwelling Description				Replacement Cost New		
Contemporary	One & 1/2 Story	684 Sqft	Grade B 100	Base		137,501
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,848
Rooms	5	Secondary Heat	Wood Stove			1,250
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,625
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

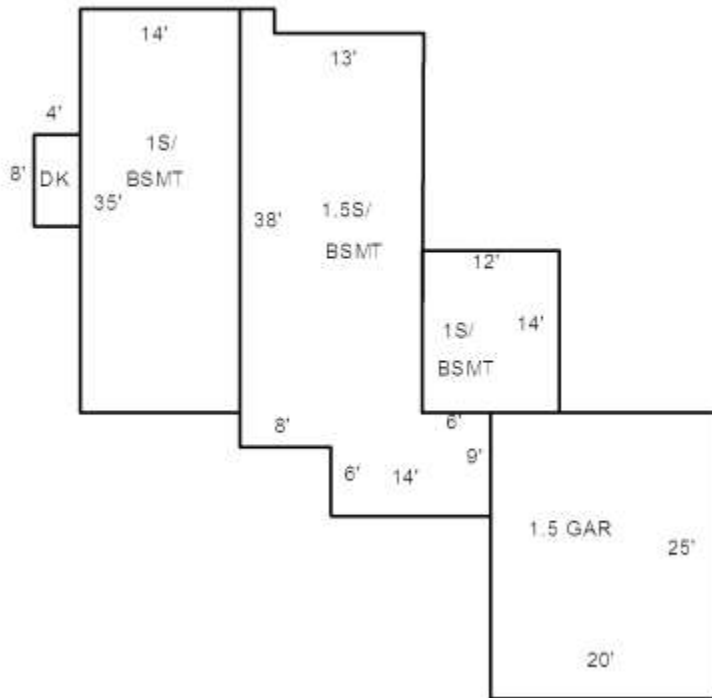
Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1994	0	Typical	Typical	Above Average	Typical		154,474
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	90%	100%	100%			139,027

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.50 ST GARAGE	1994	500	B 100	22.062	Ava+	90%	100%	100%	19.856	
1 Storv/Basement	1994	168	B 100	17.640	Ava+	90%	100%	100%	15.876	
1 Storv/Basement	1994	490	B 100	51.450	Ava+	90%	100%	100%	46.305	
Wood Deck	1994	32	B 100	320	Ava+	90%	100%	100%	288	
Frame Shed	1994	96	D 100	768	Fair	74%	100%	100%	568	
SOLAR MOD	2020	1	C 100	10.000	Ava.	99%	100%	100%	9.900	
1,684 SFLA										92,793
Outbuilding Total										92,793

Acpt Land 260,800 **Accepted Bldg** 231,800 **Total** 492,600



SHED 8X12



Arrowsic
Name: LAW, DONALD

Valuation Report

12/15/2023

Page 37

Map/Lot:

004-057-003

Account: 17 Card: 1 of 1

Location:

3 MILL ISLAND ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1
Topography RollingAbove Street
Utilities None
Street Gravel

Sale Date 12/02/2013
Sale Price 2,500
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Other Non Valid

Reference 1 B769P142,B933P217,

Reference 2

Tran/Land/Bldg 3 1 36

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500 100%		52,500
1.50	Acres-Rear Land 1-10	2,000.00	3,000 100%		3,000
Total Acres 3.50			Land Total		55,500

Dwelling Description

Replacement Cost New

Seasonal Camp	One & 1/2 Story	208 Sqft	Grade D 90	Base	33,286
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,097
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-674
Rooms	2	Secondary Heat	Wood Stove		720
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	312	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	Old Type	Typical	Below Average	Typical	30,155	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Small size		None		63%	75%	100%	14,248

Acpt Land

55,500

Accepted Bldg

14,200 **Total**

69,700

Arrowsic
Name: LAW, DONALD

Valuation Report

12/15/2023

Page 38

Map/Lot:

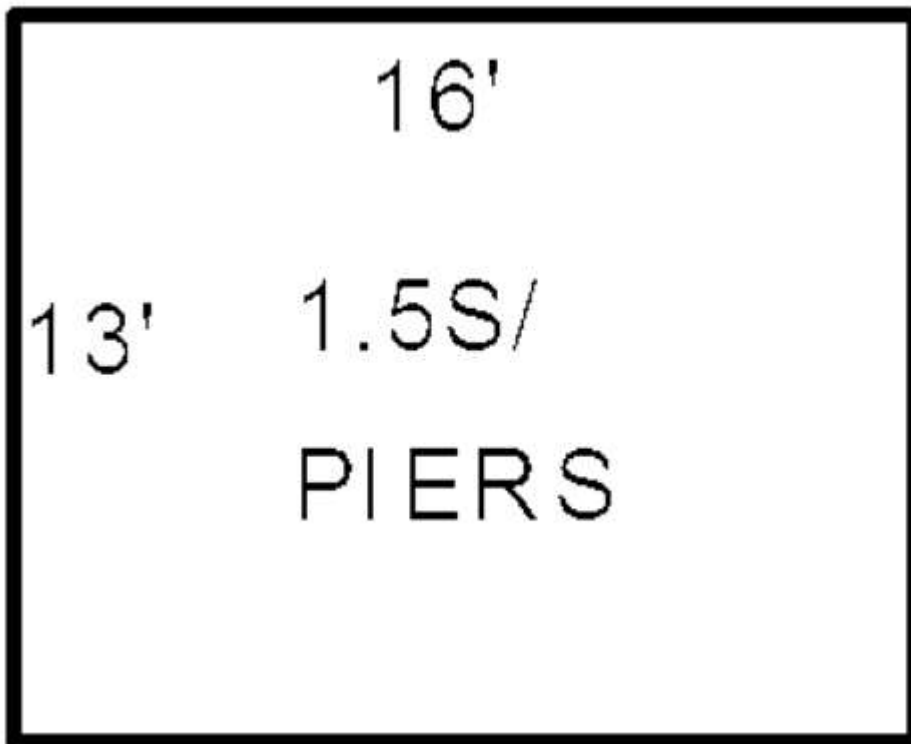
004-057-003

Location:

3 MILL ISLAND ROAD

Account: 17

Card: 1 of 1



Valuation Report

Account: 18 Card: 1 of 1

Location: 53 DOUBLING POINT ROAD

Neighborhood 30	DOUBLING POINT RD	Sale Data
Zoning/Use	RUR RES 1 & Shoreland	Sale Date 12/17/2008
Topography	LevelRolling	Sale Price 450,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B1557P160
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 5

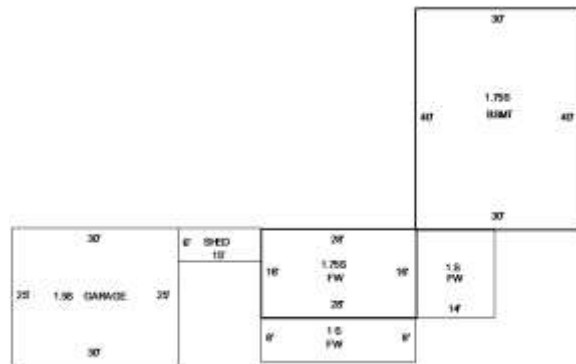
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
5.80	Acres-Rear Land 1-10	2,000.00	11,600	100%		11,600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.80						Land Total 126,600

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,200 Sqft	Grade B 100	Base		214,900
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-4,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat		11,813
Rooms	6	Secondary Heat	Wood Stove			1,250
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,625
Attic	None			Attic		0
FirePlaces	3			Fireplace		12,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1992	0	Typical	Typical	Above Average	Typical		247,838
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	220,576

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1992	336	C 100	9.236	Ava.	84%	100%	100%	7.758
Frame Shed	1992	294	C 100	2.940	Ava.	84%	100%	100%	2.470
SOLARIUM	2022	224	B 100	14.000	Ava.	97%	540%	100%	73.332
Frame Bav Window	2022	36	B 100	3.330	Ava.	97%	100%	100%	3.230
One Storv Frame	2022	224	B 100	20.720	Ava.	97%	100%	100%	20.098
1 & 3/4 Storv Fr	2022	616	B 100	79.772	Ava.	97%	100%	100%	77.379
One Storv Frame	2022	90	B 100	8.325	Ava.	97%	100%	100%	8.075
1.75 ST GARAGE	2022	750	B 100	35.188	Ava.	97%	100%	100%	34.132
3,528 SFLA									
Outbuilding Total									226,474

Acpt Land	126,600	Accepted Bldg	447,100	Total	573,700
------------------	---------	----------------------	---------	--------------	---------



Arrowsic
 Name: andrew, nathan
 andrew, amy

Valuation Report

12/15/2023

Page 41

Account: 20 Card: 1 of 1

Map/Lot: 003-012
 Location: 103 BALD HEAD ROAD

Neighborhood 26 BALD HEAD RD

Sale Data

Zoning/Use RUR RES 1 & RP
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 07/30/2021
 Sale Price 315,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

SPRING WORK 2024
 Reference 1 B785P143,B1262P152
 Reference 2

Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
4.20	Acres-Rear Land 1-10	2,000.00	8,400	100%		8,400
0.50	Acres-Salt Marsh	100.00	50	100%		50
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.70						Land Total 103,450

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	560 Sqft	Grade C 110	Base	104,560
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Crawl	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	4,851
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	112,117
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	89,694	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Canov	1985	24	C 110	185	Ava.	80%	100%	100%	148
1 & 1/2 Storv Fr	1985	672	C 110	71.111	Ava.	80%	100%	100%	56.889
Wood Deck	2023	369	C 100	2.952	Ava.	97%	100%	100%	2.863
Frame Shed	2023	96	C 100	960	Ava.	97%	100%	100%	931
1,988 SFLA									Outbuilding Total 60,831

Acpt Land 103,500 **Accepted Bldg** 150,500 **Total** 254,000

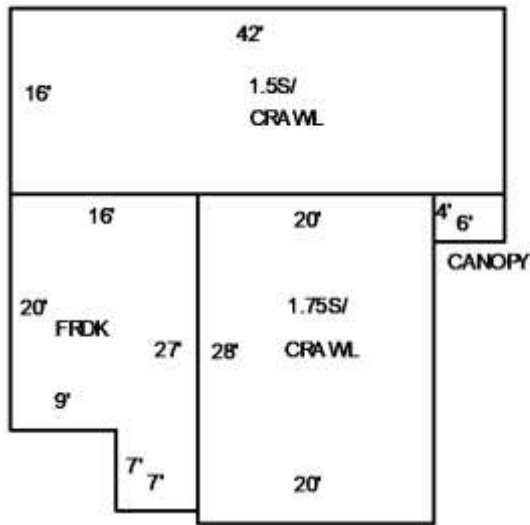
Arrowsic
Name: andrew, nathan
andrew, amy
Account: 20

Valuation Report

12/15/2023
Page 42
003-012
103 BALD HEAD ROAD

Card: 1 of 1

Map/Lot:
Location:



20x24
PLATFORM

8X12 SHED

Account: 21 Card: 1 of 1 Map/Lot: Location:

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/03/2021
Sale Price 361,500
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Other Non Valid

Reference 1 B1573P037
Reference 2 B3269P254
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-INLAND LOT	80,000.00	66,453	100%		66,453
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.38			Land Total			81,453

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	520 Sqft	Grade C 110	Base	111,619
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,500
Foundation	Frost Wall	Basement	Crawl	Basement	-5,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,003
Rooms	4	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Above Average	Typical	115,018
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	103,516	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storr Frame	1993	280	C 110	22.792	Ava+	90%	100%	100%	20,513
One Storr Frame	1993	355	C 110	28.897	Ava+	90%	100%	100%	26,007
Wood Deck	1993	379	C 110	3.335	Ava+	90%	100%	100%	3,002
Canobv	1993	18	C 110	139	Ava+	90%	100%	100%	125
Canobv	1993	231	D 100	1.294	Ava-	76%	100%	100%	983
Frame Shed	1993	240	C 100	2.400	Ava-	76%	100%	100%	1,824
Frame Shed	1993	60	E 100	300	Ava.	84%	100%	100%	252
Frame Shed	1993	100	C 100	1.000	Ava-	76%	100%	100%	760
Open Frame Porch	1993	30	C 100	840	Ava-	76%	100%	100%	638
1,545 SFLA									54,104
Outbuilding Total									54,104

Acpt Land 81,500 **Accepted Bldg** 157,600 **Total** 239,100

Account: 21 Card: 1 of 1

Map/Lot:
Location:



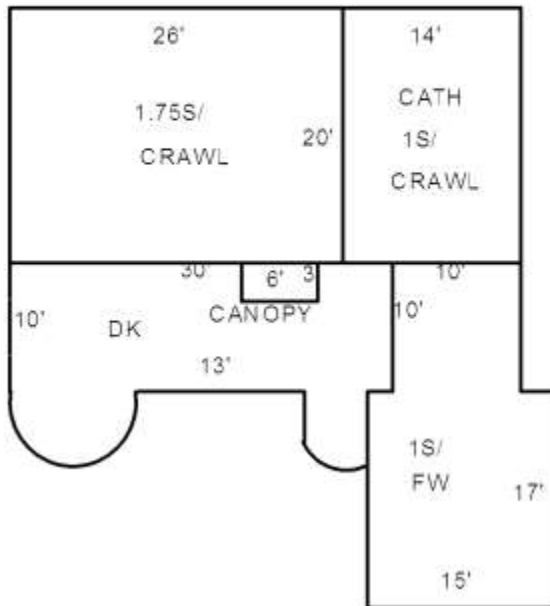
CANOPY 11X21

WD SHED 6X10

SHED 10X24

SHED 10X10

OP 3X10



Account: 23 Card: 1 of 2

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

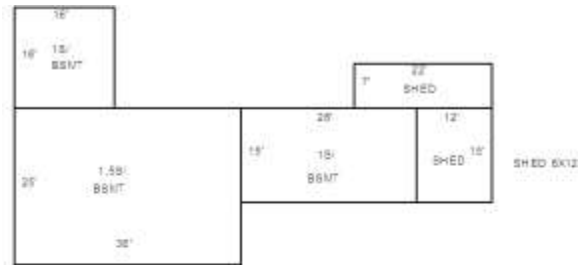
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
56.36	Acres-Rear Land 20 +	1,000.00	56,360	100%		56,360
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 78.36			Land Total			161,860

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base	133,396
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,050
Rooms	7	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Total	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1837	1997	Old Type	Old Type	Above Average	Inadeq.	140,246	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Style	None	74%	86%	100%	89,253		

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Storv/Basement	1837	420	C 100	35.280	Ava+	74%	86%	100%	22,452	
Frame Shed	1837	180	C 100	1.800	Ava+	74%	86%	100%	1,146	
Frame Shed	1837	154	D 100	1.232	Ava.	67%	100%	100%	825	
1 Storv/Basement	1837	256	C 100	21.504	Ava+	74%	86%	100%	13,685	
Frame Shed	1837	96	D 100	768	Fair	45%	100%	100%	346	
Frame Shed	1837	320	C 100	3.200	Ava.	67%	100%	100%	2,144	
Frame Shed	1837	80	E 100	400	Ava.	67%	100%	100%	268	
1.75 ST SHED	1837	468	C 100	7.348	Ava-	50%	100%	100%	3,674	
Barn	1837	550	C 100	12.000	Ava-	50%	50%	100%	3,000	
Frame Shed	1837								100	
----- S O U N D V A L U E -----									100	
2,026 SFLA									Outbuilding Total	47,640

Acpt Land 161,900 **Accepted Bldg** 136,900 **Total** 298,800



- SHED-combine 8x40
- WOOD SHED 8X10
- 1.75 SHED 16X26
- 1.3 BARN 22X25
- SHED 45V
- SHED 14X16
- SHED 12X24
- SHED 10X14

Arrowsic
 Name: BLAIKLOCK, WILLIAM

Valuation Report

12/15/2023

Page 47

Map/Lot:

004-033

Account: 23 Card: 2 of 2

Location:

388 ARROWSIC ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Shed	1837	224	C 100	2.240	Ava.	67%	100%	100%	1,501
Frame Shed	1837	288	E 100	1.440	Fair	45%	100%	100%	648
Frame Shed	1837	140	D 100	1.120	Fair	45%	100%	100%	504
2,026 SFLA									
						Outbuilding Total			2,653
Accpt Land			0	Accepted Bldg		2,700	Total		2,700

Arrowsic
Name: BLAIKLOCK, WILLIAM

Valuation Report

12/15/2023

Page 48

Map/Lot:

004-033

Location:

388 ARROWSIC ROAD

Account: 23

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	161,900	136,900	298,800	161,900	136,900	298,800
2	0	2,700	2,700	0	2,700	2,700
TOTAL	161,900	139,600	301,500	161,900	139,600	301,500

Arrowsic
 Name: BIEHLER, JONATHAN G
 SADTLER, EDITH KARIN BEATE
 Account: 24 Card: 1 of 1

Valuation Report

12/15/2023
 Page 49
 005-004-007
 WHITMORES LANDING RD

Neighborhood 33 RIVER RD N&S

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/20/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1440P311
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 101 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%		4,600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.30						Land Total 119,600

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	988 Sqft	Grade C 110	Base		164,952
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Frost Wall	Basement	Crawl	Basement		-9,781
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,706
Rooms	7	Secondary Heat	Wood Stove			1,100
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,950
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Typical	Typical	Average	Typical	166,927
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						Value(Rcnld)
						156,911

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2012	380	C 110	30.932	Ava.	94%	100%	100%	29.076	
One Storv Frame	2012	112	C 110	9.117	Ava.	94%	100%	100%	8.570	
Wood Deck	2012	170	C 110	1.496	Ava.	94%	100%	100%	1.406	
1.75 ST GARAGE	2012	400	C 100	15.410	Ava.	94%	100%	100%	14.485	
Frame Shed	2012	68	E 100	340	Ava.	94%	100%	100%	320	
Frame Shed	2012	54	E 100	270	Ava.	94%	100%	100%	254	
Frame Shed	2012	140	C 100	1.400	Ava.	94%	100%	100%	1.316	
BUNKHOUSE	2012	100	C 100	4.900	Ava.	94%	100%	100%	4.606	
Open Frame Porch	2012	50	C 100	1.400	Ava.	94%	100%	100%	1.316	
SOLAR MOD	2012	1	C 100	10.000	Ava.	99%	100%	100%	9.900	
2,221 SFLA									Outbuilding Total 71,249	

Acpt Land 119,600 **Accepted Bldg** 228,200 **Total** 347,800

Arrowsic
 Name: BIEHLER, JONATHAN G
 SADTLER, EDITH KARIN BEATE
 Account: 24 Card: 1 of 1

Valuation Report

12/15/2023
 Page 50
 005-004-007
 WHITMORES LANDING RD

Map/Lot:
 Location:



SHED 10X14

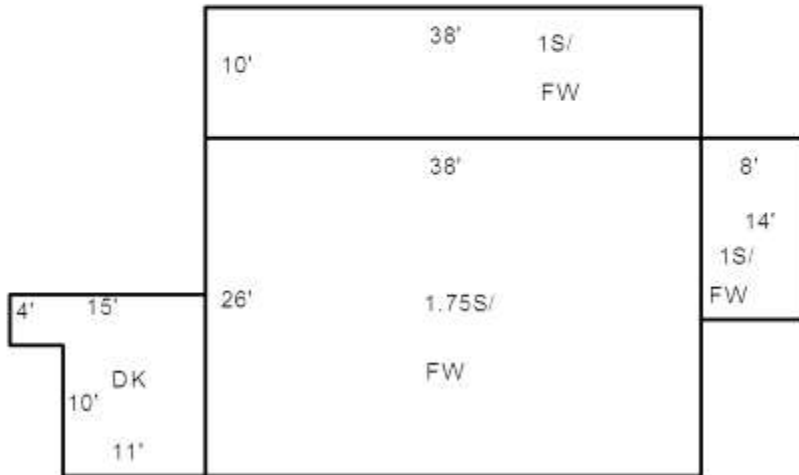
SHED 6X9

1.75 GAR 20X20

SHED 4X17

OP 5X10

BUNK HOUSE 10X10



Arrowsic
Name: BRAWN, PAMELA S

Valuation Report

12/15/2023

Page 51

Map/Lot:

004-037

Account: 25 Card: 1 of 1

Location:

RT 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B399P930,B1677P057

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

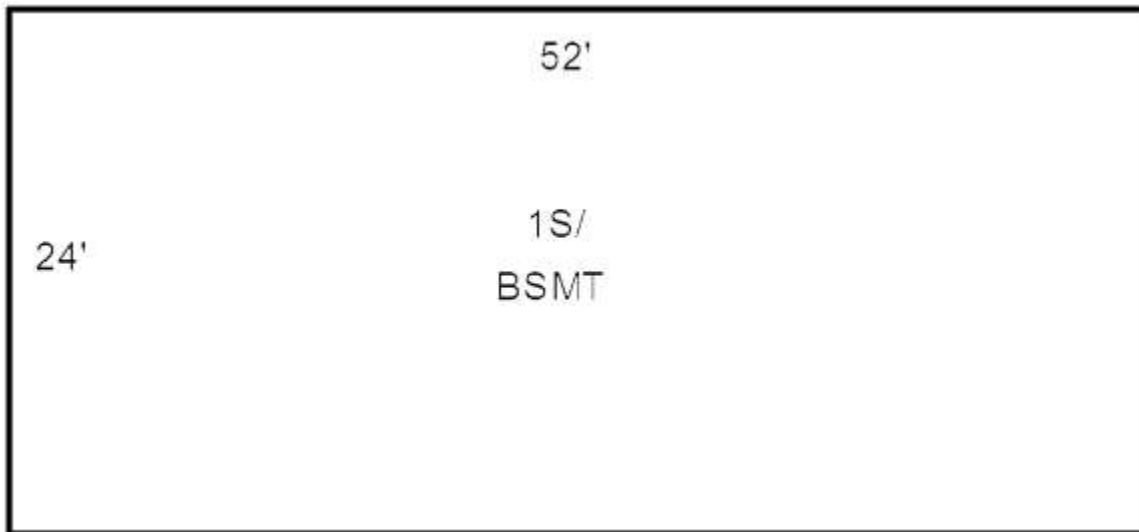
Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-INLAND LOT	52,500.00	19,991	100%		19,991
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.29			Land Total			34,991

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,248 Sqft	Grade C 90	Base		113,717
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,800
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,370
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,248	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1968	0	Typical	Typical	Below Average	Typical	118,887	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		53%	100%	100%	63,010

Acpt Land 35,000 **Accepted Bldg** 63,000 **Total** 98,000



Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/26/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-WATERFRONT LOT	160,000	71,554	100%		71,554
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 0.40					Land Total	136,554

Dwelling Description				Replacement Cost New		
Contemporary	Two Story	872 Sqft	Grade B 100	Base		197,056
Exterior	Wood Shingle	Masonry Trim	160Sqft	Trim		1,000
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	456 Sqft, Grade B	Basement Gar	None	Fin Bsmt		11,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,540
Rooms	7	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1965	0	Good	Typical	Above Average	Typical		235,996
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	80%	100%	100%	188,797		

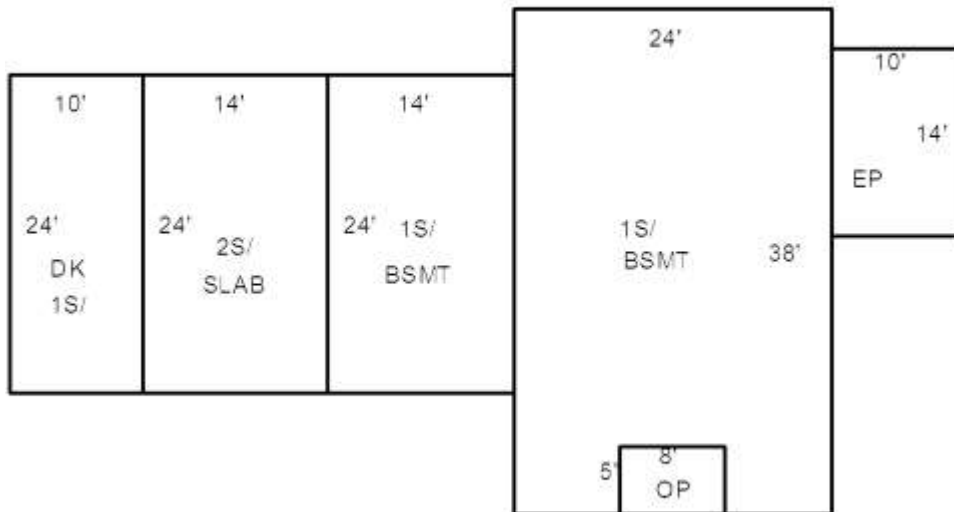
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1965	40	B 100	1.400	Ava+	80%	100%	100%	1.120	
Encl Frame Porch	1965	140	B 100	7.000	Ava+	80%	100%	100%	5.600	
Two Storr Frame	1960	336	B 100	49.728	Ava+	80%	85%	100%	33.815	
Two Storr Frame	1960	336	B 100	49.728	Ava+	80%	100%	100%	39.782	
One Storr Frame	1980	240	B 100	22.200	Ava+	80%	100%	100%	17.760	
Wood Deck	1980	360	B 100	3.600	Ava+	80%	100%	100%	2.880	
Frame Shed	1950	216	C 100	2.160	Ava-	50%	100%	100%	1.080	
Patio	2000	72	B 100	360	Ava.	88%	100%	100%	317	
Frame Garage	1974	576	C 100	15.476	Ava.	75%	100%	100%	11.607	
Patio	2020	300	B 100	1.500	Ava+	80%	100%	100%	1.200	
3,328 SFLA									Outbuilding Total	115,161

Acpt Land 136,600 **Accepted Bldg** 304,000 **Total** 440,600



SHED 12X18

PATIO=72'



GAR 24X24

Account: 26 Card: 2 of 2

Map/Lot:
Location:

Neighborhood 32 HANSON BAY AREA

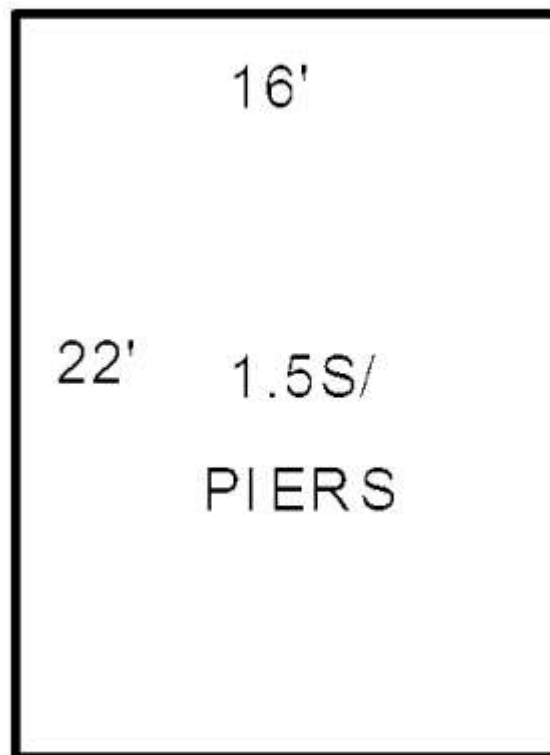
Zoning/Use RUR RES 1 & SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/26/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 36
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 4

Dwelling Description				Replacement Cost New	
Seasonal Camp	One & 1/2 Story	352 Sqft	Grade D 100	Base	49,960
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,942
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,690
Rooms	0	Secondary Heat	Wood Stove		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	528	Insulation	-845
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	None	None	Below Average	Typical	39,883
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		50%	61%	100%
Acpt Land			0	Accepted Bldg		12,200
						Total
						12,200



Valuation Report

Account: 26

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	136,600	304,000	440,600	136,600	304,000	440,600
2	0	12,200	12,200	0	12,200	12,200
TOTAL	136,600	316,200	452,800	136,600	316,200	452,800

Arrowsic
 Name: WOJCIECHOWSKI REVOCABLE TRUST

Valuation Report

12/15/2023

Page 58

Map/Lot:

006-008

Account: 27 Card: 1 of 1

Location:

PREBLE POINT ROAD

Neighborhood 15 RTE 127

Sale Data	
Sale Date	11/26/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B612P340

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.66	Acres-U/Imp.SubStand.L	8,000.00	5,280	100%		5,280	
Total Acres 0.66					Land Total	5,280	

Acpt Land	5,300	Accepted Bldg	0	Total	5,300
------------------	-------	----------------------	---	--------------	-------

Account: 28 Card: 1 of 2

Map/Lot: 002-002
Location: 497 BALD HEAD RD.

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B523P239

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.00	Acres-EXCESS FRONTAGE	40,000.00	40,000	100%		40,000
3.99	Acres-Rear Land 1-10	2,000.00	7,980	100%		7,980
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.99						Land Total 252,980

Dwelling Description				Replacement Cost New	
Conventional	Two Story	784 Sqft	Grade B 100	Base	184,032
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-7,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-5,880
Rooms	6	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	18,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	190,312
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	180,796	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2015	308	B 100	28.490	Ava.	95%	100%	100%	27.066
Open Frame Porch	2015	36	B 100	1.260	Ava.	95%	100%	100%	1.197
1S AD/GAR	2015	784	B 100	98.625	Ava.	95%	100%	100%	93.694
Wood Deck	2015	176	B 100	1.760	Ava.	95%	100%	100%	1.672
Canovv	2015	50	B 100	438	Ava.	95%	100%	100%	416
1 Storv/Basement	2015	560	B 100	58.800	Ava.	95%	100%	100%	55.860
One Storv Frame	2015	368	B 100	34.040	Ava.	95%	100%	100%	32.338
Open Frame Porch	2015	144	B 100	5.040	Ava.	95%	100%	100%	4.788
Wood Deck	2015	232	B 100	2.320	Ava.	95%	100%	100%	2.204
1SFr Overhanc	2015	30	B 100	2.775	Ava.	95%	100%	100%	2.636
3,618 SFLA									
Outbuilding Total									221,871

Acpt Land 253,000 **Accepted Bldg** 402,700 **Total** 655,700

Arrowsic
Name: BRETT, CHRIS

Valuation Report

12/15/2023

Page 60

Map/Lot:

002-002

Location:

497 BALD HEAD RD.

Account: 28 Card: 1 of 2



Arrowsic
Name: BRETT, CHRIS

Valuation Report

12/15/2023

Page 61

Map/Lot:

002-002

Account: 28 Card: 2 of 2

Location:

497 BALD HEAD RD.

Neighborhood 6 BUTLER COVE

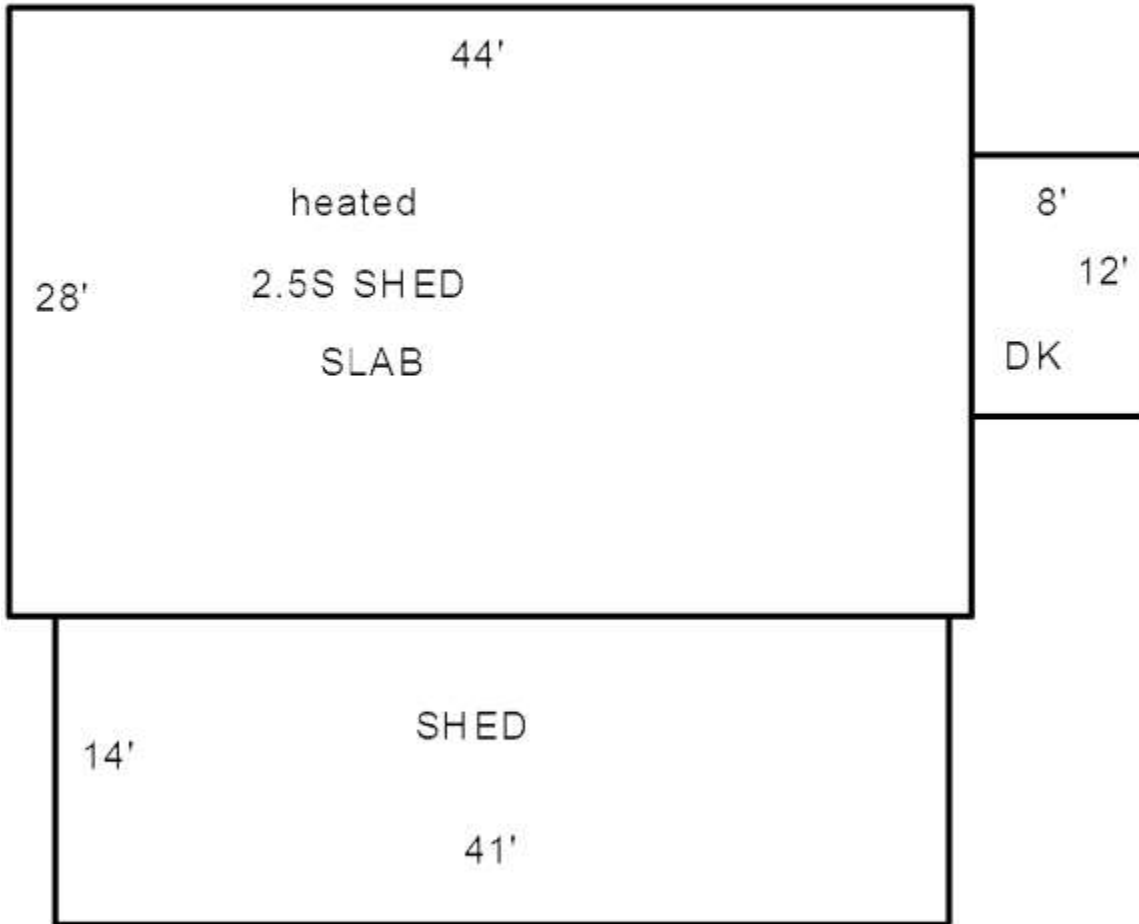
Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

SPRING WORK 2018
Reference 1 B523P239

Reference 2
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

Description	Outbuildings/Additions/Improvements				Percent Good					Value Rcnld
	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2015	224	B 100	2.240	B Gr	95%	100%	100%	2.128	
Open Frame Porch	2015	144	B 100	5.040	B Gr	95%	100%	100%	4.788	
Frame Shed	2015			- - - - S O U N D V A L U E - - - -					300	
2 ST SHED	2015	1232	C 110	23.038	Ava.	95%	100%	100%	21.886	
Frame Shed	2015	574	C 100	5.740	Ava.	95%	100%	100%	5.453	
Wood Deck	2015	96	C 100	768	Ava.	95%	100%	100%	730	
Frame Shed	2015	96	C 100	960	Ava.	95%	100%	100%	912	
DOCK SYSTEM AVE	2015	1	C 100	25.000	Ava.	99%	100%	100%	24.750	
3,618 SFLA										
								Outbuilding Total	60,947	
Acpt Land			0	Accepted Bldg			60,900	Total	60,900	

SHED 8X12



SHED=SV

Arrowsic
Name: BRETT, CHRIS

Valuation Report

12/15/2023

Page 63

Map/Lot:

002-002

Location:

497 BALD HEAD RD.

Account: 28

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	253,000	402,700	655,700	253,000	402,700	655,700
2	0	60,900	60,900	0	60,900	60,900
TOTAL	253,000	463,600	716,600	253,000	463,600	716,600

Arrowsic
 Name: ASKENBURG, WILLIAM
 ASKENBURG, JANET

Valuation Report

12/15/2023

Page 64

Account: 29 Card: 1 of 1

Map/Lot:
 Location:

005-004-010
 6 NORTH RIVER RD

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 05/06/2022
 Sale Price 705,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B527P244,B689P311

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.15	Acres-EXCESS FRONTAGE	40,000.00	6,000	100%		6,000
1.85	Acres-Rear Land 1-10	2,000.00	3,700	100%		3,700
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.00			Land Total			214,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	156,163
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,105
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,300
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	174,468
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	139,574	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value	
						Phy	Func	Econ	Rcnld	
1 Storv/Basement	1985	168	C 110	15.523	Ava.	80%	100%	100%	12.418	
Open Frame Porch	1985	56	C 110	1.725	Ava.	80%	100%	100%	1.380	
1.50 ST GARAGE	1985	576	C 110	22.241	Ava.	80%	100%	100%	17.793	
Canopv	1985	85	C 110	654	Ava.	80%	100%	100%	523	
Wood Deck	1985	190	C 110	1.672	Ava.	80%	100%	100%	1.338	
1,715 SFLA							Outbuilding Total			33,452

Acpt Land

214,700

Accepted Bldg

173,000

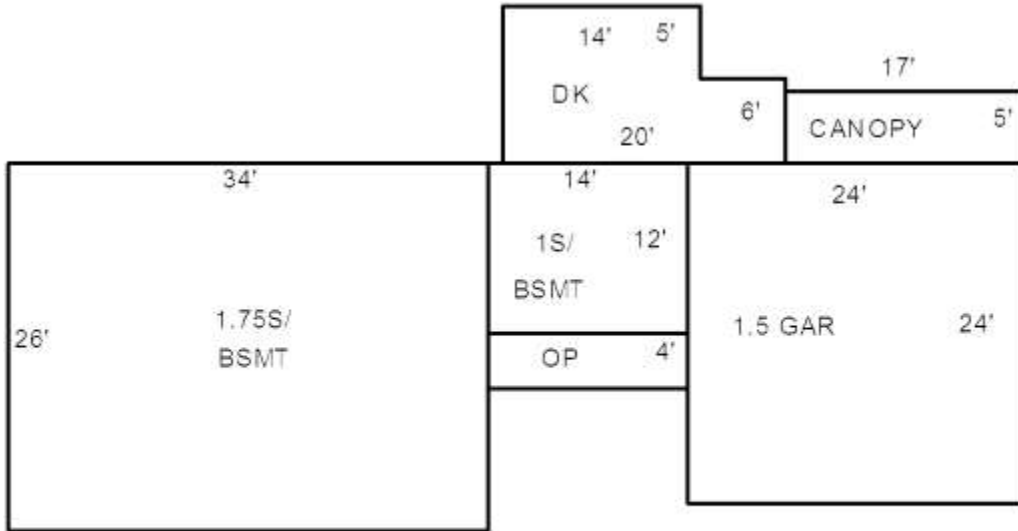
Total

387,700

Arrowsic
Name: ASKENBURG, WILLIAM
ASKENBURG, JANET
Account: 29 Card: 1 of 1

Valuation Report

12/15/2023
Page 65
Map/Lot:
Location: 005-004-010
6 NORTH RIVER RD



SHED 12X12

Arrowsic
Name: CHRISTOPHER, BRIAN
WEEKS, CARLA

Valuation Report

12/15/2023

Page 66

Account: 30 Card: 1 of 1

Map/Lot:
Location:

004-001
RTE 127

Neighborhood 15 RTE 127

Sale Data

Zoning/Use: RUR RES 1
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Semi-Improved

Sale Date: 03/29/2021
Sale Price: 495,000
Sale Type: Land & Buildings
Financing: Conventional
Verified: Buyer
Validity: Arms Length Sale

Reference 1: B713P154,B1644P117

Reference 2:

Tran/Land/Bldg: 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.72	Acres-Rear Land 11-20	1,800.00	13,896	100%		13,896
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 19.72						Land Total 101,396

Dwelling Description

Replacement Cost New

Conventional	One Story	1,666 Sqft	Grade C 100	Base	141,556
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Crawl	Basement	-14,994
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,998
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	136,060
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	106,127	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	60	C 100	480	Ava.	78%	100%	100%	374
Wood Deck	1980	600	C 100	4,800	Ava.	78%	100%	100%	3,744
Wood Deck	1980	30	C 100	240	Ava.	78%	100%	100%	187
Canopv	1980	110	D 100	616	Ava.	78%	100%	100%	480
Frame Shed	1980	96	D 100	768	Ava.	78%	100%	100%	599
1,666 SFLA									Outbuilding Total 5,384

Acpt Land

101,400

Accepted Bldg

111,500 **Total**

212,900

Arrowsic
Name: CHRISTOPHER, BRIAN
WEEKS, CARLA

Valuation Report

12/15/2023

Page 67

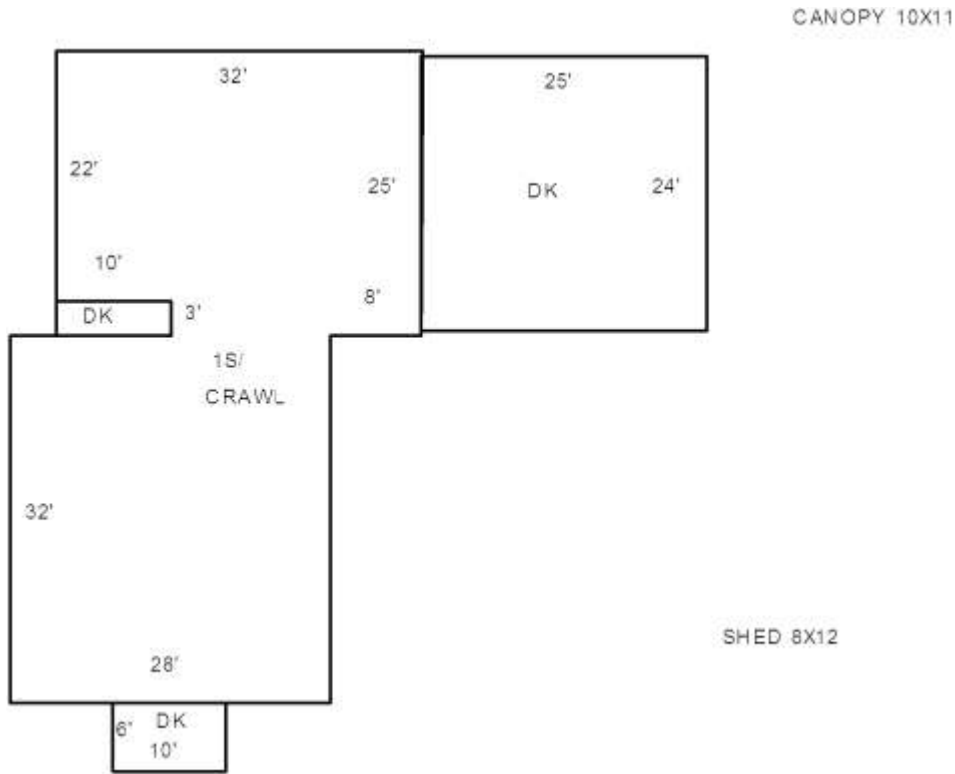
Map/Lot:

004-001

Account: 30 Card: 1 of 1

Location:

RTE 127



Account: 31 Card: 1 of 1

Map/Lot: 002-012
Location: 186 BALD HEAD RD

Neighborhood 26 BALD HEAD RD

Zoning/Use: RUR RES 2
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 06/24/2013
Sale Price: 272,500
Sale Type: Land & Buildings
Financing: Conventional
Verified: Public Record
Validity: Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg: 5 1 1
Farm Land (Year): 0 Open: 0
Exemption(s): 3 0 0 Land Schedule: 3

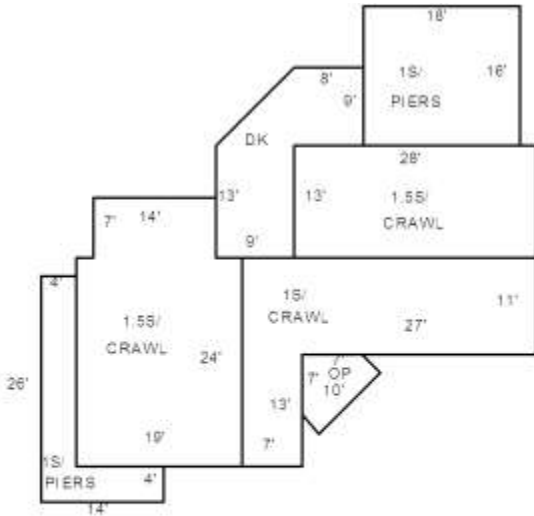
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
5.20	Acres-Rear Land 1-10	2,000.00	10,400	100%		10,400
1.00	Acres-Salt Marsh	100.00	100	100%		100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.20						Land Total: 105,500

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	554 Sqft	Grade C 100	Base		97,495
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		554
						0
Foundation	Frost Wall	Basement	Dry None	Basement		-6,094
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-2,493
Rooms	6	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Value
1970	0	Typical	Typical	Average	Typical		90,462
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	100%	100%	66,037

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1970	144	C 100	10.656	Ava.	73%	100%	100%	7.779
One Storv Frame	1970	465	C 100	34.410	Ava.	73%	100%	100%	25.119
1 & 1/2 Storv Fr	1970	364	C 100	35.017	Ava.	73%	100%	100%	25.562
Wood Deck	1970	230	C 100	1.840	Ava.	73%	100%	100%	1.343
One Storv Frame	1970	288	C 100	21.312	Ava.	73%	100%	100%	15.558
Open Frame Porch	1970	54	C 100	1.512	Ava.	73%	100%	100%	1.104
Frame Shed	1970	48	D 100	384	Ava.	73%	100%	100%	280
Frame Shed	1970	128	D 100	1.024	Ava-	58%	100%	100%	594
Frame Shed	1970	132	D 100	1.056	Ava-	58%	100%	100%	612
1.5 ST SHED	1970	416	C 100	5.408	Ava-	58%	100%	100%	3.137
2,274 SFLA									Outbuilding Total: 81,088

Acpt Land 105,500 **Accepted Bldg** 147,100 **Total** 252,600



SHED 6X8

SHED 11X12

SHED 8X18

Account: 32 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/29/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

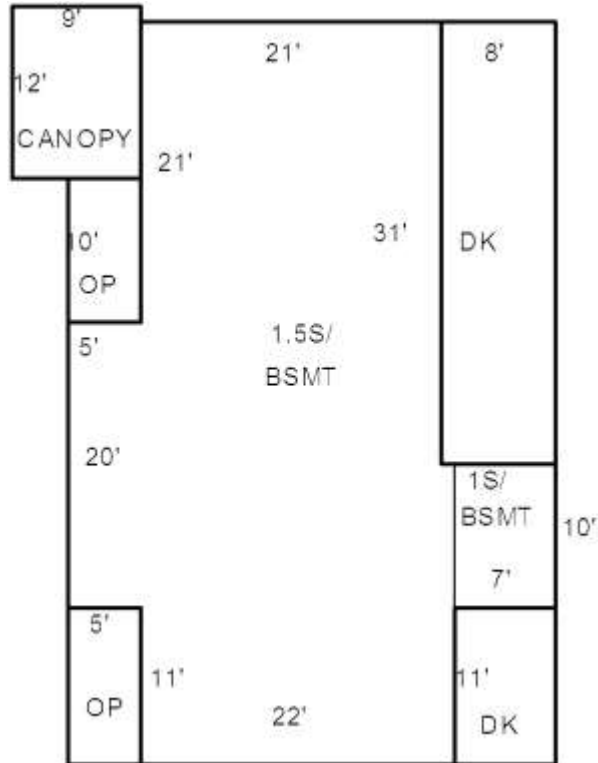
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.71	Acres-Rear Land 1-10	2,000.00	5,420	100%		5,420
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.50	Acres-Salt Marsh	100.00	50	100%		50
Total Acres 5.21			Land Total			72,970

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,213 Sqft	Grade C 100	Base		144,802
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		2,000
Heating	100% Units	Cooling	0% None	Heat		-5,460
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	145,842
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	122,507	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	77	C 100	616	Ava.	84%	100%	100%	517
Wood Deck	1992	248	C 100	1,984	Ava.	84%	100%	100%	1,667
Open Frame Porch	1992	50	C 100	1,400	Ava.	84%	100%	100%	1,176
Canopv	1992	108	C 100	756	Ava.	84%	100%	100%	635
Open Frame Porch	1992	55	C 100	1,540	Ava.	84%	100%	100%	1,294
1 Storv/Basement	1992	70	C 100	5,880	Ava.	84%	100%	100%	4,939
1,890 SFLA									10,228
Outbuilding Total									10,228

Acpt Land 73,000 **Accepted Bldg** 132,700 **Total** 205,700



Arrowsic
 Name: BRYANT, DONALD A
 BRYANT, BARBARA

Valuation Report

12/15/2023
 Page 72
 006-001-006

Account: 33 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B702P099

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	90,000.00	90,000	100%		90,000
1.00	Acres-EXCESS MARSH FR	8,000.00	8,000	100%		8,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.10						Land Total 117,200

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,024 Sqft	Grade C 100	Base		138,318
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Split System	Cooling	0% None	Heat		-1,792
Rooms	5	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1989	0	Typical	Typical	Average	Typical		140,526
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	82%	100%	100%			115,231

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	162	C 100	6.480	Ava.	82%	100%	100%	5.314
Open Frame Porch	1989	320	C 100	8.960	Ava.	82%	100%	100%	7.347
2 ST GARAGE	1989	864	D 100	29.554	Ava.	82%	100%	100%	24.234
Frame Shed	1989	96	D 100	768	Fair	70%	100%	100%	538
Frame Shed	1989	96	D 100	768	Ava-	73%	100%	100%	561
1,792 SFLA									Outbuilding Total 37,994

Acpt Land 117,200 **Accepted Bldg** 153,200 **Total** 270,400

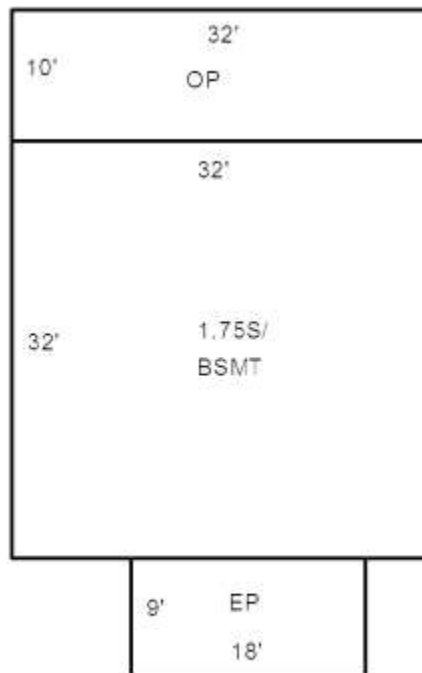
Arrowsic
Name: BRYANT, DONALD A
BRYANT, BARBARA

Valuation Report

12/15/2023
Page 73
006-001-006

Account: 33 Card: 1 of 1

Map/Lot:
Location:



2S GAR 24X36

SHED 8X12

SHED 8X12

Arrowsic
 Name: CLAPP TRUSTEE EILEEN
 CLAPP, TRUSTEE, GEORGE C
 Account: 34 Card: 1 of 1

Valuation Report

12/15/2023
 Page 74
 005-004-024
 WHITEMORES LANDING

Map/Lot:
 Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/27/2021
 Sale Price 575,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B1345P043,B1350P222
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
3.60	Acres-Rear Land 1-10	2,000.00	7,200	100%		7,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.60						Land Total 102,200

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,120 Sqft	Grade C 110	Base		209,823
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		5,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,392
Rooms	7	Secondary Heat	Wood Stove			1,100
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1987	0	Typical	Typical	Average	Typical		232,065
Functional Obsolescence							Value(Rcnld)
None		None		81%	100%	100%	187,973

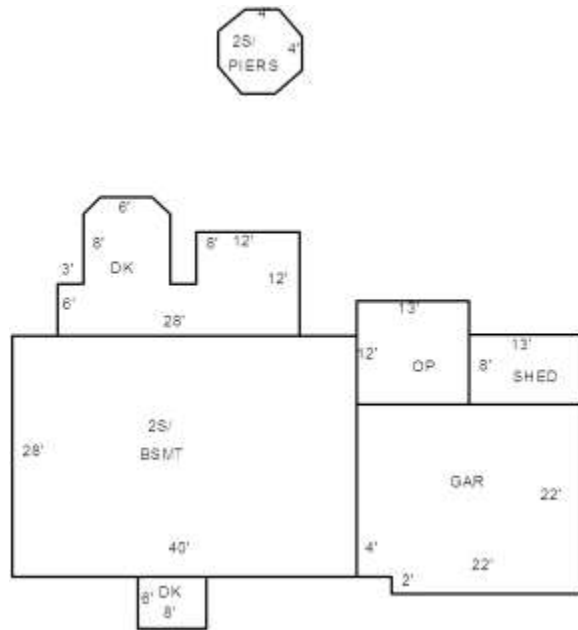
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1987	48	C 110	422	Ava.	81%	100%	100%	342	
Frame Garage	1987	564	C 110	16.680	Ava.	81%	100%	100%	13.511	
Frame Shed	1987	104	C 110	1.144	Ava.	81%	100%	100%	927	
Open Frame Porch	1987	156	C 110	4.805	Ava.	81%	100%	100%	3.892	
Wood Deck	1987	336	C 110	2.957	Ava.	81%	100%	100%	2.395	
Two Storv Frame	1987	77	C 110	10.029	Ava.	81%	100%	100%	8.123	
2,394 SFLA									Outbuilding Total 29,190	

Acpt Land 102,200 **Accepted Bldg** 217,200 **Total** 319,400

Arrowsic
Name: CLAPP TRUSTEE EILEEN
CLAPP, TRUSTEE, GEORGE C
Account: 34 Card: 1 of 1

Valuation Report

12/15/2023
Page 75
005-004-024
Map/Lot:
Location: WHITEMORES LANDING



Arrowsic
 Name: STUART, SCOTT E
 STUART, LISA W

Valuation Report

12/15/2023
 Page 76
 005-011-003
 STONETREE

Account: 35 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 STONE TREE

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 05/01/1995
 Sale Price 110,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1350P020

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-INLAND LOT	80,000.00	69,282	100%		69,282
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.50			Land Total			84,282

Dwelling Description

Replacement Cost New

Garrison	Two Story	768 Sqft	Grade B 90	Base	166,768
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,184
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,438
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Average	Typical	180,390	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	135,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	352	B 90	11.088	Ava.	75%	100%	100%	8,316
Encl Frame Porch	1975	56	B 90	2.520	Ava.	75%	100%	100%	1,890
Wood Deck	1975	126	B 90	1.134	Ava.	75%	100%	100%	850
1.50 ST GARAGE	1975	780	C 100	27.114	Ava.	75%	100%	100%	20,336
Frame Shed	1975	240	C 100	2.400	Fair	58%	100%	100%	1,392
1,536 SFLA						Outbuilding Total			32,784

Acpt Land

84,300

Accepted Bldg

168,100

Total

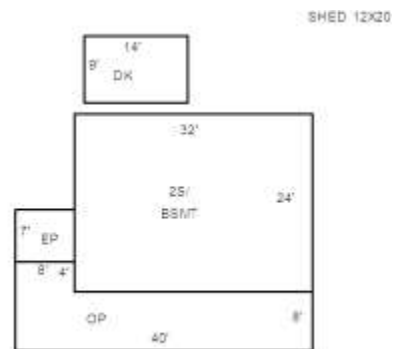
252,400

Arrowsic
Name: STUART, SCOTT E
STUART, LISA W
Account: 35 Card: 1 of 1

Valuation Report

12/15/2023
Page 77
005-011-003
STONETREE

Map/Lot:
Location:



1.5 GAR 26X30

Account: 36 Card: 1 of 1

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/2002
Sale Price 189,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

SPRING WORK 2024
Reference 1 B658P313,B661P169,B904P309,
Reference 2 B2065P167
Tran/Land/Bldg 1 10 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.15	Acres-EXCESS FRONTAGE	40,000.00	6,000	100%		6,000
1.05	Acres-Rear Land 1-10	2,000.00	2,100	100%		2,100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.20						Land Total 213,100

Dwelling Description

Replacement Cost New

Conventional	One Story	2,074 Sqft	Grade B 110	Base	257,780
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,875
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2111 Sqft, Grade B	Basement Gar	None	Fin Bsmt	58,053
Heating	100% Radiant Floor	Cooling	0% None	Heat	11,407
Rooms	8	Secondary Heat	Split System		3,438
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	10,313
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Good	Typical	Average	Typical	353,366
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						325,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	60	B 110	2.310	Ava.	92%	100%	100%	2.125
One Storv Frame	2008	480	B 110	48.840	Ava.	92%	100%	100%	44.933
1.50 ST GARAGE	2008	750	B 110	35.888	Ava.	92%	100%	100%	33.017
Frame Bav Window	2008	36	B 110	3.663	Ava.	92%	100%	100%	3.370
Wood Deck	2008	476	B 110	5.236	Ava.	92%	100%	100%	4.817
Wood Deck	2008	724	B 110	7.964	Ava.	92%	100%	100%	7.327
Wood Deck	2008	276	B 110	3.036	Ava.	92%	100%	100%	2.793
Unfin Basement	2008	240	B 110	3.300	Ava.	92%	100%	100%	3.036
DOCK SYSTEM AVE	2008	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,590 SFLA	Outbuilding Total								126,168

Acpt Land

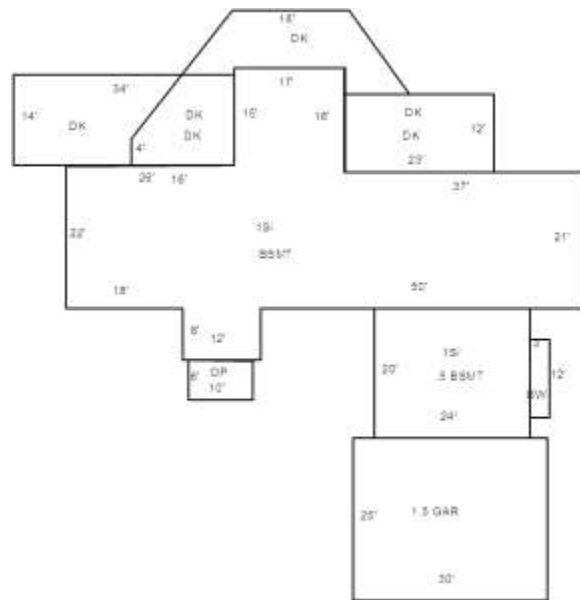
213,100

Accepted Bldg

451,300

Total

664,400



Arrowsic
 Name: CAMPBELL, SHERMAN
 CAMPBELL, ELIZABETH

Valuation Report

12/15/2023
 Page 80
 004-030-001
 DOUBLING POINT ROAD

Account: 37 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
5.72	Acres-Rear Land 1-10	2,000.00	11,440	100%		11,440
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.72						Land Total 126,440

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	1,320 Sqft	Grade B 110	Base		289,696
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		14,520
Rooms	10	Secondary Heat	Wood Stove			1,375
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		10,313
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2000	0	Typical	Typical	Average	Typical		321,404
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	282,836

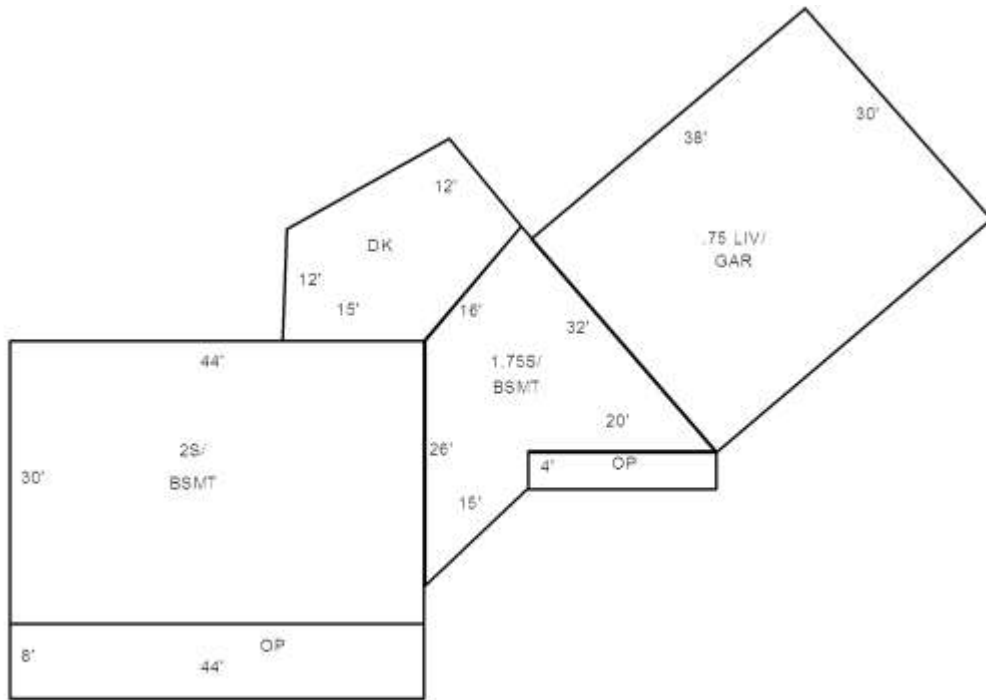
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2000	352	B 110	13.552	Ava.	88%	100%	100%	11.926	
Open Frame Porch	2000	80	B 110	3.080	Ava.	88%	100%	100%	2.710	
1.75 Storv/Basement	2000	529	B 110	82.630	Ava.	88%	100%	100%	72.714	
Wood Deck	2000	356	B 110	3.916	Ava.	88%	100%	100%	3.446	
3/4 ST/GAR	2000	1141	B 110	134.042	Ava.	88%	100%	100%	117.957	
Frame Shed	2000	120	C 100	1.200	Ava.	88%	100%	100%	1.056	
3,566 SFLA										
Outbuilding Total									209,809	

Acpt Land 126,400 **Accepted Bldg** 492,600 **Total** 619,000

Arrowsic
Name: CAMPBELL, SHERMAN
CAMPBELL, ELIZABETH
Account: 37 Card: 1 of 1

Valuation Report

12/15/2023
Page 81
004-030-001
Map/Lot:
Location: DOUBLING POINT ROAD



SHED 10X12

Arrowsic
Name: JORGENSEN, MARK

Valuation Report

12/15/2023

Page 82

Map/Lot: 005-032

Account: 38 Card: 1 of 1

Location: 0 312 ARROWSIC ROAD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 10/01/2013
Sale Price 92,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B678P161, B2270P222

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.20						Land Total 67,900

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	920 Sqft	Grade C 100	Base	109,328
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	117,828
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	86,014	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhans	1970	21	C 100	1.554	Ava.	73%	100%	100%	1.134
1SFr Overhans	1970	13	C 100	962	Ava.	73%	100%	100%	702
Wood Deck	1970	340	C 100	2.720	Ava.	73%	100%	100%	1.986
Frame Garage	1970	576	C 100	15.476	Ava.	73%	100%	100%	11.297
954 SFLA						Outbuilding Total			15,119

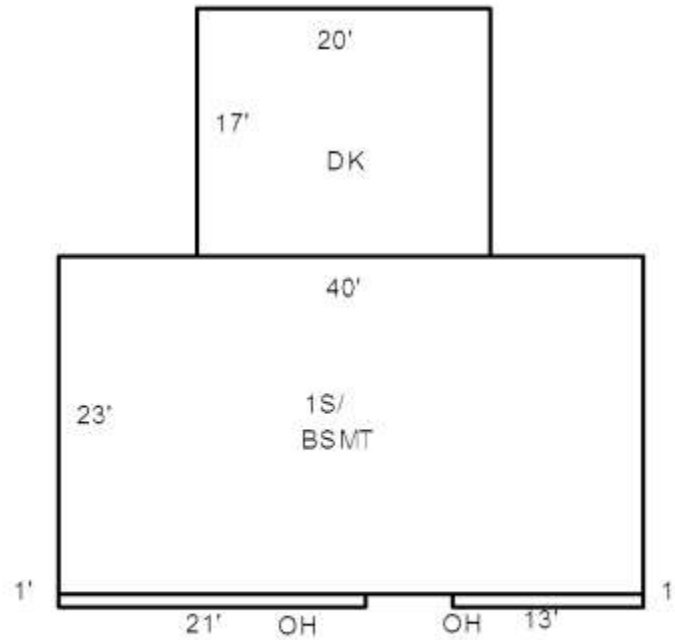
Acpt Land

67,900

Accepted Bldg

101,100 **Total**

169,000



GAR 24X24

Account: 39 Card: 1 of 1

Map/Lot:
Location:

005-024
ARROWSIC ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/28/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B256P503

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.70						Land Total 70,900

Dwelling Description

Replacement Cost New

Conventional	One Story	800 Sqft	Grade D 100	Base	74,560
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Typical	Typical	Average	Typical	74,560	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	49,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Canopv	1940	28	D 100	157	Ava.	67%	100%	100%	105
Patio	1940	80	C 100	320	Ava.	67%	100%	100%	214
Frame Garage	1940	240	D 100	5.392	Fair	45%	100%	100%	2,426
Frame Shed	1940	160	D 100	1.280	Ava-	50%	100%	100%	640
800 SFLA						Outbuilding Total			3,385

Acpt Land

70,900

Accepted Bldg

53,300 **Total**

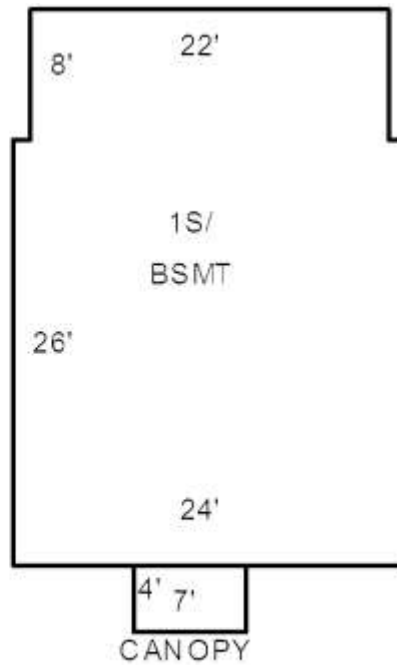
124,200



CONCRETE PATIO 8X10

GAR 12X20

SHED 10X16



Arrowsic
 Name: CARLTON, DALE M
 CARLTON, ANN M

Valuation Report

12/15/2023

Page 86

Account: 40 Card: 1 of 1

Map/Lot:
 Location:

004-051
 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 03/28/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B579P069 B2544P92

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.00	L/F -Marsh Frontage	.00		100%		0
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 11-20	1,800.00	5,400	100%		5,400
8.72	Acres-Salt Marsh	100.00	872	100%		872
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 23.72						Land Total 93,772

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,024 Sqft	Grade C 110	Base	193,206
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,200
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	7	Secondary Heat	Wood Stove		1,100
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	201,456
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	149,077	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1972	192	C 110	1.690	Ava.	74%	100%	100%	1.251
1.50 ST GARAGE	1972	1120	C 100	38.606	Ava.	74%	100%	100%	28.568
2,048 SFLA						Outbuilding Total			29,819

Acpt Land

93,800

Accepted Bldg

178,900 **Total**

272,700

Arrowsic
Name: CARLTON, DALE M
CARLTON, ANN M

Valuation Report

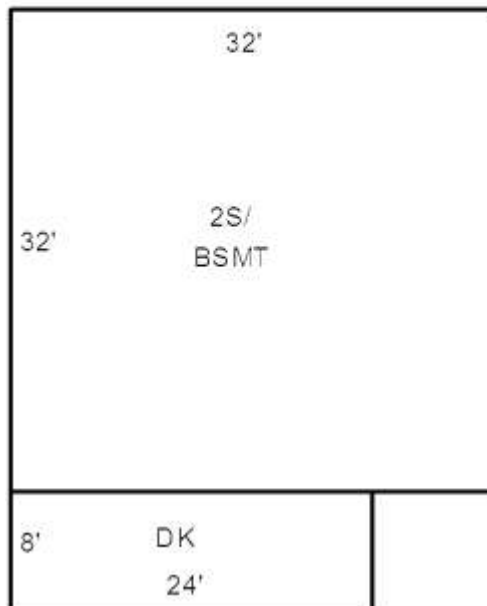
12/15/2023
Page 87
004-051
OLD STAGE ROAD

Account: 40 Card: 1 of 1

Map/Lot:
Location:



1.5 GAR 28X40



Arrowsic
Name: TARDIFF, JOSEPH J JR

Valuation Report

12/15/2023
Page 88
005-016

Account: 41 Card: 1 of 1 Map/Lot: Location:

Neighborhood 15 RTE 127
Zoning/Use RUR RES 1
Topography Level
Utilities NoneNone
Street Right of Way

Sale Data
Sale Date 12/31/2014
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1729P001,
Reference 2
Tran/Land/Bldg 4 1 99
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-U/Imp.SubStand.L	8,000.00	7,360	100%		7,360	
Total Acres 0.92					Land Total	7,360	
Acpt Land		7,400	Accepted Bldg		0	Total	7,400

Account: 42 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/19/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1729P001

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.18	Acres-INLAND LOT	52,500.00	15,750 100%		15,750
2.00	# -Lot Improvements	7,500.00	15,000 100%		15,000
Total Acres 0.18			Land Total		30,750

Dwelling Description

Replacement Cost New

Other	One Story	720 Sqft	Grade D 100	Base	69,824
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	3	Secondary Heat	Wood Stove		800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Typical	Typical	Average	Typical	67,888	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	61,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	384	C 100	10.484	Ava.	91%	100%	100%	9,540
720 SFLA									9,540
Outbuilding Total									9,540

Acpt Land

30,800

Accepted Bldg

71,300

Total

102,100



GAR 16X24

Account: 43 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities None
Street None

Sale Data
Sale Date 06/06/2014
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B1729P001
Reference 2
Tran/Land/Bldg 4 1 99
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 52

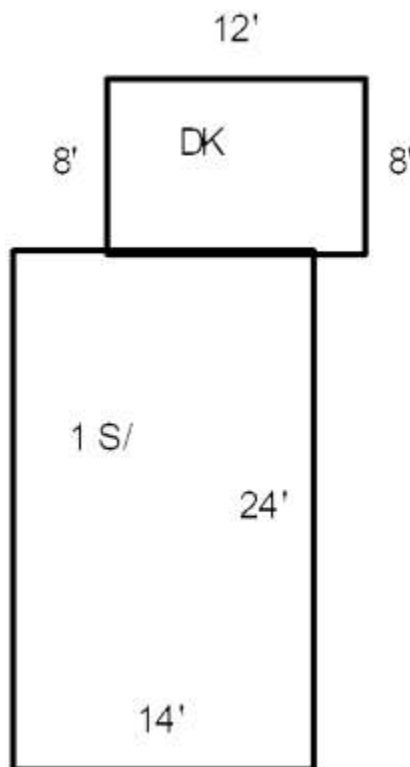
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	75%	Access	142,500
3.00	Acres-EXCESS FRONTAGE	40,000.00	120,000	75%		90,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
3.00	Acres-Salt Marsh	100.00	300	100%		300
3.56	Acres-Rear Land 20 +	1,000.00	3,560	100%		3,560
Total Acres 31.56			Land Total			274,360

Dwelling Description				Replacement Cost New		
Primitive	One Story	336 Sqft	Grade D 100	Base		22,368
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	..... None	Basement		-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% No heat	Cooling	0% None	Heat		-1,075
Rooms	2	Secondary Heat	Wood Stove			
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	Obsolete	Obsolete	Average	Inadeq.	13,930
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	67%	90%	76%	6,384	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1	96	D 100	614	Ava.	67%	90%	76%	281
DOCK SYSTEM AVE	1								8,000
336 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									8,281

Acpt Land 274,400 **Accepted Bldg** 14,700 **Total** 289,100



Arrowsic
 Name: REISSMAN, HARRY E
 REISSMAN, KATHY-ANN

Valuation Report

12/15/2023

Page 93

Account: 44 Card: 1 of 2

Map/Lot: 004-029-001
 Location: DOUBLING POINT ROAD

Neighborhood 11 FIDDLER'S REACH

Zoning/Use RUR RES 1 & Shoreland
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 05/04/2015
 Sale Price 1,050,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B586P209

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.00	Acres-EXCESS FRONTAGE	40,000.00	40,000	100%		40,000
6.26	Acres-Rear Land 1-10	2,000.00	12,520	100%		12,520
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 9.26			Land Total			307,520

Dwelling Description

Replacement Cost New

Conventional	One Story	2,390 Sqft	Grade B 110	Base	289,933
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,875
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1195 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,875
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	4		
Baths	4	Half Baths	1	Plumbing	30,938
Attic	1/2 Finished			Attic	46,695
FirePlaces	2			Fireplace	9,625
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Good	Good	Above Average	Typical	413,941
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value(Rcnld)
						364,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	96	B 110	3.696	Ava+	88%	100%	100%	3.252
SOLARIUM	1988	192	B 110	13.200	Ava+	88%	100%	100%	11.616
Wood Deck	1988	269	B 110	2.959	Ava+	88%	100%	100%	2.604
SOLARIUM	1988	192	B 110	13.200	Ava+	88%	100%	100%	11.616
Wood Deck	1988	53	B 110	583	Ava+	88%	100%	100%	513
DOCK SYSTEM AVE	1988	1	C 100	25.000	Ava.	99%	100%	100%	24.750
Patio	1988	576	C 100	2.304	Ava.	82%	100%	100%	1.889
2,390 SFLA						Outbuilding Total			56,240

Acpt Land

307,500 **Accepted Bldg**

420,500 **Total**

728,000

Arrowsic
 Name: REISSMAN, HARRY E
 REISSMAN, KATHY-ANN
 Account: 44 Card: 1 of 2

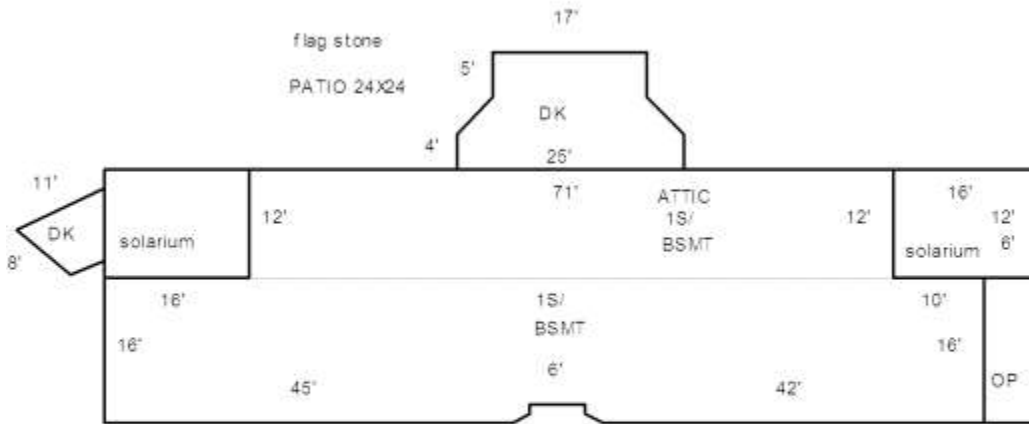
Valuation Report

12/15/2023
 Page 94
 004-029-001
 DOUBLING POINT ROAD

Map/Lot:
 Location:



solarium unheated



AVERAGE DOCK SYSTEM

CHANNEL MARKERS

Arrowsic
 Name: REISSMAN, HARRY E
 REISSMAN, KATHY-ANN

Valuation Report

12/15/2023
 Page 95
 004-029-001

Account: 44 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 11 FIDDLER'S REACH

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 05/04/2015
 Sale Price 1,050,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	468 Sqft	Grade C 90	Base	81,905
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,633
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,527
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

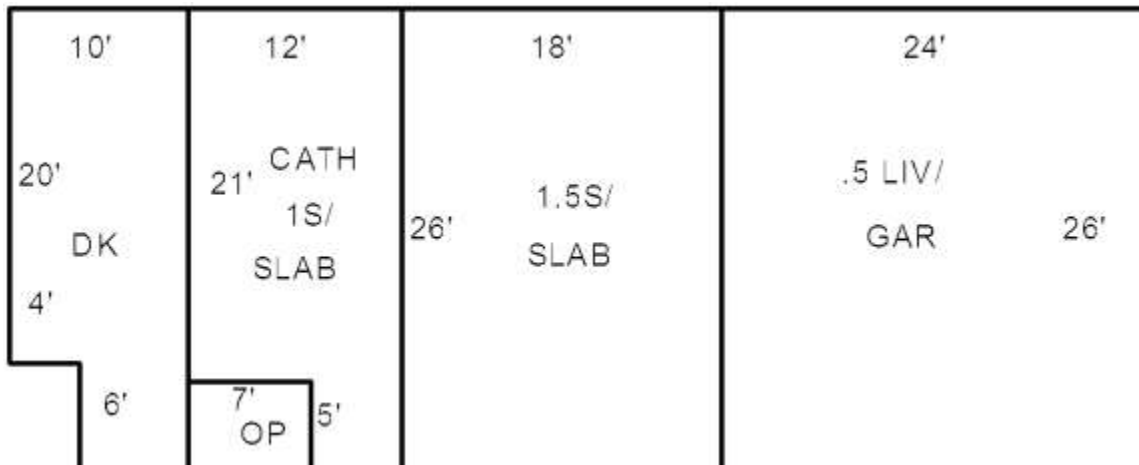
Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
2016	0	Typical	Typical	Average	Typical				79,799	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	96%	100%	100%	76,607					
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1/2 ST/GAR	2016	624	C 90	35.831	Ava.	96%	100%	100%	34.398	
One Storv Frame	2016	277	C 90	18.448	Ava.	96%	100%	100%	17.710	
Open Frame Porch	2016	35	C 90	882	Ava.	96%	100%	100%	847	
Wood Deck	2016	236	C 90	1.699	Ava.	96%	100%	100%	1.631	
979 SFLA						Outbuilding Total			54,586	
Accpt Land		0		Accepted Bldg		131,200		Total	131,200	

Arrowsic
 Name: REISSMAN, HARRY E
 REISSMAN, KATHY-ANN
 Account: 44 Card: 2 of 2

Valuation Report

Map/Lot:
 Location:

12/15/2023
 Page 96
 004-029-001



Arrowsic
Name: REISSMAN, HARRY E
REISSMAN, KATHY-ANN
Account: 44

Valuation Report

12/15/2023
Page 97
004-029-001

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	307,500	420,500	728,000	307,500	420,500	728,000
2	0	131,200	131,200	0	131,200	131,200
TOTAL	307,500	551,700	859,200	307,500	551,700	859,200

Account: 45 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 BACK RIVER

Zoning/Use RUR RES 1 & RP
Topography LevelLevel
Utilities None
Street Gravel

Sale Data
Sale Date 05/24/2013
Sale Price 155,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B567P249
Reference 2
Tran/Land/Bldg 1 1 36
Farm Land (Year) 0 Open 0
Exemption(s) 60 0 0 Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	60%	Access	114,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 3.00			Land Total			116,000

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	308 Sqft	Grade D 100	Base		60,245
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-3,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Split System	Cooling	0% None	Heat		-370
Rooms	2	Secondary Heat	Wood Stove			
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-739
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	Good	None	Below Average	Typical	52,333
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	90%	100%
						Value(Rcnld)
						23,550

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	64	D 100	410	Fair	71%	100%	100%	291
Frame Shed	1			---- S O U N D V A L U E ----					400
Frame Shed	1			---- S O U N D V A L U E ----					200
462 SFLA				Outbuilding Total					891

Acpt Land 116,000 **Accepted Bldg** 24,400 **Total** 140,400

Arrowsic
 Name: CENTRAL MAINE POWER

Valuation Report

12/15/2023

Page 99

Map/Lot:

005-035

Account: 46 Card: 1 of 1

Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 4 1 90

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-INLAND LOT	52,500.00	12,860	10%	Restiction	1,286
Total Acres 0.12			Land Total			1,286
Land		965,500	Bldg Override		0	Total
						965,500

Arrowsic
 Name: HILL, FREDERIC
 HILL, MARGUERITE

Valuation Report

12/15/2023

Page 100

Account: 47 Card: 1 of 1

Map/Lot: 004-030
 Location: 120 DOUBLING POINT ROAD

Neighborhood 30 DOUBLING POINT RD

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 08/10/2006
 Sale Price 645,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2761P74

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.33	Acres-EXCESS FRONTAGE	40,000.00	13,200	100%		13,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.33						Land Total 218,200

Dwelling Description

Replacement Cost New

Conventional	One Story	2,426 Sqft	Grade B 100	Base	266,905
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-24,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,098
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	13,125
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Typical	Typical	Average	Typical	269,868	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	218,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1987	495	B 100	4.950	Ava.	81%	100%	100%	4,010
Open Frame Porch	1987	28	B 100	980	Ava.	81%	100%	100%	794
Wood Deck	1987	50	B 100	500	Ava.	81%	100%	100%	405
DOCK SYSTEM AVE	1987	1	C 100	25,000	Ava.	99%	100%	100%	24,750
2,426 SFLA						Outbuilding Total			29,959

Acpt Land

218,200

Accepted Bldg

248,600 **Total**

466,800

Arrowsic
Name: HILL, FREDERIC
HILL, MARGUERITE

Valuation Report

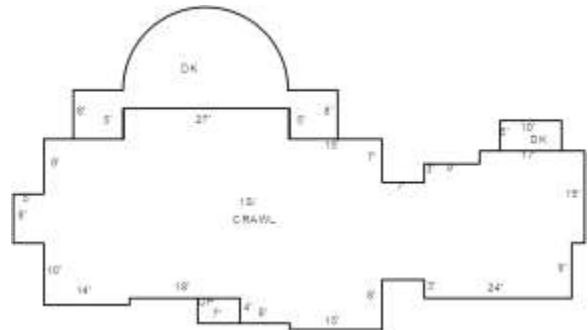
12/15/2023

Page 101

Account: 47 Card: 1 of 1

Map/Lot:
Location:

004-030
120 DOUBLING POINT ROAD



Arrowsic
 Name: CHAFFEE, JOHN
 CHAFFEE, BARBARA
 Account: 48 Card: 1 of 2

Valuation Report

12/15/2023
 Page 102
 004-008
 RTE 127

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1997
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B533P042
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 12 3 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.50	Acres-Rear Land 1-10	2,000.00	5,000	100%		5,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 4.50						Land Total 78,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,280 Sqft	Grade C 90	Base	115,848
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,456
Rooms	4	Secondary Heat	Wood Stove		900
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,600
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	Typical	Typical	Above Average	Typical	120,744
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1956	360	C 90	2.592	Ava+	77%	100%	100%	1,996
Frame Shed	1956	80	C 90	720	Ava+	77%	100%	100%	554
Frame Garage	1956			----- S O U N D V A L U E -----					500
1.75 ST GARAGE	1956	768	C 100	28.805	Ava.	67%	100%	100%	19,299
Canopv	1956	288	C 100	2.016	Ava.	67%	100%	100%	1,351
1,280 SFLA									Outbuilding Total 23,700

Acpt Land

78,500 **Accepted Bldg**

116,700 **Total**

195,200

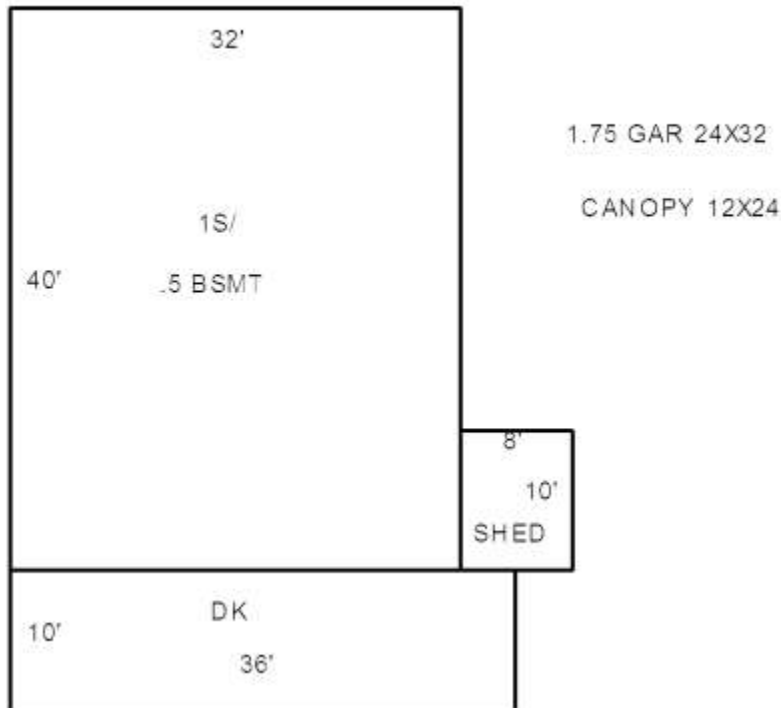
Arrowsic
Name: CHAFFEE, JOHN
CHAFFEE, BARBARA
Account: 48 Card: 1 of 2

Valuation Report

12/15/2023
Page 103
Map/Lot: 004-008
Location: RTE 127



GAR=SV



Arrowsic
 Name: CHAFFEE, JOHN
 CHAFFEE, BARBARA

Valuation Report

12/15/2023

Page 104

Account: 48 Card: 2 of 2

Map/Lot:
 Location:

004-008
 RTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1997
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B533P042
 Reference 2
 Tran/Land/Bldg 1 1 9
 Farm Land (Year) 0 Open 0
 Exemption(s) 12 3 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	113,395
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2006	0	Typical	Typical	Average	Typical	104,182				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	91%	100%	100%	94,806					

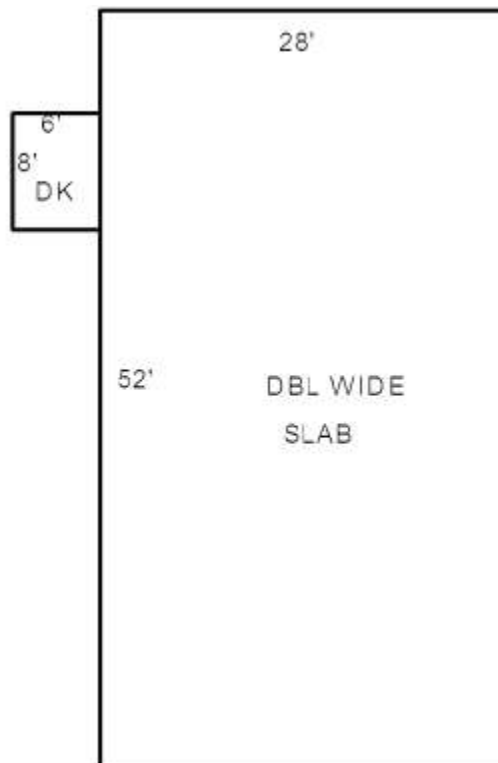
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	
Wood Deck	2006	48	D 100	307 Ava.	91%	100%	100%	279
Frame Shed	2006	80	D 100	640 Ava-	86%	100%	100%	550
1,456 SFLA					Outbuilding Total			829

Acpt Land 0 **Accepted Bldg** 95,600 **Total** 95,600

Arrowsic
Name: CHAFFEE, JOHN
CHAFFEE, BARBARA
Account: 48 Card: 2 of 2

Valuation Report

12/15/2023
Page 105
Map/Lot: 004-008
Location: RTE 127



SHED 8X10

Arrowsic
Name: CHAFFEE, JOHN
CHAFFEE, BARBARA
Account: 48

Valuation Report

12/15/2023
Page 106
004-008
RTE 127

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	78,500	116,700	195,200	78,500	116,700	195,200
2	0	95,600	95,600	0	95,600	95,600
TOTAL	78,500	212,300	290,800	78,500	212,300	290,800

Arrowsic
Name: CATON ROBERT E.

Valuation Report

12/15/2023

Page 107

Account: 50 Card: 1 of 1

Map/Lot: 006-009
Location: 0 PREBLE POINT ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

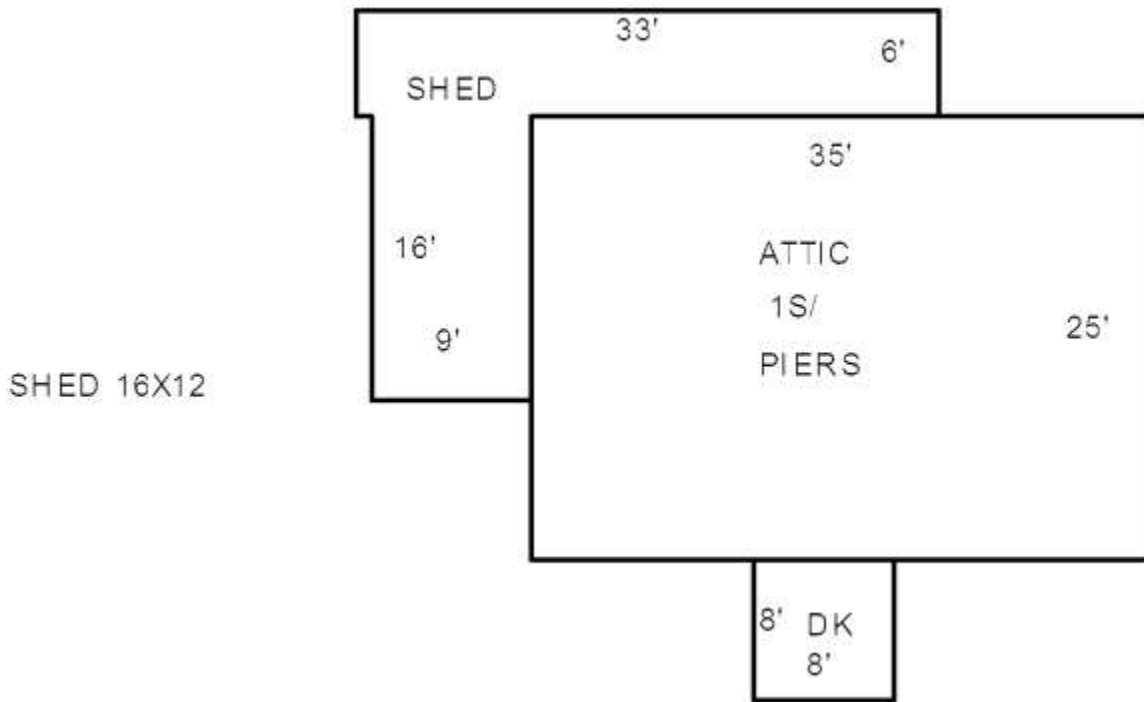
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-INLAND LOT	52,500.00	19,991	80%	Size/SHAPE	15,993
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.29			Land Total			30,993

Dwelling Description				Replacement Cost New		
Conventional	One Story	875 Sqft	Grade D 100	Base		79,000
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-9,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	4	Secondary Heat	Wood Stove			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Floor & Stairs			Attic		2,100
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1900	1990	Old Type	Typical	Below Average	Typical		71,300
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	35,650

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	64	D 100	410	Ava-	84%	100%	100%	344
Frame Shed	1955	192	D 100	1.536	Ava-	50%	100%	100%	768
Frame Shed	1900	342	D 100	2.736	Ava-	50%	100%	100%	1,368
875 SFLA									
Outbuilding Total									2,480

Acpt Land 31,000 **Accepted Bldg** 38,100 **Total** 69,100



Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 2 & RP
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B399P1124,B434P082,B1274P293

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 102 0 Land Schedule 1

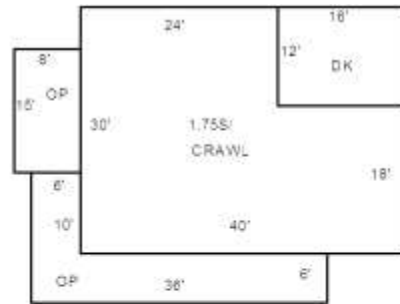
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
2.87	Acres-EXCESS MARSH FR	30,000.00	86,100	100%		86,100
2.50	Acres-Rear Land 1-10	2,000.00	5,000	100%		5,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.37						Land Total 256,100

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 110	Base		167,232
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Crawl	Basement		-8,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0%	Heat		-5,821
Rooms	7	Secondary Heat	Split System			2,750
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,300
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,400
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1993	0	Typical	Typical	Average	Typical		162,991
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	84%	100%	100%	136,912		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1993	276	C 110	8.501	Ava.	84%	100%	100%	7.141
Wood Deck	1993	192	C 110	1.690	Ava.	84%	100%	100%	1.420
Open Frame Porch	1993	120	C 110	3.696	Ava.	84%	100%	100%	3.105
Frame Shed	1993	96	D 100	768	Fair	73%	100%	100%	561
Frame Shed	1993	96	C 100	960	Ava-	76%	100%	100%	730
Frame Garage	2020	528	C 110	15.651	Ava.	84%	100%	100%	13.147
Frame Shed	2020	220	C 110	2.420	Ava.	84%	100%	100%	2.033
SOLAR EXT	2020	1	C 100	15.000	Ava.	99%	100%	100%	14.850
1,764 SFLA						Outbuilding Total			42,987

Acpt Land	256,100	Accepted Bldg	179,900	Total	436,000
------------------	---------	----------------------	---------	--------------	---------



SHED 8X12

SHED 8X12

HEATED SHOP W/SOLAR 24X40

DK 6X12

Arrowsic
 Name: COLEMAN, GENE & ELIZABETH
 SKILLINGS-COLEMAN

Valuation Report

12/15/2023
 Page 111
 005-004-020
 MEADOW ROAD

Account: 53 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B731P258
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
3.10	Acres-Rear Land 1-10	2,000.00	6,200	100%		6,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.10						Land Total 101,200

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base		131,826
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-3,978
Rooms	5	Secondary Heat	Wood Stove			1,000
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	128,848
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	105,655	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1989	418	C 100	3.344	Ava.	2,742
Frame Shed	1989	96	C 100	960	Ava-	701
Frame Shed	1989	128	E 100	640	Fair	448
1,326 SFLA						3,891

Acpt Land	101,200	Accepted Bldg	109,500	Total	210,700
------------------	---------	----------------------	---------	--------------	---------

Arrowsic
Name: COLEMAN, GENE & ELIZABETH
SKILLINGS-COLEMAN

Valuation Report

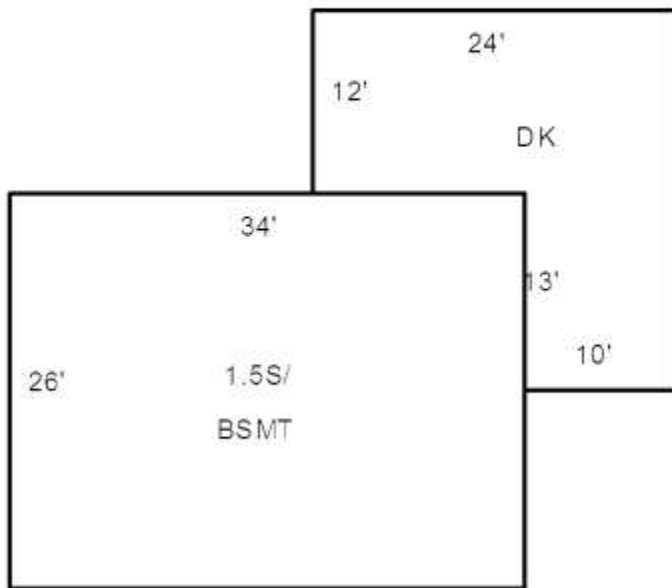
12/15/2023
Page 112
005-004-020
MEADOW ROAD

Account: 53 Card: 1 of 1

Map/Lot:
Location:



SHED 8X12



WD SHED 8X16

Arrowsic
 Name: COLLIER FAMILY TRUST
 DAVID COLLIER, COTRUSTEE

Valuation Report

12/15/2023
 Page 113
 005-004-023
 WHITMORES LANDING

Account: 54 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/02/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

SPRING WORK 2024
 Reference 1 B547P064
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 14 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
5.20	Acres-Rear Land 1-10	2,000.00	10,400	100%		10,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.20						Land Total 105,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,212 Sqft	Grade B 100	Base	194,809
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	-6,060
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,954
Rooms	0	Secondary Heat	Wood Stove		
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	13,125
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Good	Above Average	Typical	209,828
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						Value(Rcnd)
						180,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN			Percent Good			Value Rcnd
				RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1982	140	B 100	4.900	Ava+	86%	100%	100%	4.214	
1 Storv/Basement	1982	168	B 100	17.640	Ava+	86%	100%	100%	15.170	
Open Frame Porch	1982	210	B 100	7.350	Ava+	86%	100%	100%	6.321	
Canopy	1982	210	B 100	1.838	Ava+	86%	100%	100%	1.581	
Open Frame Porch	1982	368	B 100	12.880	Ava+	86%	100%	100%	11.077	
1.75 ST GARAGE	1995	1152	B 100	53.479	Ava.	85%	100%	100%	45.457	
One Storv Frame	1995	192	C 100	14.208	Ava.	85%	100%	100%	12.077	
2,481 SFLA	Outbuilding Total								95,897	

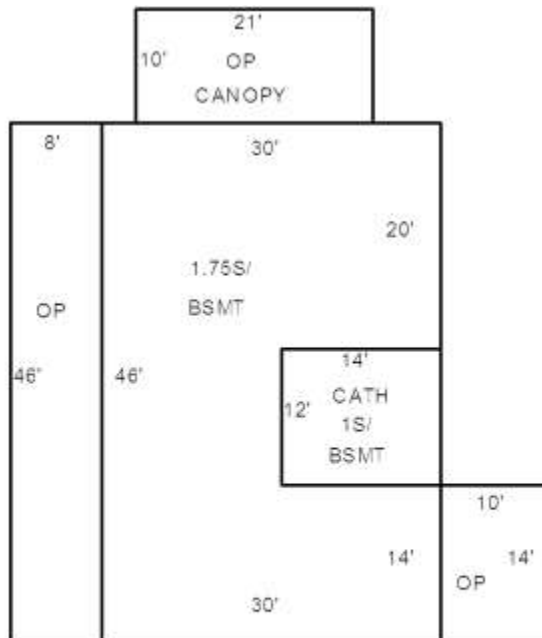
Acpt Land 105,400 **Accepted Bldg** 276,300 **Total** 381,700

Arrowsic
Name: COLLIER FAMILY TRUST
DAVID COLLIER, COTRUSTEE
Account: 54 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 114
005-004-023
WHITMORES LANDING



1.75 GAR 24X48

OFFICE 12X16

Arrowsic
Name: COMMON COLLIN-PATTEE

Valuation Report

12/15/2023
Page 115
002-019

Account: 55 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 COLLIN'S PATTEE

Zoning/Use RUR RES 2 & RP
Topography Low
Utilities None
Street None

Reference 1 B P

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.25	Acres-COMMON LAND	.00	100%		0	
Total Acres 1.25			Land Total		0	
Acpt Land		0	Accepted Bldg	0	Total	0

Arrowsic
 Name: COMMON PETTIS BLUFF

Valuation Report

12/15/2023
 Page 116
 002-017-005

Account: 56 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 8 PATIS BLUFF

Zoning/Use RUR RES 1 & Shoreland
 Topography LedgeLedge
 Utilities NoneNone
 Street None

Reference 1 B P

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.49	Acres-COMMON LAND	.00		0%		0	
Total Acres 0.49				Land Total		0	
Acpt Land		0	Accepted Bldg	0	Total	0	

Arrowsic
 Name: COMMON ARROWSIC PARK

Valuation Report

12/15/2023
 Page 117
 002-001

Account: 58 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Reference 1 B P

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.89	Acres-COMMON LAND	.00		100%		0
Total Acres 3.89				Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Arrowsic
Name: COMMON STONETREE

Valuation Report

12/15/2023
Page 118
005-011-010
STONETRE

Account: 59 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Level
Utilities None
Street Gravel

Reference 1 B P

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.80	Acres-COMMON LAND	.00	100%		0	
Total Acres 0.80			Land Total		0	
Acpt Land		0	Accepted Bldg		0	
			Total		0	

Arrowsic
Name: COMMON WHITMORES LANDING

Valuation Report

12/15/2023
Page 119
005-004

Account: 60 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Gravel

Reference 1 B P

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.75	Acres-COMMON LAND	.00		100%		0	
Total Acres 0.75				Land Total		0	
Accpt Land		0	Accepted Bldg		0	Total	0

Account: 61 Card: 1 of 2

Map/Lot: 004-055
Location: MILL ISLAND ROAD

Neighborhood 2 MILL ISLAND

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1296P288,B1568P040,B1600P284
Reference 2 B1733P180, B2336P214, B2336P218
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 102 0 Land Schedule 50

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	638,000	638,000	95%	Topography	606,100
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.25	Acres-Salt Marsh	100.00	225	100%		225
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.25						Land Total 627,325

Dwelling Description				Replacement Cost New		
Conventional	Two Story	744 Sqft	Grade A 100	Base		218,009
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		7,500
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-3,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Central Air	Heat		10,044
Rooms	7	Secondary Heat	Wood Stove			1,500
Bedrooms	5	Add Fixtures	2			
Baths	4	Half Baths	2	Plumbing		36,000
Attic	Full Finished			Attic		32,748
FirePlaces	1			Fireplace		6,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

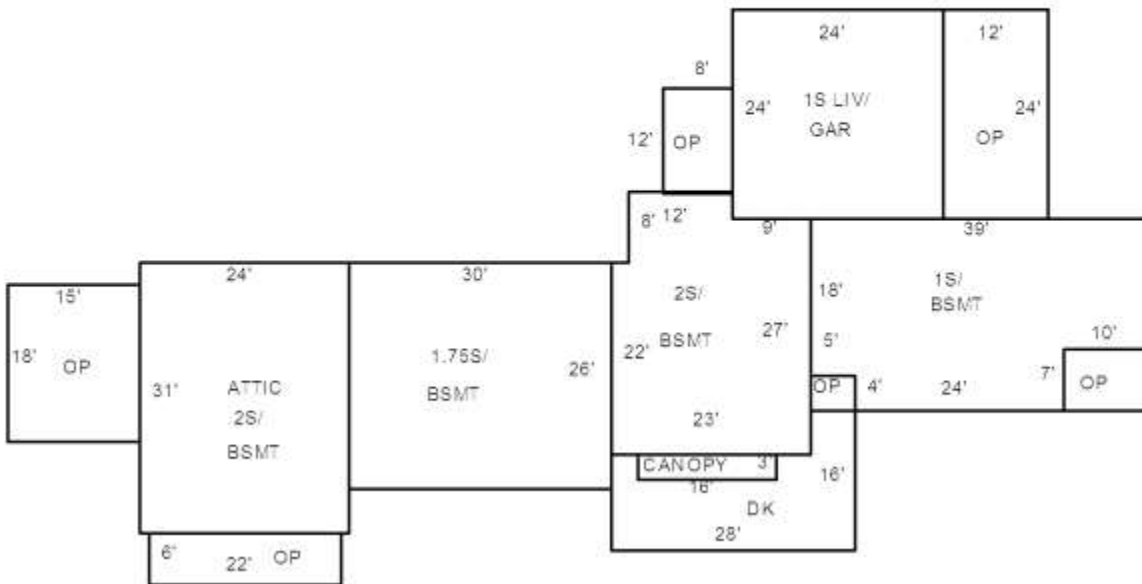
Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		308,453
Old	2000	Good	Typical	Very Good			
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	249,847

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1	270	A 100	11.340	V.G.	81%	100%	100%	9.185
Open Frame Porch	1	132	A 100	5.544	V.G.	81%	100%	100%	4.491
1.75 Storr/Basement	1	780	A 100	132.912	V.G.	81%	100%	100%	107.659
1S AD/GAR	2017	576	A 100	87.150	Ava.	96%	100%	100%	83.664
Open Frame Porch	2017	288	A 100	12.096	Ava.	96%	100%	100%	11.612
Open Frame Porch	2017	96	A 100	4.032	Ava.	96%	100%	100%	3.871
2 Storr/Basement	2017	647	A 100	124.612	Ava.	96%	100%	100%	119.628
1 Storr/Basement	2017	768	A 100	96.768	Ava.	96%	100%	100%	92.897
Open Frame Porch	2017	70	A 100	2.940	Ava.	96%	100%	100%	2.822
Wood Deck	2017	333	A 100	3.996	Ava.	96%	100%	100%	3.836
5,491 SFLA									
Outbuilding Total									439,665

Acpt Land 627,300 **Accepted Bldg** 689,500 **Total** 1,316,800



AVERAGE RAMP AND FLOAT



Arrowsic
Name: NEILSON, PIA B

Valuation Report

12/15/2023

Page 122

Map/Lot:

004-055

Location:

MILL ISLAND ROAD

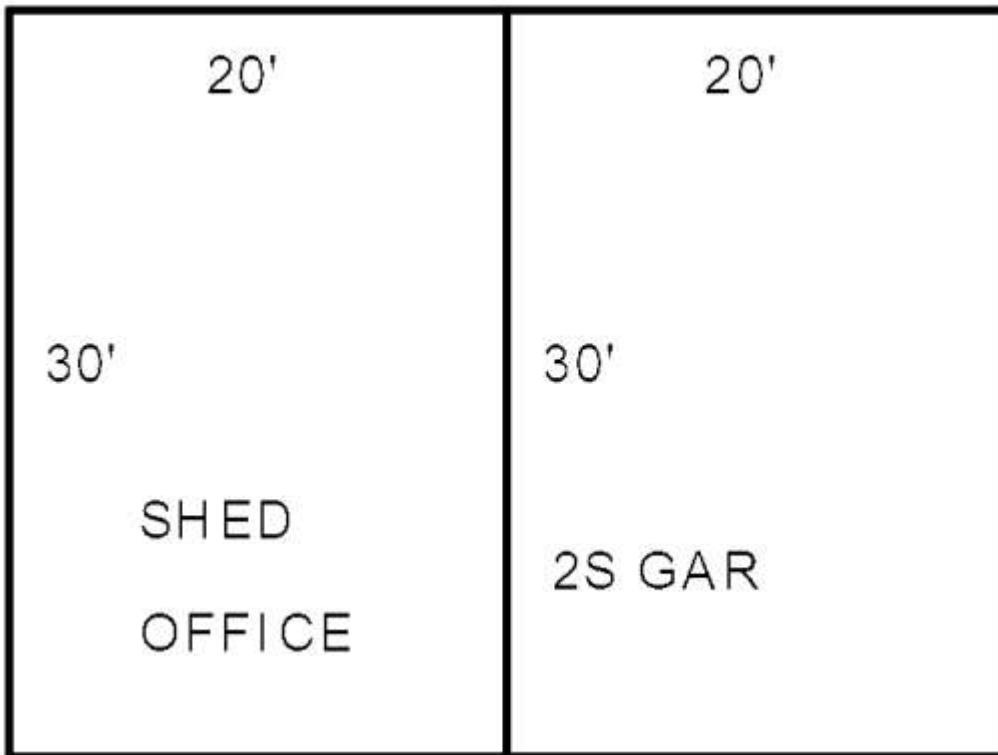
Account: 61 Card: 2 of 2

Neighborhood 2 MILL ISLAND

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1296P288,B1568P040,B1600P284
Reference 2 B1733P180, B2336P214, B2336P218
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 50

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Open Frame Porch	2017	20	A 100	840	Ava.	96%	100%	100%	806
Canopy	2017	48	A 100	504	Ava.	96%	100%	100%	484
One Storv Frame	1	600	C 100	44.400	Ava.	67%	100%	100%	29.748
Frame Shed	1	600	C 100	6.000	Ava.	67%	100%	100%	4.020
2 ST GARAGE	1	600	C 100	25.960	Ava.	67%	100%	100%	17.393
DOCK SYSTEM AVE	1	1	C 100	25.000	Ava.	99%	100%	100%	24.750
SOLAR EXT	1	1	C 100	15.000	Ava.	99%	100%	100%	14.850
6,091 SFLA									
							Outbuilding Total		92,051
Accpt Land			0	Accepted Bldg		92,100	Total		92,100



Arrowsic
Name: NEILSON, PIA B

Valuation Report

12/15/2023

Page 124

Map/Lot:

004-055

Location:

MILL ISLAND ROAD

Account: 61

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	627,300	689,500	1,316,800	627,300	689,500	1,316,800
2	0	92,100	92,100	0	92,100	92,100
TOTAL	627,300	781,600	1,408,900	627,300	781,600	1,408,900

Arrowsic
 Name: MCMAHON, MICHAEL
 MCMAHON, JESSE

Valuation Report

12/15/2023

Page 125

Account: 62 Card: 1 of 1

Map/Lot:
 Location:

003-004
 29 STEEN ROAD

Neighborhood 25 STEEN ISLAND RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/28/2016
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1408P323,B1887P163

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 101 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
3.75	Acres-Rear Land 1-10	2,000.00	7,500	100%		7,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.75						Land Total 102,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	576 Sqft	Grade B 100	Base	156,313
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	Floor & Stairs			Attic	2,160
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1805	1980	Typical	Typical	Above Average	Typical	166,938	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None			None	74%	99%	100%	122,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Patio	1805	96	B 100	480	Ava+	74%	99%	100%	351	
1 Storv/Basement	1805	224	B 100	23.520	Ava+	74%	99%	100%	17.231	
1.5 Storv/Basement	1805	280	B 100	37.170	Ava+	74%	99%	100%	27.231	
1 & 3/4 Storv Fr	1805	256	B 100	33.152	Ava+	74%	99%	100%	24.287	
Open Frame Porch	1805	150	B 100	5.250	Ava+	74%	99%	100%	3.846	
3/4 ST/GAR	1805	672	B 100	72.025	Ava+	74%	99%	100%	52.765	
Frame Shed	1805	64	D 100	512	Ava.	67%	100%	100%	343	
Frame Shed	1805	432	C 100	4.320	Fair	45%	100%	100%	1.944	
SOLAR MOD	2017	1	C 100	10.000	Ava.	99%	100%	100%	9.900	
2,244 SFLA										
Outbuilding Total									137,898	

Acpt Land

102,500

Accepted Bldg

260,200

Total

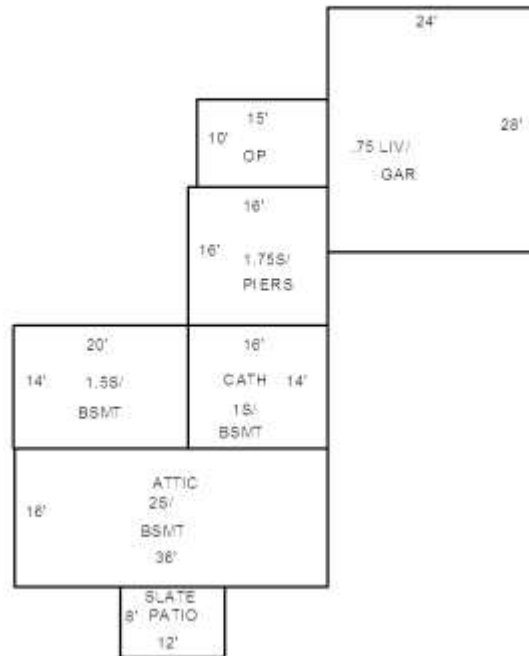
362,700

Valuation Report



SHED 16X24

SHED 8X8



Account: 63 Card: 1 of 1

Map/Lot: 002-019-002
Location: 0 BALD HEAD ROAD

Neighborhood 7 NEWTOWN HILL

Zoning/Use: RUR RES 2
Topography: RollingLedge
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 12/01/2001
Sale Price: 30,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1949P094

Reference 2:

Tran/Land/Bldg: 3 1 1

Farm Land (Year): 0 Open: 0

Exemption(s): 3 0 0 Land Schedule: 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00					Land Total	121,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,346 Sqft	Grade B 100	Base	272,552
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,095
Rooms	8	Secondary Heat	Gas Stove		5,240
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	291,637	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		90%	100%	100%	262,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2004	192	B 100	1.920	Ava.	90%	100%	100%	1.728
1.5 Storv/Basement	2004	240	B 100	31.860	Ava.	90%	100%	100%	28.674
Open Frame Porch	2004	72	B 100	2.520	Ava.	90%	100%	100%	2.268
3,052 SFLA						Outbuilding Total			32,670

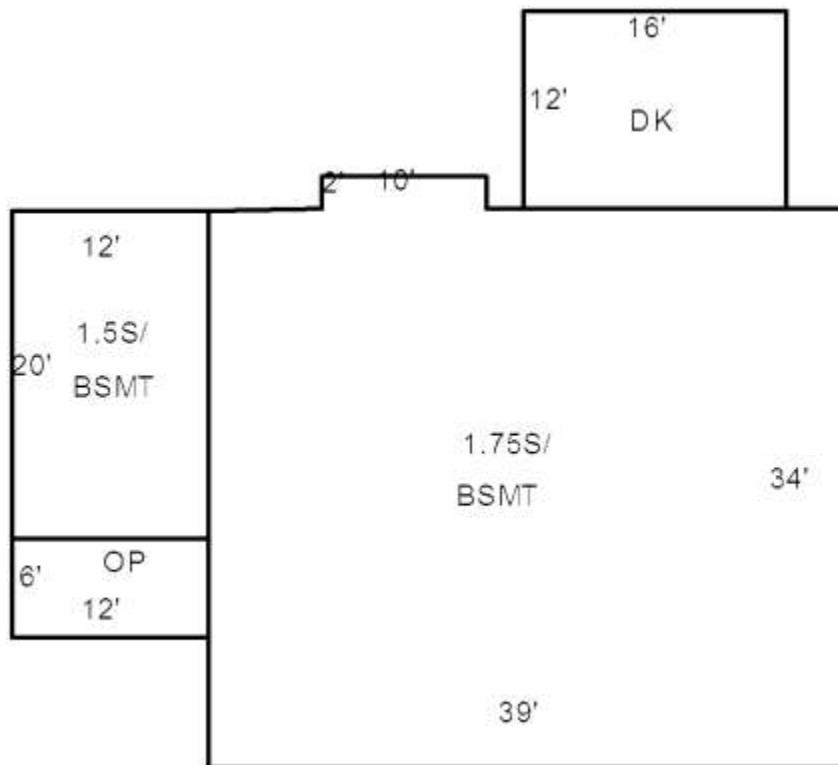
Acpt Land

121,000

Accepted Bldg

295,100 **Total**

416,100



Arrowsic
 Name: CUNNINGHAM, PAUL
 CUNNINGHAM, LYNN

Valuation Report

12/15/2023

Page 129

Account: 64 Card: 1 of 1

Map/Lot:
 Location:

004-053-003
 17 Tidewater Lane

Neighborhood 37 PALACE COVE

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.00	Acres-EXCESS FRONTAGE	20,000.00	20,000	80%	Restiction	16,000
3.26	Acres-Rear Land 1-10	2,000.00	6,520	100%		6,520
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.26						Land Total 197,520

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,318 Sqft	Grade B 90	Base		207,163
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	9	Secondary Heat	Wood Stove			1,125
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		10,125
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1987	0	Typical	Typical	Above Average	Typical		222,913
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	88%	100%	100%	196,163		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1987	36	B 90	1.134	Ava+	88%	100%	100%	998
One Storr Frame	1987	182	B 90	15.152	Ava+	88%	100%	100%	13,334
Wood Deck	1987	84	B 90	756	Ava+	88%	100%	100%	665
1.75 ST GARAGE	1987	600	B 90	25.526	Ava+	88%	100%	100%	22,463
Wood Deck	1987	144	D 100	922	Ava.	81%	100%	100%	747
Frame Shed	1987	120	C 100	1.200	Ava.	81%	100%	100%	972
DOCK SYSTEM AVE	1987	1	C 100	25.000	Ava.	99%	100%	100%	24,750
2,488 SFLA									
Outbuilding Total									63,929

Acpt Land 197,500 **Accepted Bldg** 260,100 **Total** 457,600

Arrowsic
Name: CUNNINGHAM, PAUL
CUNNINGHAM, LYNN

Valuation Report

12/15/2023

Page 130

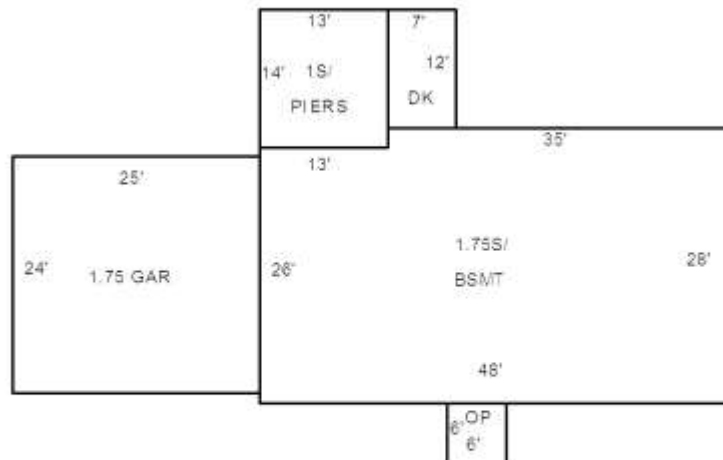
Account: 64 Card: 1 of 1

Map/Lot:
Location:

004-053-003
17 Tidewater Lane



DECK 12X12



SHED 10X12

FLOAT 8X12

RAMP 3X40

PIER 4X16

Arrowsic
 Name: KAUFFUNGER, KEVIN F
 KAUFFUNGER, CAMILLE J. M. KAUFFUNGER
 Account: 65 Card: 1 of 1

Valuation Report

12/15/2023

Page 131

Map/Lot: 003-031-003
 Location: OLD STAGE ROAD

Neighborhood 3 ARROWHEAD ESTATES

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/16/2012
 Sale Price 230,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B472P114,B608P012,B1513P169
 Reference 2 B2675P94
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	64,000.00	64,000	100%		64,000
3.97	Acres-Rear Land 1-10	2,000.00	7,940	100%		7,940
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.97						Land Total 86,940

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	320 Sqft	Grade C 100	Base	76,484
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-1,440
Rooms	4	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Typical	Typical	Average	Typical	76,064	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	58,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1978	160	C 100	11.840	Ava.	77%	100%	100%	9.117
Wood Deck	1978	28	C 100	224	Ava.	77%	100%	100%	172
Wood Deck	1978	319	C 100	2.552	Ava.	77%	100%	100%	1.965
1SFr Overhans	1978	27	C 100	1.998	Ava.	77%	100%	100%	1.538
1.75 Storv/Basement	1978	506	C 100	57.482	Ava.	77%	100%	100%	44.261
2S Fr Overhans	1978	70	C 100	6.930	Ava.	77%	100%	100%	5.336
Open Frame Porch	1978	72	C 100	2.016	Ava.	77%	100%	100%	1.552
Unfin Basement	1978	60	C 100	600	Ava.	77%	100%	100%	462
1,693 SFLA						Outbuilding Total			64,403

Acpt Land

86,900

Accepted Bldg

123,000

Total

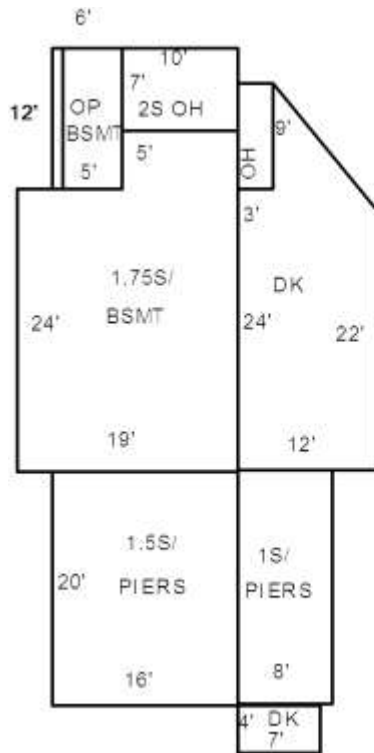
209,900

Arrowsic
 Name: KAUFFUNGER, KEVIN F
 KAUFFUNGER, CAMILLE J. M. KAUFFUNGER
 Account: 65 Card: 1 of 1

Valuation Report

Map/Lot:
 Location:

12/15/2023
 Page 132
 003-031-003
 OLD STAGE ROAD



SHED 16X16

Arrowsic
Name: SPINNEY MILL TRUST

Valuation Report

12/15/2023

Page 133

Map/Lot:

004-021

Account: 67 Card: 1 of 1

Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & RP
Topography Swampy
Utilities NoneNone
Street Paved

Reference 1 B1368P095,B1368P093

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
28.57	Acres-Salt Marsh	100.00	2,857	100%	2,857	
Total Acres 28.57				Land Total	2,857	
Acpt Land		2,900	Accepted Bldg	0	Total	2,900

Arrowsic
 Name: SPINNEY MILL LIMITED
 C/O JAMES F. DAVIS

Valuation Report

12/15/2023
 Page 134
 004-021-001

Account: 68 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B1503P222&224,B1368P095,B1368P093
 Reference 2
 Tran/Land/Bldg 1 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
10.00	Acres-EXCESS FRONTAGE	40,000.00	400,000	100%		400,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
12.00	Acres-Salt Marsh	200.00	2,400	100%		2,400
30.43	Acres-Rear Land 20 +	1,000.00	30,430	100%		30,430
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 74.43			Land Total			675,830

Dwelling Description				Replacement Cost New		
Conventional	Two Story	956 Sqft	Grade B 100	Base		213,678
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		1,195
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-3,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,170
Rooms	8	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		9,375
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

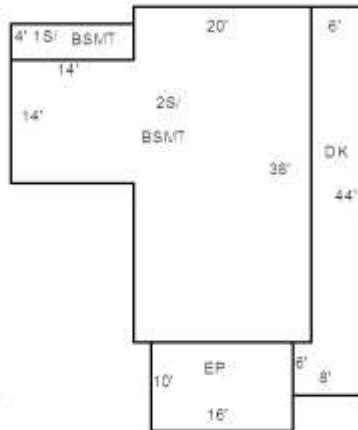
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1820	1999	Typical	Typical	Good	Typical	227,833	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcncld)
None		None		78%	100%	100%	177,710

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcncld
Encl Frame Porch	1820	160	B 100	8.000	Good	78%	100%	100%	6.240
Wood Deck	1820	276	B 100	2.760	Good	78%	100%	100%	2.153
1 Storv/Basement	1820	56	B 100	5.880	Good	78%	100%	100%	4.586
Barn	1820	3168	C 100	64.360	Ava.	67%	50%	100%	21.560
Frame Shed	1820	36	D 100	288	Ava.	67%	100%	100%	193
Gazebo.....	1820	80	C 100	768	Ava.	67%	100%	100%	515
Frame Shed	1820	96	D 100	768	Ava.	67%	100%	100%	515
DOCK SYSTEM AVE	1820	1	C 100	25.000	Ava.	99%	100%	100%	24.750
1,968 SFLA	Outbuilding Total								60,512

Acpt Land 675,800 **Accepted Bldg** 238,200 **Total** 914,000



SHED 6X6



GAZEBO=80'

2S BARN W/LOFT 48X66

SHED 8X12

AVE DOCK SYSTEM

OLD MARINE RAILWAY#NV

Account: 69 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B671P114

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

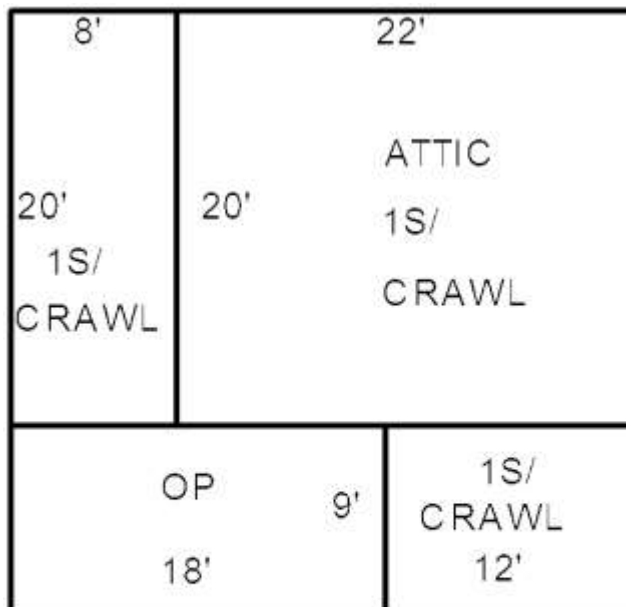
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
18.00	Acres-Rear Land 11-20	1,800.00	32,400	100%		32,400
26.50	Acres-Salt Marsh	100.00	2,650	100%		2,650
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 56.50			Land Total			122,550

Dwelling Description				Replacement Cost New	
Conventional	One Story	440 Sqft	Grade C 90	Base	59,904
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-3,168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-1,188
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,700
Attic	Full Finished			Attic	11,988
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-396
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1920	0	Typical	Typical	Average	Typical		69,840
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	67%	100%	100%	46,793		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1920	160	C 90	10.656	Ava.	Phy	Func	Econ	7,140
Open Frame Porch	1920	162	C 90	4.082	Ava.	67%	100%	100%	2,735
One Storv Frame	1920	108	C 90	7.193	Ava.	67%	100%	100%	4,819
Frame Shed	1920	540	C 100	5.400	Ava.	67%	100%	100%	3,618
708 SFLA Outbuilding Total									18,312

Acpt Land 122,600 **Accepted Bldg** 65,100 **Total** 187,700



SHED 18X30

Arrowsic
 Name: DAVIS, NANCY
 DAVIS, SHAWN

Valuation Report

12/15/2023
 Page 138
 003-005-001
 HILL ROAD

Account: 70 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 COTTAGE HILL
 Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/22/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Family Member
 Validity Related Parties

Reference 1 B558P047 , B2795P156
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
4.40	Acres-Rear Land 1-10	2,000.00	8,800	100%		8,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.40						Land Total 123,800

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade C 100	Base		113,179
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		2,000
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,120
Rooms	4	Secondary Heat	Wood Stove			1,000
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	119,299
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	95,439	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	936	C 100	7.488	Ava.	80%	100%	100%	5.990
2 ST GARAGE	1985	720	C 100	30.952	Ava-	70%	100%	100%	21.666
1,040 SFLA						Outbuilding Total			27,656

Acpt Land 123,800 **Accepted Bldg** 123,100 **Total** 246,900

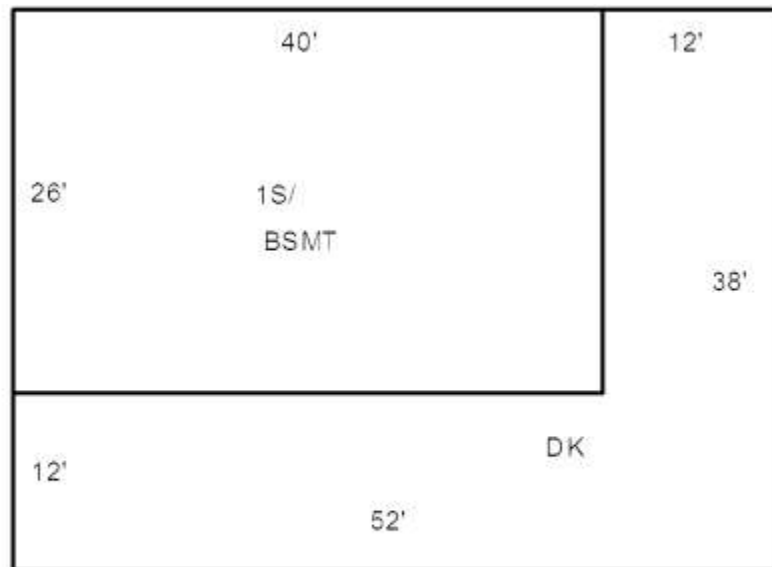
Arrowsic
Name: DAVIS, NANCY
DAVIS, SHAWN
Account: 70

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 139
003-005-001
HILL ROAD



2S GAR 26X30

Arrowsic
Name: DEMERS, MAUREEN

Valuation Report

12/15/2023

Page 140

Map/Lot:

004-050-008

Account: 71 Card: 1 of 1

Location:

249 OLD STAGE ROAD

Neighborhood 10 OLD STAGE

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B775P020

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

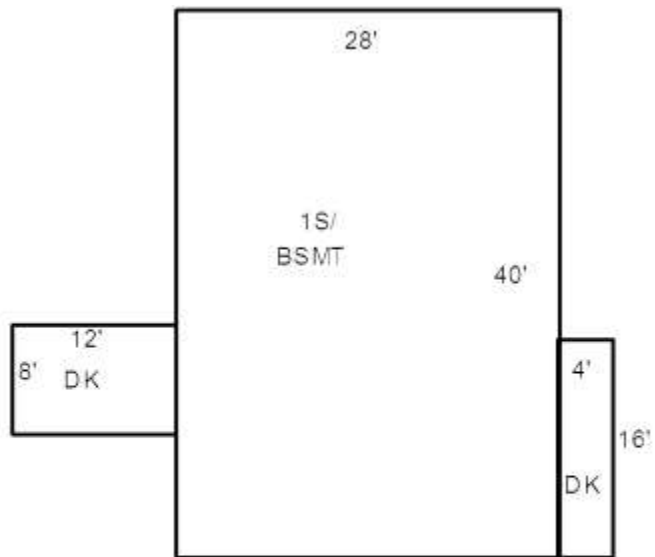
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.40	Acres-Rear Land 1-10	2,000.00	10,800	100%		10,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.40					Land Total	78,300

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,120 Sqft	Grade C 100	Base		116,880
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1999	0	Typical	Typical	Average	Typical		121,380
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None		87%	100%	100%	105,601	

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1999	64	C 100	512	Ava.	87%	100%	100%	445	
Wood Deck	1999	96	C 100	768	Ava.	87%	100%	100%	668	
Frame Garage	1999	576	C 100	15,476	Ava-	81%	100%	100%	12,536	
Frame Shed	1999	80	D 100	640	Ava.	87%	100%	100%	557	
1,120 SFLA									Outbuilding Total	14,206

Acpt Land 78,300 **Accepted Bldg** 119,800 **Total** 198,100



GAR 24X24

SHED 8X10

MH=NV

Account: 72 Card: 1 of 1

Map/Lot: 005-028
Location: 58 MCFADDEN ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 08/06/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2895P251, B1488P206,B1488P208 ,
Reference 2 B2895P251
Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

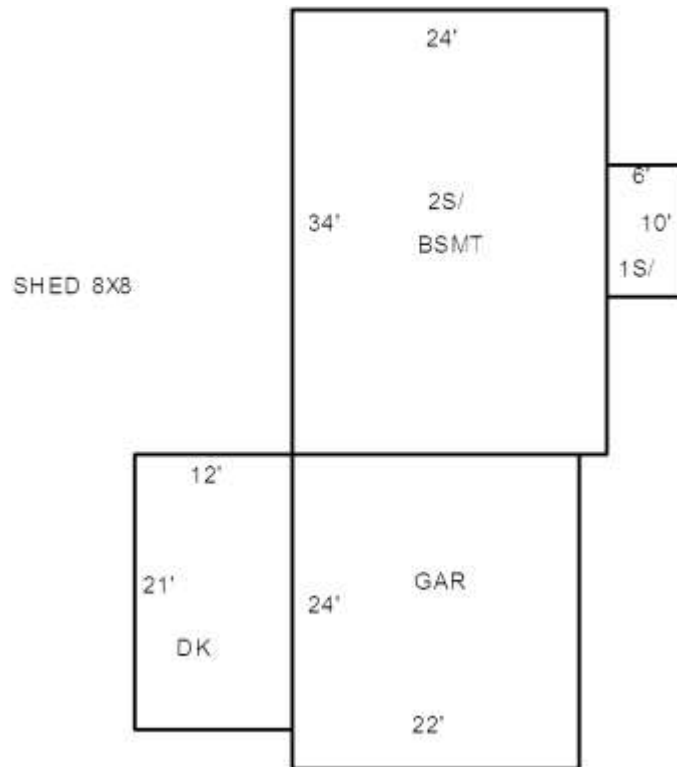
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	90%	Access	47,250
9.90	Acres-Rear Land 1-10	2,000.00	19,800	100%		19,800
2.50	Acres-Salt Marsh	100.00	250	100%		250
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 14.40						Land Total 82,300

Dwelling Description				Replacement Cost New		
Conventional	Two Story	816 Sqft	Grade C 100	Base		151,014
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-3,264
Rooms	5	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				155,750
1979	0	Typical	Typical	Average				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		77%	100%	100%	119,928	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1979	528	C 100	14.228	Ava.	77%	100%	100%	10.956
Wood Deck	1979	252	C 100	2.016	Ava.	77%	100%	100%	1.552
One Storv Frame	1979	60	C 100	4.440	Ava.	77%	100%	100%	3.419
Frame Shed	1979	64	C 100	640	Ava.	77%	100%	100%	493
1,692 SFLA									Outbuilding Total 16,420

Acpt Land 82,300 **Accepted Bldg** 136,300 **Total** 218,600



Arrowsic
Name: DRAKE, SALLY P

Valuation Report

12/15/2023
Page 144
005-011-001
STONETREE

Account: 73 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-INLAND LOT	80,000.00	71,554	100%		71,554
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.60			Land Total			86,554

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	560 Sqft	Grade C 110	Base	118,501
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Dry Crawl	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,234
Rooms	4	Secondary Heat	Wood Stove		1,100
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,300
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Good	Average	Typical	118,523
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	87,707	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1 & 1/2 Storv Fr	1973	252	C 110	26.666	Ava.	19,733
Frame Shed	1973	360	C 100	3.600	Ava.	2,664
1,358 SFLA						22,397
Outbuilding Total						22,397

Acpt Land 86,600 **Accepted Bldg** 110,100 **Total** 196,700



SHED 18X20



Arrowsic
 Name: DRESSER, ARTHUR E
 DRESSER, CAROL H

Valuation Report

12/15/2023

Page 146

Account: 74 Card: 1 of 1

Map/Lot:
 Location:

003-037
 895 ROUTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.23	Acres-Rear Land 1-10	2,000.00	6,460	100%		6,460
1.00	Acres-Salt Marsh	100.00	100	100%		100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.23						Land Total 74,060

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base		208,631
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,350
Rooms	7	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		9,375
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1972	0	Typical	Typical	Average	Typical		231,606
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	74%	100%	100%	171,388		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1972	308	B 100	10.780	Ava.	74%	100%	100%	7.977
1.50 ST GARAGE	1972	792	B 100	34.400	Ava.	74%	100%	100%	25.456
Frame Bav Window	1972	12	B 100	1.110	Ava.	74%	100%	100%	821
1 Storv/Basement	1972	352	B 100	36.960	Ava.	74%	100%	100%	27.350
Patio	1972	352	C 100	1.408	Ava.	74%	100%	100%	1.042
Frame Shed	1972	64	D 100	512	Ava.	74%	100%	100%	379
2,324 SFLA									Outbuilding Total 63,025

Acpt Land 74,100 **Accepted Bldg** 234,400 **Total** 308,500

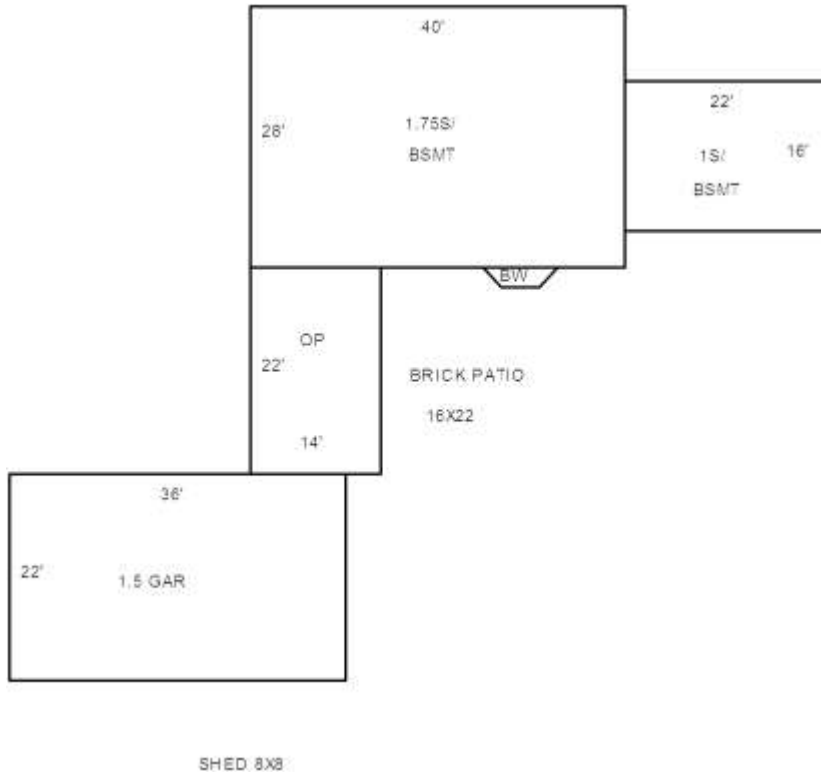
Arrowsic
Name: DRESSER, ARTHUR E
DRESSER, CAROL H

Valuation Report

12/15/2023
Page 147
003-037
895 ROUTE 127

Account: 74 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
Name: THOMPSON, RICHMOND R

Valuation Report

12/15/2023

Page 148

Map/Lot:

005-005

Location:

RTE 127

Account: 75 Card: 1 of 1

Neighborhood 17 KENNEBEC RIVER

Sale Data
Sale Date 12/21/2021
Sale Price 190,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 4 10 99
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	75%	Size/SHAPE	142,500
0.25	Acres-EXCESS FRONTAGE	40,000.00	10,000	75%	Size/SHAPE	7,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
3.77	Acres-Rear Land 20 +	1,000.00	3,770	100%		3,770
Total Acres 26.02			Land Total			191,770

Accpt Land 191,800 **Accepted Bldg** 0 **Total** 191,800

Account: 76 Card: 1 of 2 Map/Lot: Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/2002
Sale Price 186,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B575P215, B2071P050
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

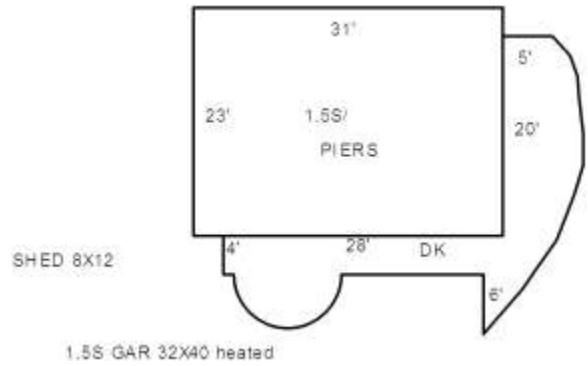
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.70	Acres-Rear Land 11-20	1,800.00	8,460	100%		8,460
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 16.70						Land Total 123,460

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	713 Sqft	Grade C 110	Base		126,551
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		784
						0
Foundation	Piers	Basement	..... None	Basement		-10,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-3,531
Rooms	3	Secondary Heat	Wood Stove			1,100
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1990	0	Typical	Typical	Average	Typical		113,924
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	83%	100%	100%	94,557		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	338	C 110	2.974	Ava.	83%	100%	100%	2.468
Frame Shed	1990	96	D 100	768	Ava.	83%	100%	100%	637
1.50 ST GARAGE	1990	1280	B 100	55.018	Ava.	83%	100%	100%	45.665
1,070 SFLA									
Outbuilding Total									48,770

Acpt Land 123,500 **Accepted Bldg** 143,300 **Total** 266,800



Arrowsic
Name: MCCLEAD, SETH A

Valuation Report

12/15/2023
Page 151
005-004-001

Account: 76 Card: 2 of 2
Map/Lot: Location:

Neighborhood 12 WHITMORE'S LANDING

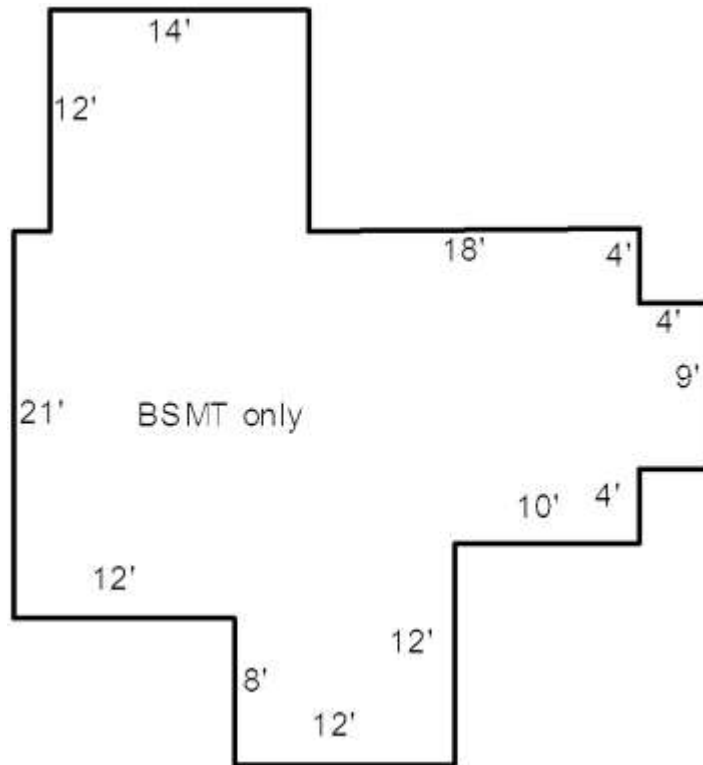
Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/2002
Sale Price 186,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B575P215, B2071P050
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfin Basement	1990								2,500
1,070 SFLA									2,500
Outbuilding Total									2,500
Accpt Land			0	Accepted Bldg			2,500	Total	2,500

----- S O U N D V A L U E -----



Arrowsic
Name: MCCLEAD, SETH A

Valuation Report

12/15/2023
Page 153
005-004-001

Account: 76

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	123,500	143,300	266,800	123,500	143,300	266,800
2	0	2,500	2,500	0	2,500	2,500
TOTAL	123,500	145,800	269,300	123,500	145,800	269,300

Arrowsic
Name: DUNN, FLOYD L JR

Valuation Report

12/15/2023

Page 154

Map/Lot:

003-027

Location:

OLD STAGE ROAD

Account: 77 Card: 1 of 1

Neighborhood 15 RTE 127

Sale Data
Sale Date 12/05/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Paved

Reference 1 B1745P285

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
9.90	Acres-Rear Land 1-10	2,000.00	19,800	100%		19,800
Total Acres 11.90			Land Total			72,300

Acpt Land 72,300 **Accepted Bldg** 0 **Total** 72,300

Arrowsic
 Name: DUNN, FLOYD L JR
 DUNN, SALLY

Valuation Report

12/15/2023
 Page 155
 003-027-001
 OLD STAGE ROAD

Account: 78 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B776P077
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.88	Acres-Rear Land 1-10	2,000.00	7,760	100%		7,760
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.88						Land Total 75,260

Dwelling Description				Replacement Cost New		
Other	One Story	1,152 Sqft	Grade D 100	Base		95,398
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-10,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	4	Secondary Heat	Wood Stove			800
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	89,660
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	72,625	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1986	32	C 100	256	Ava.	207
2 ST SHED	1986	144	C 100	2,448	Ava.	1,983
Frame Shed	2017	504	C 100	5,040	Ava.	4,838
1,152 SFLA						7,028
Outbuilding Total						7,028

Acpt Land 75,300 **Accepted Bldg** 79,700 **Total** 155,000

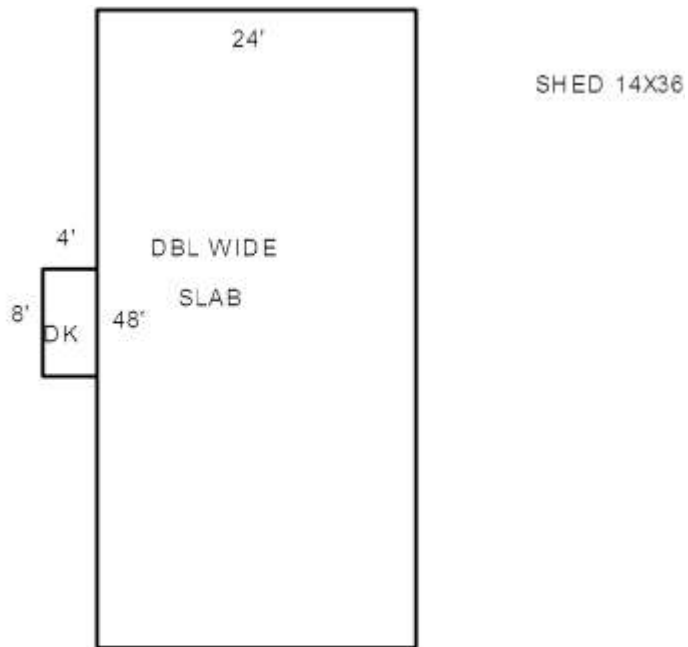
Arrowsic
Name: DUNN, FLOYD L JR
DUNN, SALLY

Valuation Report

12/15/2023
Page 156
003-027-001
OLD STAGE ROAD

Account: 78 Card: 1 of 1

Map/Lot:
Location:



2S SHED 12X12

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 06/02/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B367P340

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-INLAND LOT	52,500.00	13,385	100%		13,385
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.13			Land Total			28,385

Dwelling Description

Replacement Cost New

Conventional	One Story	694 Sqft	Grade C 90	Base	76,820
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Damp 1/2 Bmt	Basement	-4,372
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,874
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	2009	Typical	Typical	Average	Typical	74,322
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	99%	100%	49,298	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1945	63	C 90	454	Ava.	67%	99%	100%	301
Frame Shed	1945	64	C 100	640	Ava-	50%	100%	100%	320
694 SFLA						Outbuilding Total			621

Acpt Land

28,400

Accepted Bldg

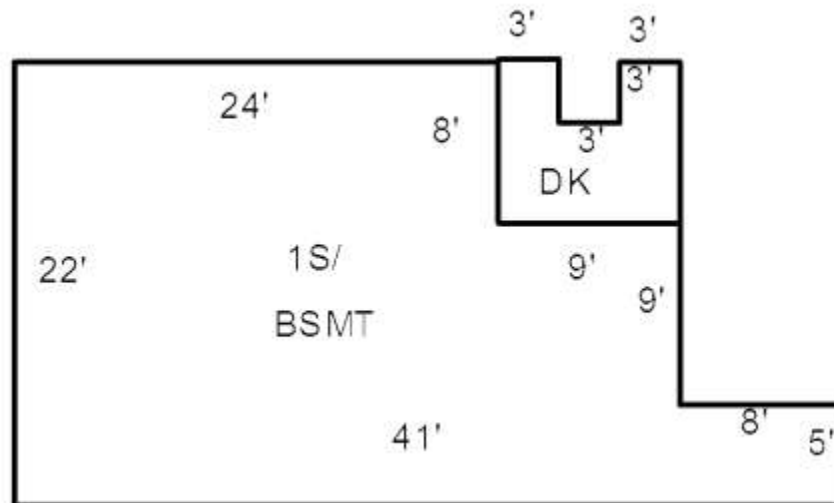
49,900

Total

78,300



SHED 8X8



Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/2019
Sale Price 65,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1791P113

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.13	Acres-Rear Land 1-10	2,000.00	10,260	100%		10,260
1.00	Acres-Waste Land	100.00	100	100%		100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.13						Land Total 77,860

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	784 Sqft	Grade C 110	Base	141,705
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	100% Heat Pump	Heat	755
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

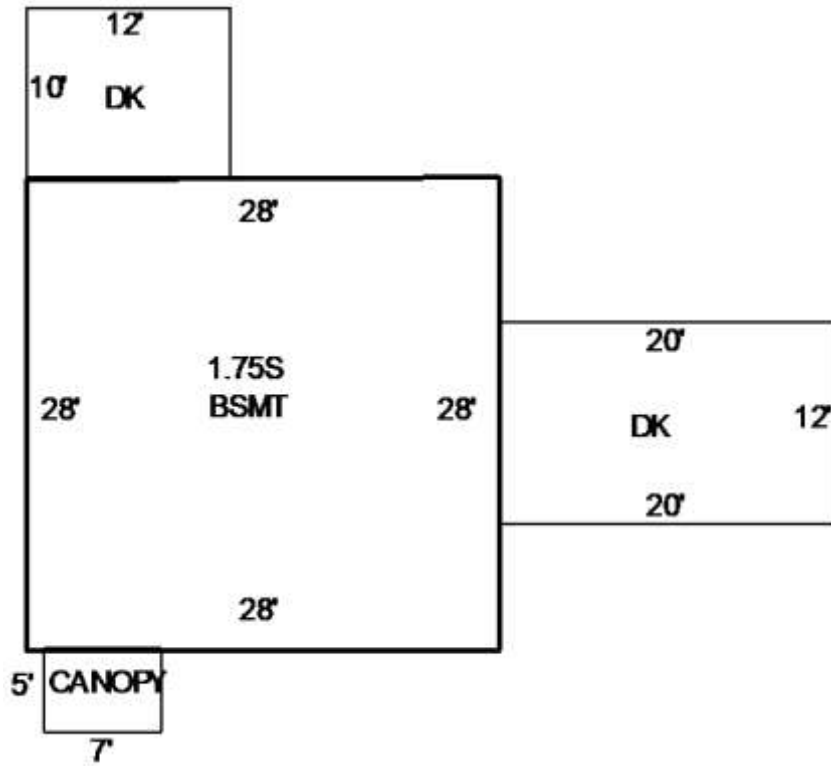
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Typical	Typical	Average	Typical	149,060
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	144,588	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2022	35	C 110	270	Ava.	97%	100%	100%	262
Wood Deck	2022	120	C 110	1.056	Ava.	97%	100%	100%	1.024
Wood Deck	2022	240	C 110	2.112	Ava.	97%	100%	100%	2.049
1,372 SFLA									Outbuilding Total 3,335

Acpt Land 77,900 **Accepted Bldg** 147,900 **Total** 225,800



Neighborhood 37 PALACE COVE

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/2020
Sale Price 215,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2

Tran/Land/Bldg 3 1 99
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.50	Acres-EXCESS FRONTAGE	20,000.00	10,000	100%		10,000
2.95	Acres-Rear Land 1-10	2,000.00	5,900	100%		5,900
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 5.45						Land Total 183,400

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade B 100	Base	95,780
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	720
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-5,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-720
Rooms	3	Secondary Heat	Split System		3,125
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,875
Attic	1/2 Finished			Attic	10,705
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	Typical	Typical	Average	Typical	105,725
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	102,553	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	180	B 100	6.300	Ava.	97%	100%	100%	6.111
Wood Deck	2021	480	B 100	4.800	Ava.	97%	100%	100%	4.656
PERGOLA	2021	180	B 100	1.800	Ava.	97%	100%	100%	1.746
Wood Deck	2021	130	B 100	1.300	Ava.	97%	100%	100%	1.261
Canov	2021	39	B 100	341	Ava.	97%	100%	100%	331
576 SFLA									14,105
Outbuilding Total									14,105

Acpt Land

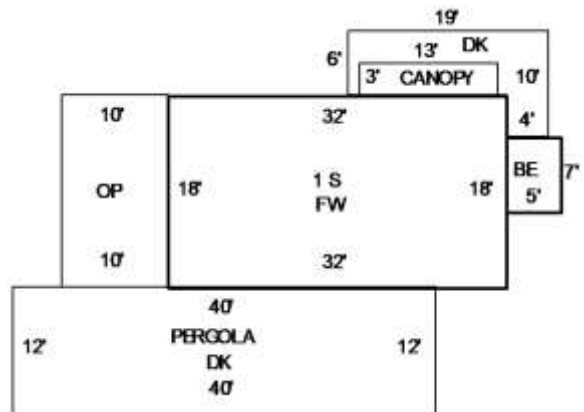
183,400

Accepted Bldg

116,700

Total

300,100



Account: 81 Card: 2 of 2 Map/Lot: Location:

Neighborhood 37 PALACE COVE

Zoning/Use RUR RES 1
Topography Rolling Steep
Utilities Drilled Well Septic System
Street Gravel

SPRING WORK 2023

Reference 1
Reference 2

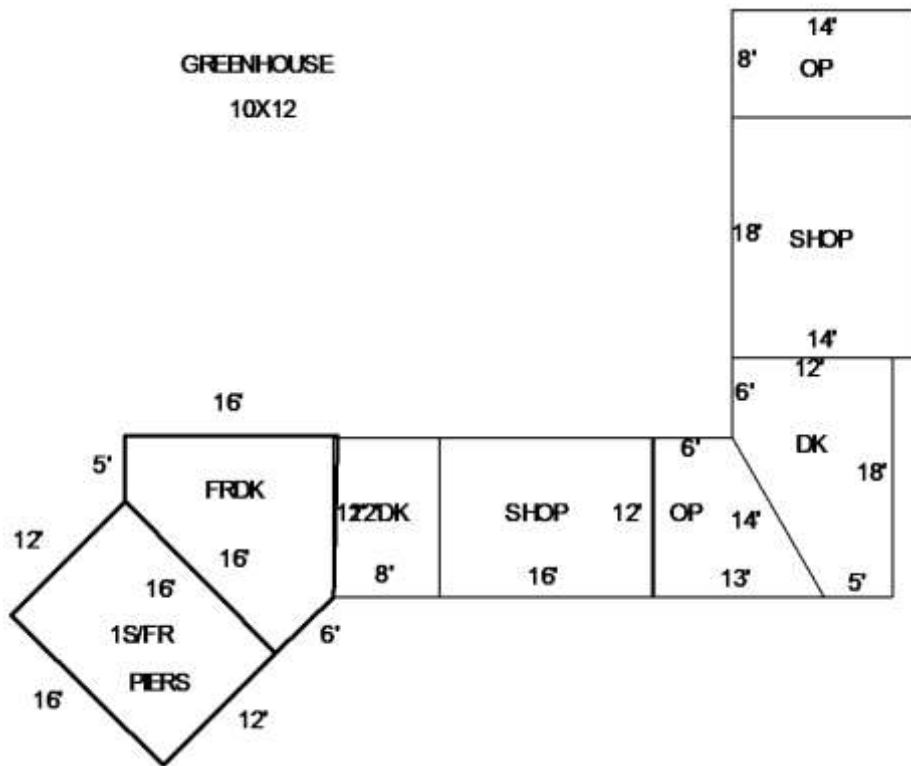
Tran/Land/Bldg 3 0 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Sale Data
Sale Date 05/01/2020
Sale Price 215,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN Cond	Phy	Func	Econ		
Wood Deck	2022	96	C 100	768 Ava.	97%	100%	100%	745	
SHOP/SHED	2022	192	C 100	2.880 Ava.	97%	100%	100%	2.794	
Open Frame Porch	2022	114	C 100	3.192 Ava.	97%	100%	100%	3.096	
Wood Deck	2022	114	C 100	912 Ava.	97%	100%	100%	885	
SHOP/SHED	2022	252	A 100	5.670 Ava.	97%	100%	100%	5.500	
Open Frame Porch	2022	112	C 100	3.136 Ava.	97%	100%	100%	3.042	
RES. GREENHOUSE	2022	120	D 100	1.440 Ava.	97%	100%	100%	1.397	
BATHHOUSE	2023	192	B 100	8.450 Ava.	97%	100%	100%	8.196	
Barn	2023	208	C 100	5.160 Ava.	97%	100%	100%	5.005	
576 SFLA									
							Outbuilding Total	30,660	
Accpt Land			0	Accepted Bldg			30,700	Total	30,700



Arrowsic
Name: SCHWARTZ, ALEXANDER

Valuation Report

12/15/2023
Page 165
004-053

Map/Lot:
Location:

Account: 81

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	183,400	116,700	300,100	183,400	116,700	300,100
2	0	30,700	30,700	0	30,700	30,700
TOTAL	183,400	147,400	330,800	183,400	147,400	330,800

Account: 82 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1993
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1242P227

Reference 2

Tran/Land/Bldg 1 1 11

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.56	Acres-POND LOT	90,000.00	79,486 100%		79,486
2.00	# -Lot Improvements	7,500.00	15,000 100%		15,000
Total Acres 1.56			Land Total		94,486

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 90	Base	105,497
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-3,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,175
Rooms	7	Secondary Heat	Wood Stove		900
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,600
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1970	Typical	Typical	Average	Typical	109,543
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	99%	100%	72,660	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Canopy	1950	15	C 90	94	Ava.	67%	99%	100%	62
One Story Frame	1950	315	C 90	20.979	Ava.	67%	99%	100%	13,915
Wood Deck	1950	192	C 90	1.382	Ava.	67%	99%	100%	917
Frame Garage	1950	480	C 100	12.980	Ava.	67%	100%	100%	8,697
Frame Shed	1950	96	C 100	960	Ava.	67%	100%	100%	643
1,491 SFLA									
Outbuilding Total									24,234

Acpt Land

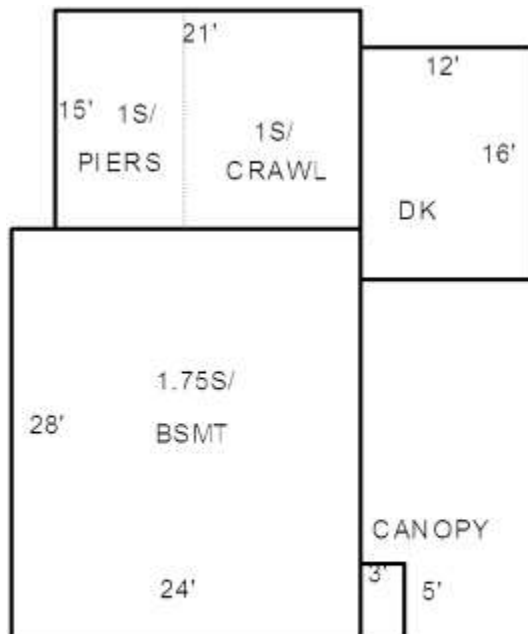
94,500

Accepted Bldg

96,900

Total

191,400



GAR 20X24

SHED 8X12

Arrowsic
 Name: WELSH, JOSEPH
 WELSH, LOIS ANN

Valuation Report

12/15/2023
 Page 168
 005-011-009
 82 STONETREE

Account: 83 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 STONE TREE

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 08/31/2004
 Sale Price 340,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1726P075 B2452P98

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 14 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.91	Acres-INLAND LOT	80,000.00	78,179	100%		78,179
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.91			Land Total			93,179

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	784 Sqft	Grade B 110	Base	206,484
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,468
Rooms	5	Secondary Heat	Pellet Stove		2,063
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	10,313
Attic	Floor & Stairs			Attic	3,234
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	Typical	Typical	Above Average	Typical	234,062	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	201,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1983	784	B 110	90.552	Ava+	86%	100%	100%	77.875
1 Storv/Basement	1983	284	B 110	32.802	Ava+	86%	100%	100%	28.210
APT/GAR	1983	1010	B 110	139.892	Ava+	86%	100%	100%	120.307
Patio	1983	1300	B 110	7.150	Ava+	86%	100%	100%	6.149
SOLARIUM	1983	176	B 110	12.100	Ava+	86%	100%	100%	10.406
Wood Deck	1983	96	B 110	1.056	Ava+	86%	100%	100%	908
Swimmina Pool	1983	1	C 100	10.000	Ava.	99%	100%	100%	9.900
2,636 SFLA									
Outbuilding Total									253,755

Acpt Land

93,200

Accepted Bldg

455,000

Total

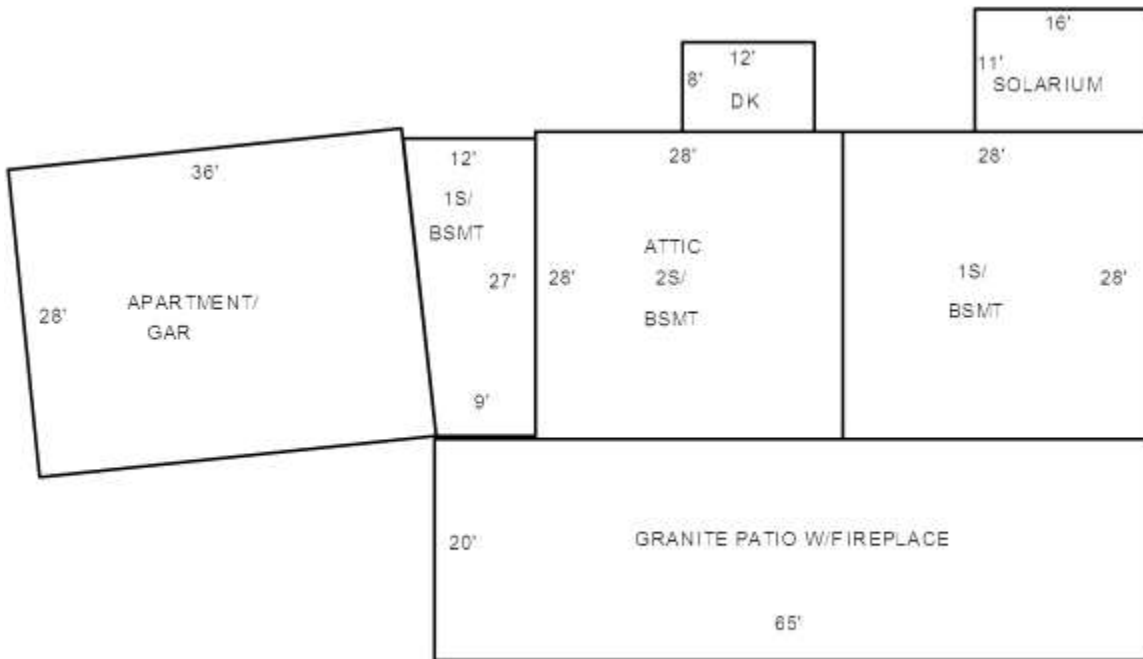
548,200

Arrowsic
 Name: WELSH, JOSEPH
 WELSH, LOIS ANN
 Account: 83 Card: 1 of 1

Valuation Report

12/15/2023
 Page 169
 005-011-009
 82 STONETREE

Map/Lot:
 Location:



IG POOL

Account: 84 Card: 1 of 2

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1991P278

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

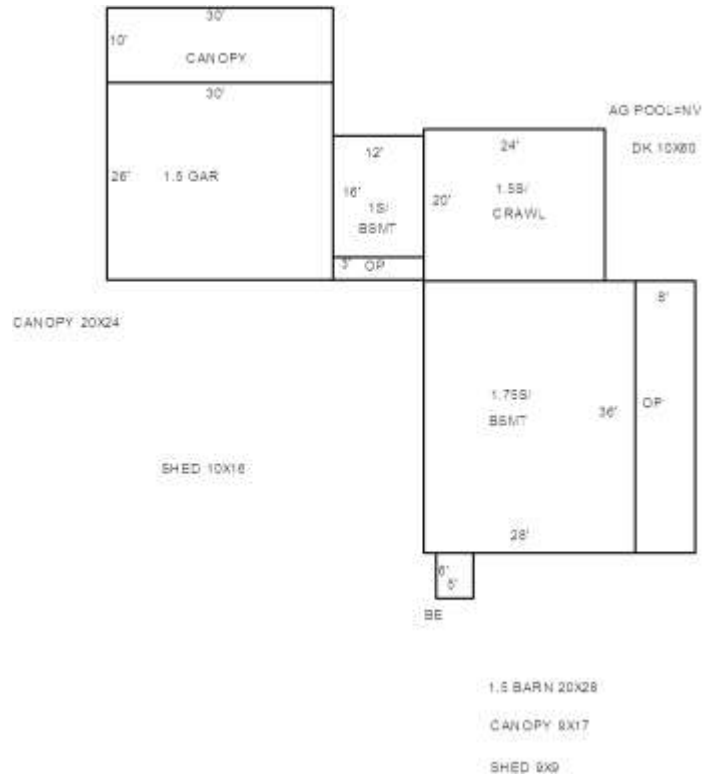
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.17	Acres-Rear Land 11-20	1,800.00	3,906	100%		3,906
5.00	Acres-Salt Marsh	100.00	500	100%		500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 19.17			Land Total			91,906

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	193,837
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,615
Rooms	7	Secondary Heat	Pellet Stove		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout		Total
Built 1998	Renovated	Kitchens	Baths	Condition	Layout			
None	0	Typical	Typical	Average	Typical			216,702
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	87%	100%	100%	188,531			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
BSMT ENTRY	1998	30	B 100	375	Ava.	87%	100%	100%	326
Open Frame Porch	1998	288	B 100	10.080	Ava.	87%	100%	100%	8.770
1 & 1/2 Storv Fr	1998	480	B 100	57.720	Ava.	87%	100%	100%	50.216
1 Storv/Basement	1998	192	B 100	20.160	Ava.	87%	100%	100%	17.539
Open Frame Porch	1998	36	B 100	1.260	Ava.	87%	100%	100%	1.096
1.50 ST GARAGE	1998	780	B 100	33.892	Ava.	87%	100%	100%	29.486
Canovv	1998	300	B 100	2.625	Ava.	87%	100%	100%	2.284
Canovv	1998	480	C 100	3.360	Ava.	87%	100%	100%	2.923
Frame Shed	1998	160	D 100	1.280	Ava.	87%	100%	100%	1.114
Wood Deck	1998	600	C 100	4.800	Ava.	87%	100%	100%	4.176
2,676 SFLA									
Outbuilding Total									117,930

Acpt Land 91,900 **Accepted Bldg** 306,500 **Total** 398,400



Arrowsic
 Name: ELWELL, ROBERT A

Valuation Report

12/15/2023

Page 172

Map/Lot:

003-024

Account: 84 Card: 2 of 2

Location:

700 ARROWSIC ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1991P278

Reference 2

Tran/Land/Bldg 3 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Barn	1998	560	C 100	12.200	Ava.	87%	100%	100%	10.614
Canopy	1998	153	D 100	857	Ava-	80%	100%	100%	686
Frame Shed	1998	81	D 100	648	Fair	78%	100%	100%	505
2,676 SFLA									
						Outbuilding Total			11,805
Accpt Land			0	Accepted Bldg		11,800	Total		11,800

Arrowsic
Name: ELWELL, ROBERT A

Valuation Report

12/15/2023

Page 173

Map/Lot:

003-024

Location:

700 ARROWSIC ROAD

Account: 84

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	91,900	306,500	398,400	91,900	306,500	398,400
2	0	11,800	11,800	0	11,800	11,800
TOTAL	91,900	318,300	410,200	91,900	318,300	410,200

Arrowsic
Name: KOHRING, ANN

Valuation Report

12/15/2023

KOHRING, DOUGLAS

Page 174

Account: 85 Card: 1 of 1

Map/Lot:
Location:

006-023
RTE 127

Neighborhood 32 HANSON BAY AREA

Sale Data

Zoning/Use RUR RES 1 & SP
Topography LevelSwampy
Utilities Drilled WellSeptic System
Street Paved

Sale Date 12/11/2015
Sale Price 210,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3245P19

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	90,000.00	90,000	100%		90,000
3.40	Acres-Salt Marsh	100.00	340	100%		340
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.40					Land Total	105,340

Dwelling Description

Replacement Cost New

Conventional	Two Story	575 Sqft	Grade C 100	Base	124,930
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,450
Rooms	6	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	Typical	Typical	Above Average	Typical	133,880
Functional Obsolescence						Value(Rcnld)
None		None		74%	100%	99,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1900	48	C 100	1.344	Ava+	74%	100%	100%	995	
1.75 Storv/Basement	1985	462	C 100	52.483	Ava+	74%	100%	100%	38.837	
Wood Deck	2008	160	C 100	1.280	Ava+	74%	100%	100%	947	
Unfin Basement	1900			----- S O U N D V A L U E -----						0
1,958 SFLA				Outbuilding Total						40,779

Acpt Land

105,300

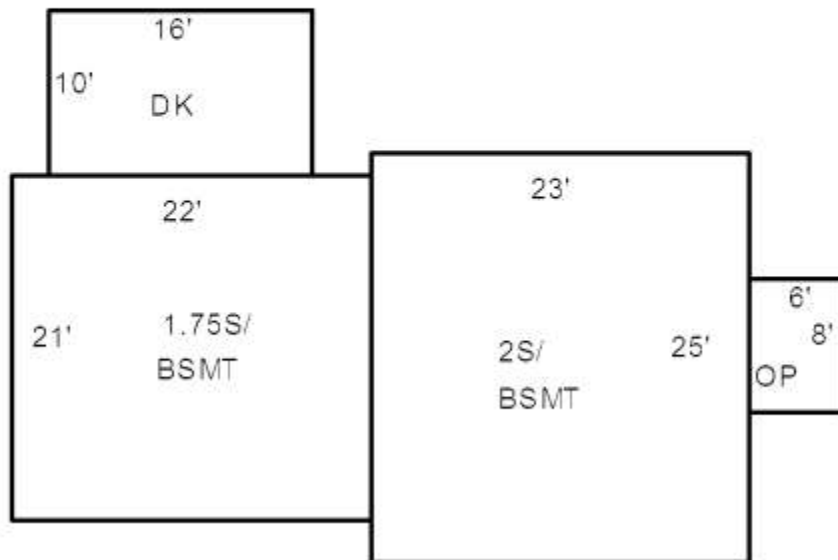
Accepted Bldg

139,900 **Total**

245,200



FOUNDATION
FROST WALL=SV



Arrowsic
 Name: BOULETTE, JAMES P
 BOULETTE, MELISSA S

Valuation Report

12/15/2023

Page 176

Account: 86 Card: 1 of 1

Map/Lot: 004-029
 Location: 62 DOUBLING POINT ROAD

Neighborhood 11 FIDDLER'S REACH

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 11/06/2012
 Sale Price 495,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1557P160

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.20						Land Total 209,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	714 Sqft	Grade B 100	Base	151,963
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	714 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	20,350
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,688
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	18,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1904	2018	Typical	Typical	Good	Typical	207,001
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	161,461	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1904	201	B 100	7.035	Good	78%	100%	100%	5.487
1 Storv/Basement	1904	168	B 100	17.640	Good	78%	100%	100%	13.759
1 S GAR/B	2023	552	B 100	24.775	Ava.	97%	100%	100%	24.032
Frame Shed	1904	192	C 100	1.920	Ava-	50%	100%	100%	960
Canopv	1904	128	C 100	896	Ava.	67%	100%	100%	600
2S Fr Bav Window	1904	33	B 100	4.084	Good	78%	100%	100%	3.186
Canopv	1904	128	C 100	896	Ava.	67%	100%	100%	600
DOCK SYSTEM AVE	1904	1	C 100	25.000	Ava.	99%	100%	100%	24.750
Wood Deck	2023	96	C 100	768	Ava.	97%	80%	100%	596
1,484 SFLA									Outbuilding Total 73,970

Acpt Land

209,400

Accepted Bldg

235,400

Total

444,800

Arrowsic

Valuation Report

12/15/2023

Name: BOULETTE, JAMES P

Page 177

BOULETTE, MELISSA S

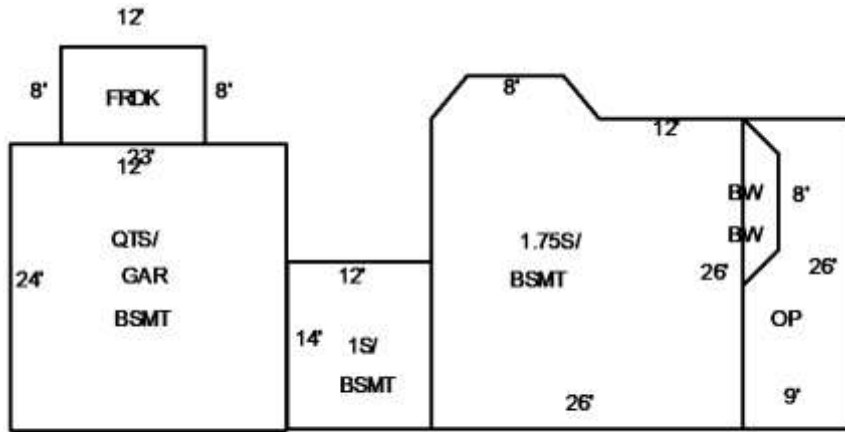
Map/Lot:

004-029

Account: 86 Card: 1 of 1

Location:

62 DOUBLING POINT ROAD



SHED 12x16

2 CANOPY 8X16

dog pens

Valuation Report

Account: 87 Card: 1 of 1

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/29/2015
Sale Price 312,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B755P059,B1476P103, B2889P2

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
2.75	Acres-Rear Land 1-10	2,000.00	5,500	100%		5,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.75						Land Total 100,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,256 Sqft	Grade B 100	Base	226,595
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,243
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Average	Typical	244,213	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		80%	100%	100%	195,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	1985	48	B 100	1.680	Ava.	80%	100%	100%	1.344
1/2 ST/GAR	1985	784	B 100	62.365	Ava.	80%	100%	100%	49.892
Wood Deck	1985	60	B 100	600	Ava.	80%	100%	100%	480
Frame Bav Window	1985	7	B 100	648	Ava.	80%	100%	100%	518
Wood Deck	1985	384	B 100	3.840	Ava.	80%	100%	100%	3.072
2,205 SFLA									Outbuilding Total 55,306

Acpt Land

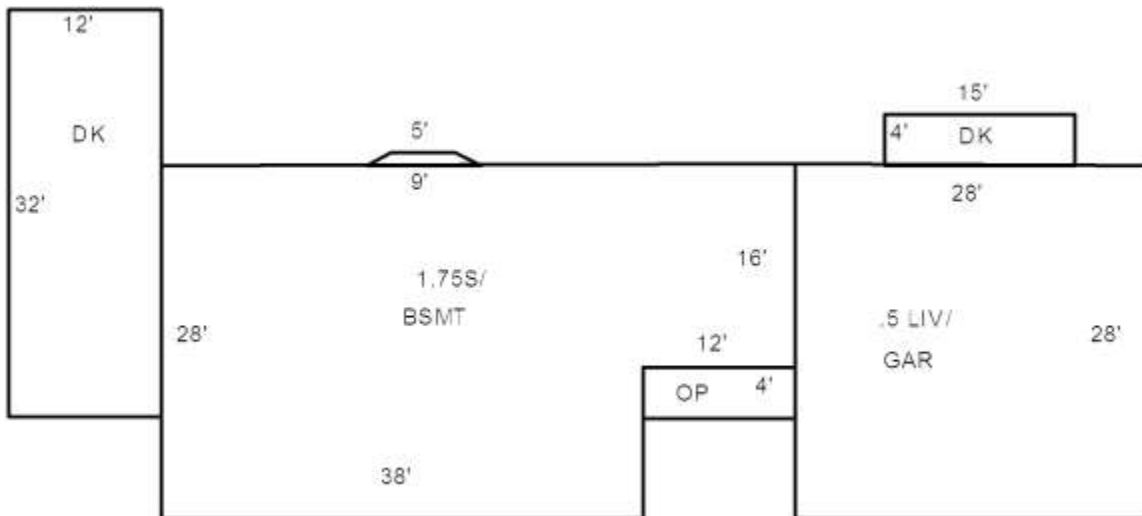
100,500

Accepted Bldg

250,700

Total

351,200



Arrowsic
 Name: ELWELL, MICHAEL R
 ELWELL, ALLEN L

Valuation Report

12/15/2023

Page 180

Account: 88 Card: 1 of 1

Map/Lot:
 Location:

004-023
 RTE 127

Neighborhood 15 RTE 127

Sale Data
 Sale Date 03/22/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 4 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
7.24	Acres-Rear Land 11-20	1,800.00	13,032	100%		13,032	
Total Acres 19.24			Land Total			85,532	
Acpt Land		85,500	Accepted Bldg		0	Total	85,500

Arrowsic
 Name: ELWELL, ALLEN L
 ELWELL, MARYANNE

Valuation Report

12/15/2023
 Page 181
 004-023-001

Account: 89 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2002
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.36	Acres-Rear Land 1-10	2,000.00	720	100%		720
Total Acres 2.36			Land Total			53,220

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,512 Sqft	Grade C 100	Base	145,888	
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0	
Rooms	5	Secondary Heat	Wood Stove		1,000	
Bedrooms	3	Add Fixtures	0		0	
Baths	2	Half Baths	0	Plumbing	4,500	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	151,388
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	134,735	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	48	C 100	384	Ava.	89%	100%	100%	342
Wood Deck	2003	240	C 100	1,920	Ava.	89%	100%	100%	1,709
Canopy	2003	96	D 100	538	Fair	82%	100%	100%	441
Frame Shed	2003	120	D 100	960	Ava.	89%	100%	100%	854
1,512 SFLA	Outbuilding Total								3,346

Acpt Land 53,200 **Accepted Bldg** 138,100 **Total** 191,300

Arrowsic
Name: ELWELL, ALLEN L
ELWELL, MARYANNE
Account: 89 Card: 1 of 1

Valuation Report

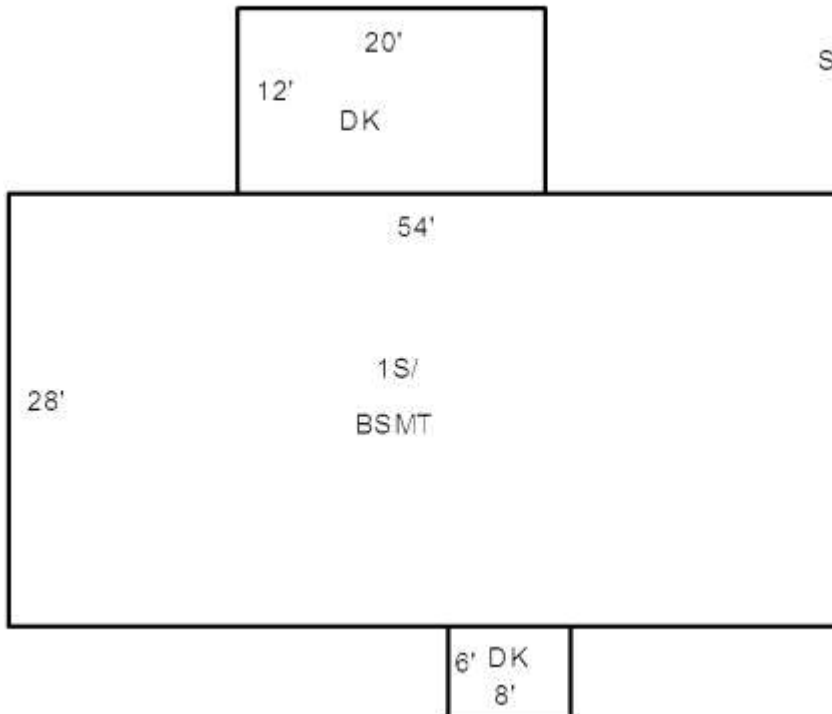
Map/Lot:
Location:

12/15/2023
Page 182
004-023-001



CANOPY 8X152

SHED 10X12



Account: 90 Card: 1 of 2

Map/Lot: 005-003
Location: 4 WHITEMORES LANDING

Neighborhood 15 RTE 127

Zoning/Use: RUR RES 1
Topography: LevelRolling
Utilities: Drilled WellSeptic System
Street: Gravel

Sale Data
Sale Date: 06/15/2022
Sale Price: 110,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B531P296,B599P034,B605P298

Reference 2:

Tran/Land/Bldg: 3 1 1

Farm Land (Year): 0 Open: 0

Exemption(s): 3 0 0 Land Schedule: 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
6.50	Acres-Rear Land 1-10	2,000.00	13,000	100%		13,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 8.50						Land Total: 86,500

Dwelling Description

Replacement Cost New

Ranch	One Story	880 Sqft	Grade D 100	Base	79,296
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,600
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,112
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Typical	Typical	Below Average	Inadeq.	86,208
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	52%	95%	100%	42,587	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Barn	1966	748	C 100	15.960	Ava.	71%	50%	100%	5.666
Barn	1966	220	C 100	5.400	Ava.	71%	50%	100%	1.917
Frame Shed	1966	96	D 100	768	Ava.	71%	100%	100%	545
Frame Shed	1966	64	D 100	512	Ava-	55%	100%	100%	282
Frame Shed	1966	720	C 100	7.200	Ava-	55%	100%	100%	3.960
Canopy	1966	240	D 100	1.344	Ava.	71%	100%	100%	954
Frame Shed	1966	180	C 100	1.800	Ava-	55%	100%	100%	990
Frame Shed	1966	560	D 100	4.480	Fair	51%	100%	100%	2.285
Frame Shed	1966	960	C 100	9.600	Fair	51%	100%	100%	4.896
Frame Shed	1966	320	C 100	3.200	Ava.	71%	100%	100%	2.272
880 SFLA									
Outbuilding Total									23,767

Acpt Land

86,500 **Accepted Bldg**

66,400 **Total**

152,900



1.75 BARN 22X34

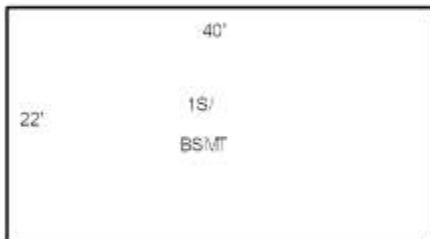
1S BARN 10X22

SHED 6X12

SHED 6X8

P SHED 18X40

CANOPY 10X24



ROAD

SHED 14X40

CONTAINER 8X24

SHED 6X6

SHED 10X18

SHED 24X40

CONTAINER 8X40

GAR 18X22

Arrowsic
 Name: LAKIN, BARBARA S (LIFE ESTATE)

Valuation Report

12/15/2023

Page 185

Account: 90 Card: 2 of 2

Map/Lot:

005-003

Location:

4 WHITEMORES LANDING

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 06/15/2022
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B531P296,B599P034,B605P298

Reference 2

Tran/Land/Bldg 3 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1966	192	C 100	1.920	Ava.	71%	100%	100%	1.363
Frame Shed	1966	64	D 100	512	Fair	51%	100%	100%	261
Frame Garage	1966	396	C 100	10.796	Ava-	55%	100%	100%	5.938
12 Mobile Home	1					----- S O U N D V A L U E -----			5.000
880 SFLA						Outbuilding Total			12,562

Acpt Land

0

Accepted Bldg

12,600

Total

12,600

Arrowsic
Name: LAKIN, BARBARA S (LIFE ESTATE)

Valuation Report

12/15/2023

Page 186

Map/Lot:

005-003

Location:

4 WHITEMORES LANDING

Account: 90

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	86,500	66,400	152,900	86,500	66,400	152,900
2	0	12,600	12,600	0	12,600	12,600
TOTAL	86,500	79,000	165,500	86,500	79,000	165,500

Arrowsic
Name: ELWELL, RONALD

Valuation Report

12/15/2023

Page 187

Map/Lot:

003-025

Location:

ROUTE 127

Account: 91 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B670P307

Reference 2

Tran/Land/Bldg 3 1 9

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.35						Land Total 68,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	836 Sqft	Grade C 100	Base	127,116
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,762
Rooms	4	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	131,878	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	117,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2003	80	C 100	640	Ava.	89%	100%	100%	570
Frame Garage	2003	704	C 100	18.804	Ava.	89%	100%	100%	16.736
Canopy	2003	264	D 100	1.478	Ava-	84%	100%	100%	1.242
1,254 SFLA						Outbuilding Total			18,548

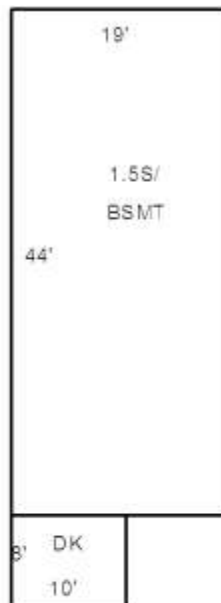
Acpt Land

68,200

Accepted Bldg

135,900 **Total**

204,100



GAR 22X32

CANOPY 11X24

Arrowsic
 Name: ELWELL, RONALD C
 ELWELL, SUSAN D

Valuation Report

12/15/2023

Page 189

Account: 92 Card: 1 of 2

Map/Lot:
 Location:

003-023
 OLD STAGE RD.

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B713P274

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.40	Acres-Rear Land 1-10	2,000.00	10,800	100%		10,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 7.40			Land Total			84,300

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	152,029
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,000
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,292
Rooms	8	Secondary Heat	Gas Stove		3,264
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1988	0	Typical	Typical	Above Average	Typical		174,085
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	88%	100%	100%	153,195		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	32	C 100	256	Ava+	88%	100%	100%	225
BSMT ENTRY	1988	30	C 100	300	Ava+	88%	100%	100%	264
Wood Deck	1988	50	C 100	400	Ava+	88%	100%	100%	352
Frame Shed	1988	120	D 100	960	Fair	69%	100%	100%	662
Frame Shed	1988	96	D 100	768	Ava-	72%	100%	100%	553
Patio	1988	352	C 100	1,408	Ava.	82%	100%	100%	1,155
Patio	1988	81	C 100	324	Ava.	82%	100%	100%	266
APT/GAR	1988	480	C 100	62,520	Ava.	82%	100%	100%	51,266
3/4 ST/GAR	1988	672	C 100	57,620	Ava.	82%	100%	100%	47,248
Wood Deck	1988	48	C 100	384	Ava.	82%	100%	100%	315
1,764 SFLA									102,306

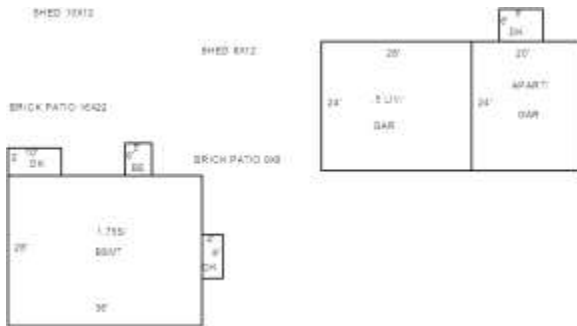
Acpt Land 84,300 Accepted Bldg 255,500 Total 339,800

Arrowsic
Name: ELWELL, RONALD C
ELWELL, SUSAN D
Account: 92 Card: 1 of 2

Valuation Report

12/15/2023
Page 190
003-023
OLD STAGE RD.

Map/Lot:
Location:



Arrowsic
 Name: ELWELL, RONALD C
 ELWELL, SUSAN D

Valuation Report

12/15/2023
 Page 191
 003-023
 OLD STAGE RD.

Account: 92 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B713P274
 Reference 2
 Tran/Land/Bldg 5 0 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Canopy	2022	552	D 100	3.091	Ava.	97%	100%	100%	2.998
Two Storv Frame	2022	160	D 100	15.155	Ava.	97%	100%	100%	14.700
Canopy	2022	80	D 100	448	Ava.	97%	100%	100%	435
2,084 SFLA									
Outbuilding Total									18,133
Acpt Land			0	Accepted Bldg			18,100	Total	18,100

Arrowsic
Name: ELWELL, RONALD C
ELWELL, SUSAN D
Account: 92

Valuation Report

12/15/2023
Page 192
003-023
OLD STAGE RD.

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	84,300	255,500	339,800	84,300	255,500	339,800
2	0	18,100	18,100	0	18,100	18,100
TOTAL	84,300	273,600	357,900	84,300	273,600	357,900

Arrowsic
 Name: FLANNERY, JAMES L
 FLANNERY, KATHRYN T
 Account: 93 Card: 1 of 1

Valuation Report

12/15/2023
 Page 193
 003-004-001
 0 STEEN ROAD

Map/Lot:
 Location:

Neighborhood 25 STEEN ISLAND RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/09/2013
 Sale Price 274,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B842P146,B1556P080,B1560P171 B2559P193
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 101 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.29						97,580

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	936 Sqft	Grade C 110	Base		150,621
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,633
Rooms	5	Secondary Heat	Wood Stove			1,100
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1999	0	Typical	Typical	Average	Typical		162,954
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	141,770

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1999	60	C 110	2.640	Ava.	87%	100%	100%	2.297	
Open Frame Porch	1999	160	C 110	4.928	Ava.	87%	100%	100%	4.287	
Wood Deck	1999	210	C 110	1.848	Ava.	87%	100%	100%	1.608	
Wood Deck	1999	30	C 110	264	Ava.	87%	100%	100%	230	
Canopy	1999	96	D 100	538	Ava-	81%	100%	100%	436	
Frame Shed	1999	96	C 100	960	Ava.	87%	100%	100%	835	
Frame Shed	1999	96	C 100	960	Ava.	87%	100%	100%	835	
1.50 ST GARAGE	1999	624	C 100	21.841	Ava.	87%	100%	100%	19.002	
SOLAR MOD	2015	1	C 100	10.000	Ava.	99%	100%	100%	9.900	
1,404 SFLA										
Outbuilding Total									39,430	

Acpt Land 97,600 **Accepted Bldg** 181,200 **Total** 278,800

Arrowsic
Name: FLANNERY, JAMES L
FLANNERY, KATHRYN T
Account: 93 Card: 1 of 1

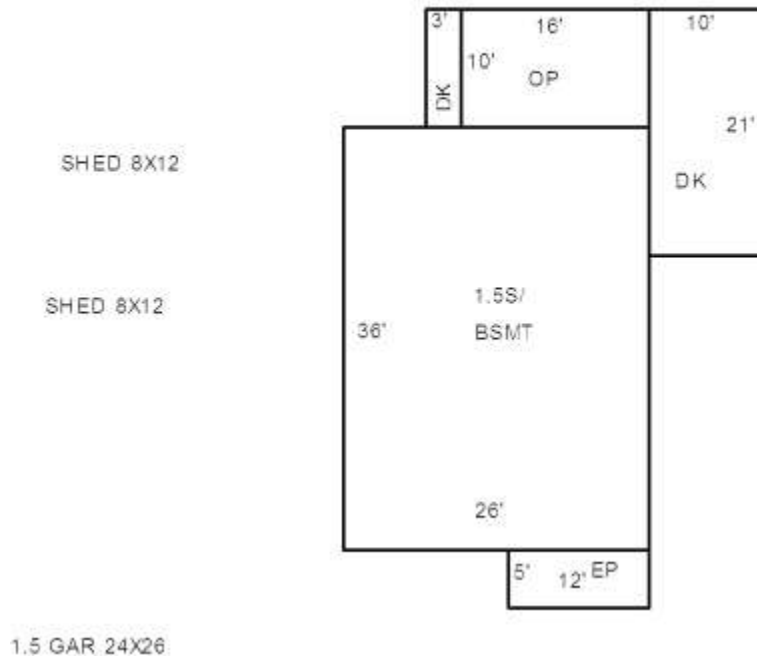
Valuation Report

Map/Lot:
Location:

12/15/2023
Page 194
003-004-001
0 STEEN ROAD



CANOPY 6X16



Arrowsic
Name: PATZLAFF, NANCY

Valuation Report

12/15/2023
Page 195
005-011-008
73 STONETREE

Account: 95 Card: 1 of 1 Map/Lot: Location:

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/01/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1337P082
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

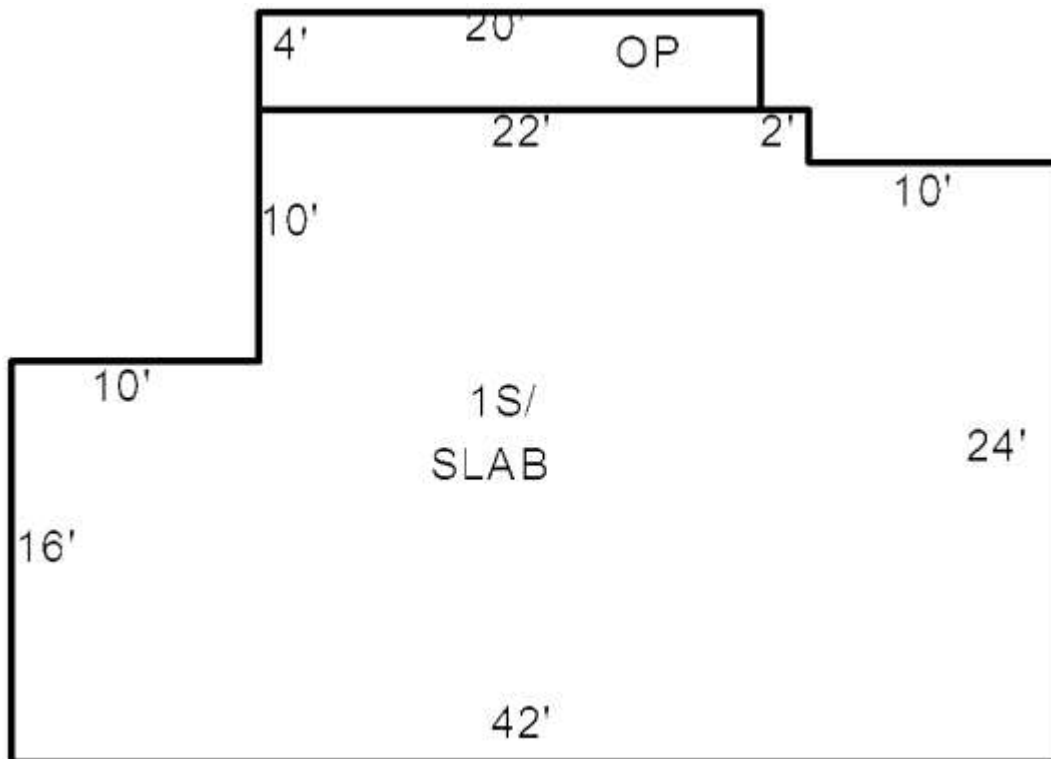
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.54	Acres-INLAND LOT	80,000.00	70,200	100%		70,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.54			Land Total			85,200

Dwelling Description				Replacement Cost New	
Conventional	One Story	972 Sqft	Grade C 100	Base	108,047
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	972
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-2,916
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	486
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	100,397
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	86,341

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	80	C 100	2.240	Ava.	86%	100%	100%	1,926
972 SFLA									1,926
Outbuilding Total									1,926

Acpt Land 85,200 **Accepted Bldg** 88,300 **Total** 173,500



Account: 96 Card: 1 of 1

Map/Lot: 006-021
Location: 76 ARROWSIC ROAD

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography LevelSwampy
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/29/2017
Sale Price 292,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B835P074,B1503P013

Reference 2

Tran/Land/Bldg 5 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-WATERFRONT LOT	160,000	113,137 100%		113,137
0.50	Acres-Salt Marsh	100.00	50 100%		50
2.00	# -Lot Improvements	7,500.00	15,000 100%		15,000
Total Acres 1.50				Land Total	128,187

Dwelling Description

Replacement Cost New

Conventional	Two Story	504 Sqft	Grade B 100	Base	145,444
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Crawl	Basement	-6,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,780
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

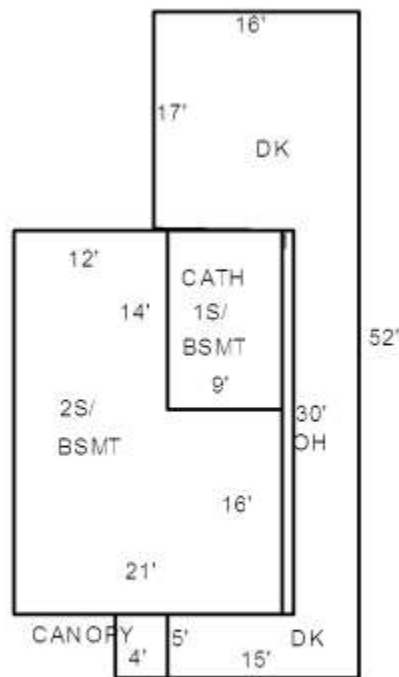
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	Typical	Typical	Good	Typical	148,549	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	138,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	1998	126	B 100	13.230	Good	93%	100%	100%	12.304
1SFr Overhans	1998	30	B 100	2.775	Good	93%	100%	100%	2.581
Wood Deck	1998	497	B 100	4.970	Good	93%	100%	100%	4.622
Canopv	1998	20	B 100	175	Good	93%	100%	100%	163
Frame Shed	1998	100	C 100	1.000	Ava.	87%	100%	100%	870
1,164 SFLA									20,540

Acpt Land 128,200 **Accepted Bldg** 158,700 **Total** 286,900



SHED 10X10

Arrowsic
 Name: FLEMING, LORA.E & FLEMING, BURTON
 FLEMING-ALVAREZ, MARIA KIRKMAN
 Account: 97 Card: 1 of 1

Valuation Report

12/15/2023

Page 199

Map/Lot:
 Location:

004-055-004
 MILL ISLAND ROAD

Neighborhood 2 MILL ISLAND

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 PB22P48,B1516P061,B1600P300

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 50

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	638,000	638,000	95%	Restiction	606,100
3.00	Acres-EXCESS FRONTAGE	20,000.00	60,000	100%		60,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00						Land Total 681,100

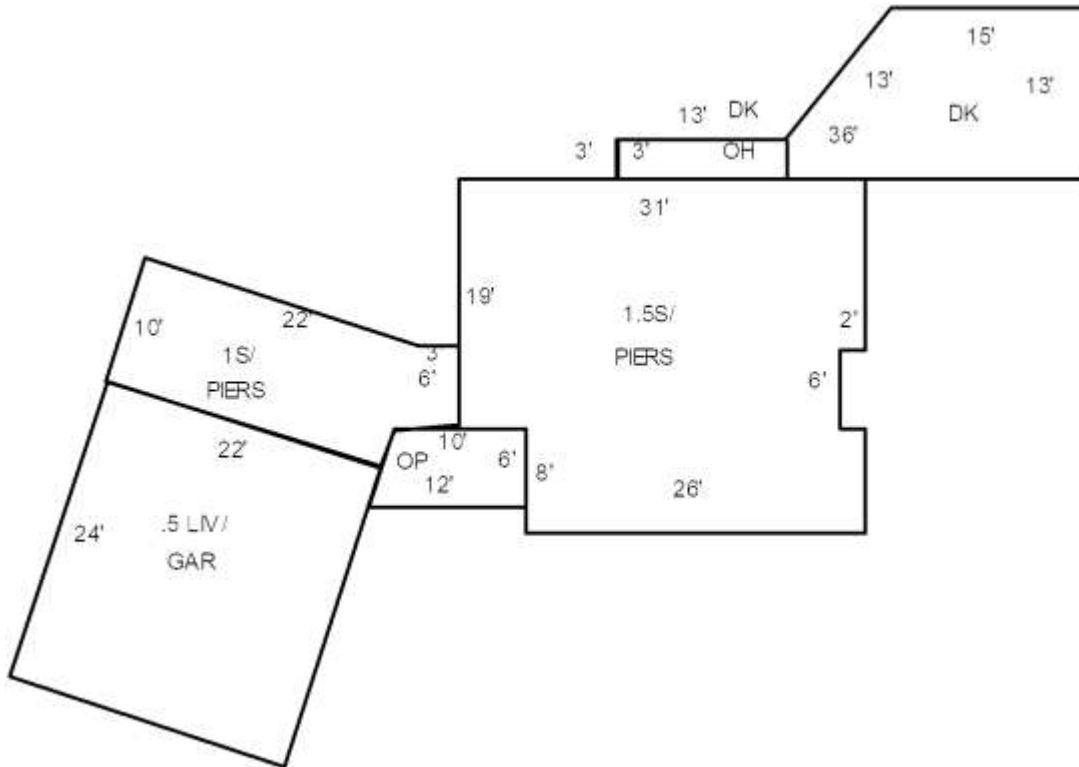
Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	785 Sqft	Grade C 110	Base		118,520
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-12,089
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-2,592
Rooms	7	Secondary Heat	Wood Stove			1,100
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		9,900
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,400
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1960	1970	Typical	Typical	Average	Typical		119,239
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	68%	100%	100%	81,083		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	66	C 110	2.033	Ava.	68%	100%	100%	1.382	
1/2 ST/GAR	1960	525	C 110	36.932	Ava.	68%	100%	100%	25.114	
Wood Deck	1960	298	C 110	2.622	Ava.	68%	100%	100%	1.783	
1SFr Overhanga	1960	39	C 110	3.175	Ava.	68%	100%	100%	2.159	
One Storv Frame	1960	241	C 110	19.617	Ava.	68%	100%	100%	13.340	
1,458 SFLA									43,778	
Outbuilding Total									43,778	

Acpt Land 681,100 **Accepted Bldg** 124,900 **Total** 806,000

Valuation Report



Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/01/2017
Sale Price 366,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B551P274, B2882P16

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Salt Marsh	100.00	400	100%		400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
3.70	Acres-Rear Land 11-20	1,800.00	6,660	100%		6,660
Total Acres 19.70			Land Total			94,560

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	684 Sqft	Grade B 90	Base		135,936
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1860	1957	Typical	Typical	Above Average	Typical		138,127
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	74%	100%	100%			102,214

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld
1.5 Story/Basement	1860	504	B 90	60.215	Ava+	74%	100%	100%	44,559	
Frame Shed	1860	140	B 90	1.575	Ava+	74%	100%	100%	1,166	
Frame Garage	1957	484	C 100	13.084	Ava.	67%	100%	100%	8,766	
Frame Shed	1957	64	C 100	640	Ava-	50%	100%	100%	320	
1.5 ST SHED	1957	357	B 100	5,801	Ava.	67%	100%	100%	3,887	
FINISH AREA IN OB	1990	80	C 100	3,200	Ava.	83%	100%	100%	2,656	
1,953 SFLA										
Outbuilding Total									61,354	

Acpt Land 94,600 **Accepted Bldg** 163,600 **Total** 258,200

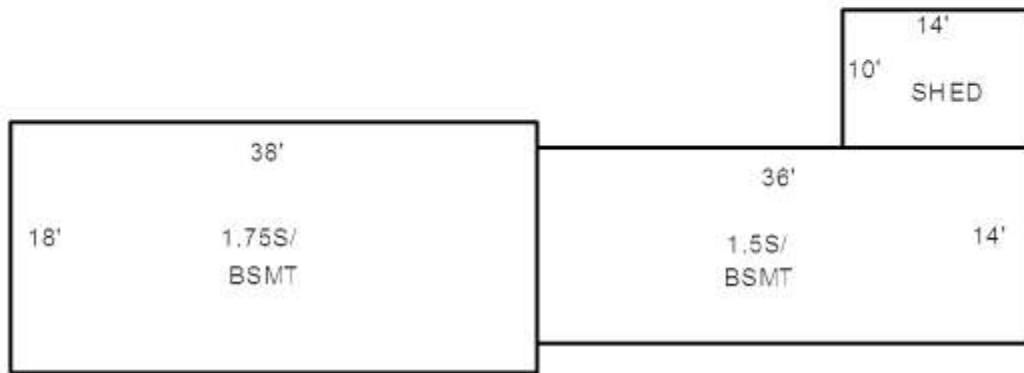


SHED 8X8

1.5 SHED 17X21

GAZEBO=80'

GAR 22X22



Arrowsic
 Name: SAVEDOFF, WM.
 SMITH, AMY LEILA

Valuation Report

12/15/2023

Page 203

Account: 100 Card: 1 of 1

Map/Lot:
 Location:

005-004-019
 25 MEADOW ROAD

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 03/08/2006
 Sale Price 300,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

SPRING WORK 2024
 Reference 1 B569P079, B2695P4
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
2.36	Acres-Rear Land 1-10	2,000.00	4,720	100%		4,720
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.36						99,720

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,236 Sqft	Grade C 110	Base	197,079
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,360
Solar Voltaic	Extensive Solar			Solar Voltaic	22,000
					0
Foundation	Frost Wall	Basement	..... Crawl	Basement	-12,236
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-7,138
Rooms	5	Secondary Heat	Wood/Pellet Furnace		5,500
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Above Average	Typical	214,815
Functional Obsolescence						Value(Rcnld)
None		None		86%	100%	184,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 3/4 Storv Fr	1982	480	C 110	54.701	Ava+	86%	100%	100%	47.043
Frame Shed	1982	260	C 110	2.860	Ava+	86%	100%	100%	2.460
Wood Deck	1982	52	C 110	458	Ava+	86%	100%	100%	394
Wood Deck	1982	80	C 110	704	Ava+	86%	100%	100%	605
Open Frame Porch	1982	160	C 110	4.928	Ava+	86%	100%	100%	4.238
Wood Deck	1982	93	C 110	818	Ava+	86%	100%	100%	703
Frame Shed	1982	336	C 100	3.360	Fair	64%	100%	100%	2.150
3,003 SFLA									57,593

Acpt Land

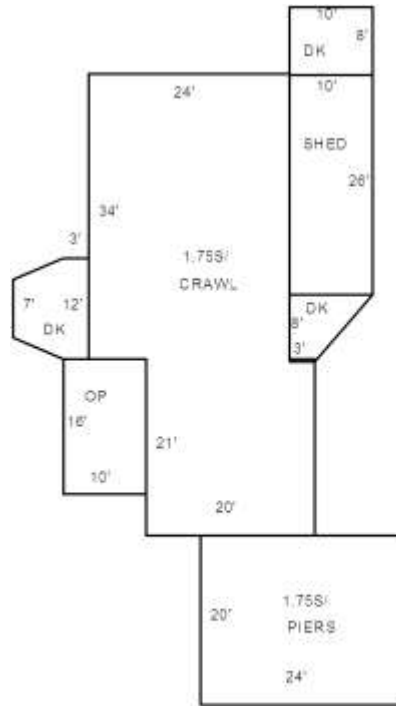
99,700

Accepted Bldg

242,300

Total

342,000



SHED 14X24

Arrowsic
Name: HANSON-VICKERS TRUST

Valuation Report

12/15/2023

Page 205

HANSON, CHRISTOPHER & VICKERS,
Account: 103 Card: 1 of 2

Map/Lot: 002-019-003
Location: 262 BALD HEAD ROAD

Neighborhood 7 NEWTOWN HILL

Sale Data

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 01/16/2015
Sale Price 400,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B577P058

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
9.60	Acres-Rear Land 1-10	2,000.00	19,200	100%		19,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 11.60						Land Total 134,200

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	784 Sqft	Grade C 110	Base	144,539
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	392 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,840
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,528
Rooms	6	Secondary Heat	Wood Stove		1,100
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,550
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1982	2006	Typical	Typical	Above Average	Typical	169,557	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	145,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1982	110	C 110	8.954	Ava+	86%	100%	100%	7.700
1 & 3/4 Storv Fr	2006	460	C 110	52.422	Ava+	86%	100%	100%	45.083
BSMT ENTRY	1982	35	C 110	385	Ava+	86%	100%	100%	331
2,287 SFLA									
Outbuilding Total									53,114

Acpt Land

134,200

Accepted Bldg

198,900

Total

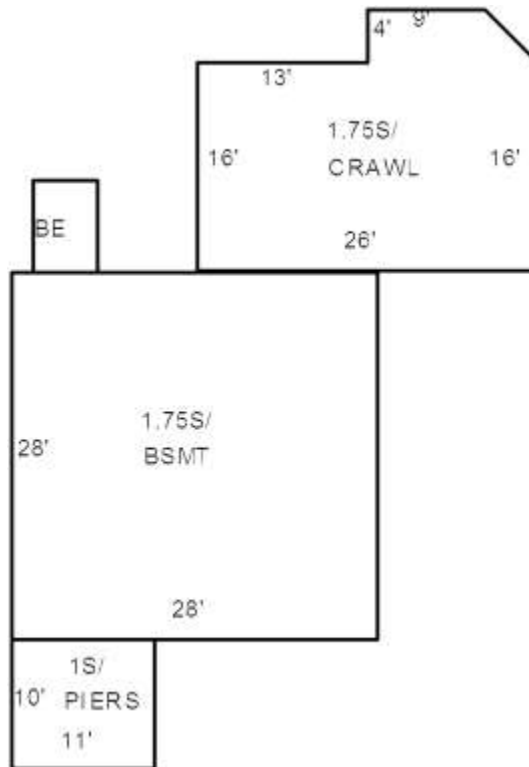
333,100

Arrowsic
Name: HANSON-VICKERS TRUST
HANSON, CHRISTOPHER & VICKERS,
Account: 103 Card: 1 of 2

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 206
002-019-003
262 BALD HEAD ROAD



Arrowsic
 Name: HANSON-VICKERS TRUST
 HANSON, CHRISTOPHER & VICKERS,
 Account: 103 Card: 2 of 2

Valuation Report

12/15/2023
 Page 207
 002-019-003
 BALD HEAD ROAD

Map/Lot:
 Location:

Neighborhood 7 NEWTOWN HILL
 Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 01/16/2015
 Sale Price 400,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B577P058
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 1

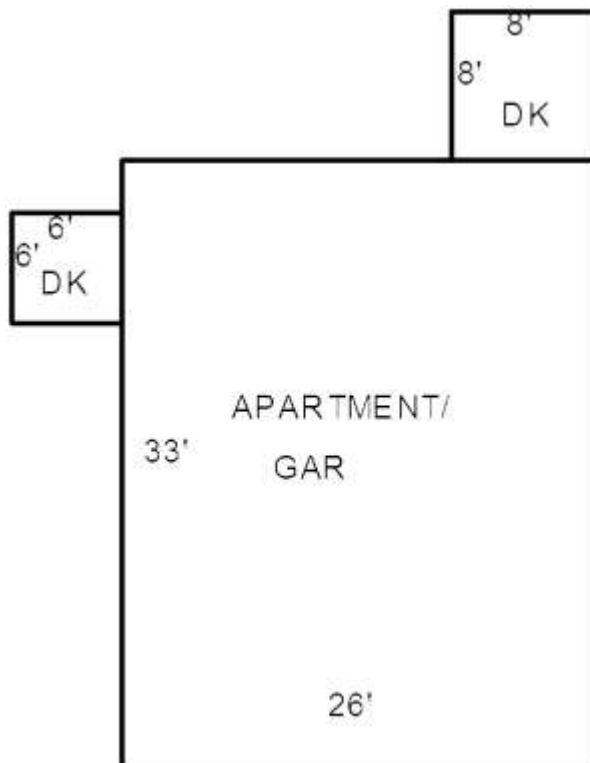
Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
APT/GAR	1980	858	C 100	90.492	Ava+	83%	100%	100%	75.108
Wood Deck	1980	64	C 100	512	Ava+	83%	100%	100%	425
Wood Deck	1980	36	C 100	288	Ava+	83%	100%	100%	239
2,287 SFLA									
						Outbuilding Total			75,772
Acpt Land		0		Accepted Bldg		75,800		Total	75,800

Arrowsic
Name: HANSON-VICKERS TRUST
HANSON, CHRISTOPHER & VICKERS,
Account: 103 Card: 2 of 2

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 208
002-019-003
BALD HEAD ROAD



Arrowsic
Name: HANSON-VICKERS TRUST
HANSON, CHRISTOPHER & VICKERS,
Account: 103

Valuation Report

12/15/2023
Page 209
002-019-003
BALD HEAD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	134,200	198,900	333,100	134,200	198,900	333,100
2	0	75,800	75,800	0	75,800	75,800
TOTAL	134,200	274,700	408,900	134,200	274,700	408,900

Arrowsic
Name: KAHRL, JULIA

Valuation Report

12/15/2023

Page 210

Map/Lot:

002-016-001

Location:

47 FISHER EDDY RD

Account: 105 Card: 1 of 1

Neighborhood 19 BACK RIVER
Zoning/Use RUR RES 2 & RP
Topography RollingLedge
Utilities None
Street Gravel

Sale Data
Sale Date 07/24/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B544P066
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.03	Acres-EXCESS FRONTAGE	40,000.00	81,200	100%		81,200
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.37	Acres-Rear Land 11-20	1,800.00	11,466	100%		11,466
Total Acres 20.40			Land Total			302,666

Acpt Land 302,700 **Accepted Bldg** 0 **Total** 302,700

Account: 106 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 BACK RIVER

Sale Data	
Sale Date	10/26/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities None
Street Paved

Reference 1 B2639P59
Reference 2
Tran/Land/Bldg 4 1 99
Farm Land (Year) 0 Open 0
Exemption(s) 48 0 0 Land Schedule 52

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
7.00	Acres-EXCESS FRONTAGE	40,000.00	280,000	100%		280,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.00	Acres-Salt Marsh	100.00	600	100%		600
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
Total Acres 35.00			Land Total			508,600

Accpt Land	508,600	Accepted Bldg	0	Total	508,600
-------------------	---------	----------------------	---	--------------	---------

Arrowsic
Name: GILL, DEB

Valuation Report

12/15/2023

Page 212

Map/Lot: 005-031

Account: 107 Card: 1 of 1

Location: 306 ARROWSIC ROAD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 01/26/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B608P332, B2298P186

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-INLAND LOT	52,500.00	25,178	100%	25,178
2.00	# -Lot Improvements	7,500.00	15,000	100%	15,000
Total Acres 0.46			Land Total		40,178

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	704 Sqft	Grade C 100	Base	124,150
Exterior	Cement Board	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,696
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Average	Typical	124,454	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	112,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2005	16	C 100	448	Ava.	90%	100%	100%	403
Wood Deck	2005	112	C 100	896	Ava.	90%	100%	100%	806
Frame Garage	2005	308	D 100	6.806	Ava-	85%	100%	100%	5,785
1,232 SFLA						Outbuilding Total			6,994

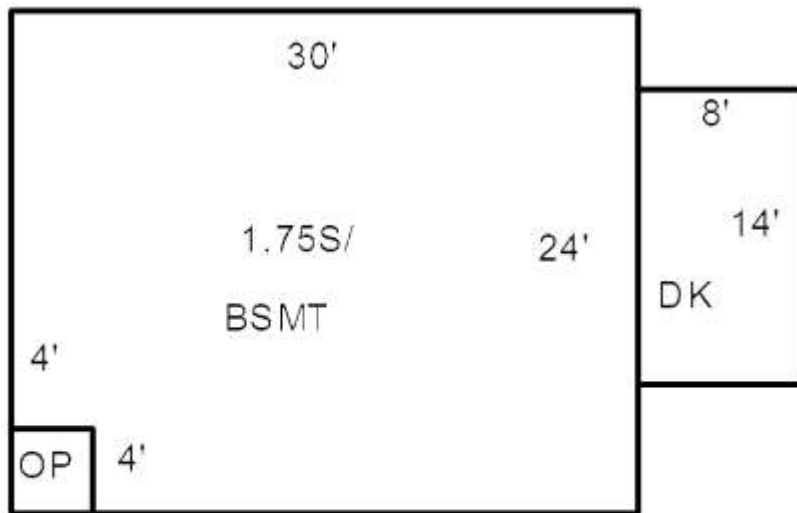
Acpt Land

40,200

Accepted Bldg

119,000 **Total**

159,200



GAR 14X22

Arrowsic
Name: GEAR, BUD S

Valuation Report

12/15/2023
Page 214
006-001-005
FIELD LANE

Account: 108 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities None
Street Paved

Reference 1 B683P242

Reference 2

Tran/Land/Bldg 4 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%	160,000	
3.10	Acres-Rear Land 1-10	2,000.00	6,200	100%	6,200	
Total Acres 5.10			Land Total		166,200	
Acpt Land		166,200	Accepted Bldg		0	
					Total	166,200

Arrowsic
Name: MEAD EMMA L.

Valuation Report

12/15/2023
Page 215
003-054

Account: 109 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 BACK RIVER

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 4 1 99
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 52

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.02	Acres-U/Imp.SubStand.L	8,000.00	8,160	100%	Restiction	8,160	
Total Acres 1.02					Land Total	8,160	
Accpt Land		8,200	Accepted Bldg		0	Total	8,200

Arrowsic
 Name: TAESUWAN, SOMCHAI
 TAESUWAN, CAMELLIA

Valuation Report

12/15/2023
 Page 216
 004-050-001
 CROSBY ROAD

Account: 110 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 29 CROSBY RD

Sale Data	
Sale Date	07/28/2016
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 1 & SP
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.80	Acres-Rear Land 1-10	2,000.00	11,600	100%		11,600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.80						Land Total 79,100

Dwelling Description				Replacement Cost New	
Raised Ranch	Two Story	1,178 Sqft	Grade C 100	Base	203,569
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,068
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	206,179
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value(Rcnld)
						167,005

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhans	1987	16	C 100	1.184	Ava.	81%	100%	100%	959
1SFr Overhans	1987	15	C 100	1.110	Ava.	81%	100%	100%	899
Wood Deck	1987	544	C 100	4.352	Ava.	81%	100%	100%	3,525
Frame Shed	1987			----- S O U N D V A L U E -----					100
Frame Shed	1987	36	C 100	360	Ava.	81%	100%	100%	292
Frame Shed	1987	864	B 100	10.800	Ava.	81%	100%	100%	8,748
2,387 SFLA	Outbuilding Total								14,523

Acpt Land	79,100	Accepted Bldg	181,500	Total	260,600
------------------	--------	----------------------	---------	--------------	---------

Arrowsic
Name: TAESUWAN, SOMCHAI
TAESUWAN, CAMELLIA
Account: 110 Card: 1 of 1

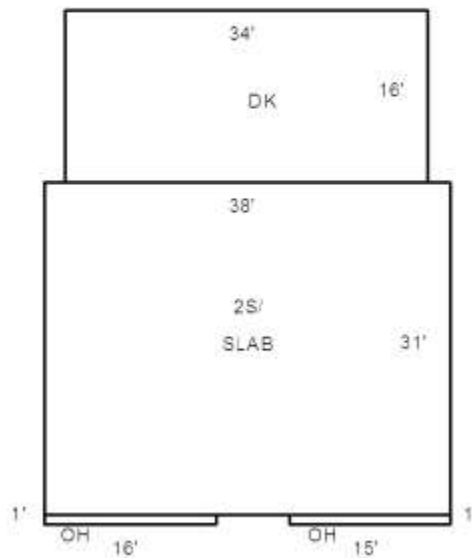
Valuation Report

Map/Lot:
Location:

12/15/2023
Page 217
004-050-001
CROSBY ROAD



SHED=SV



SHED 6X6

SHED 24X36

Account: 111 Card: 1 of 1

Map/Lot: 006-002
Location: 67 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/15/2013
Sale Price 159,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B925P052
Reference 2
Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-INLAND LOT	52,500.00	35,218	100%		35,218
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.90			Land Total			50,218

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	90,376
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

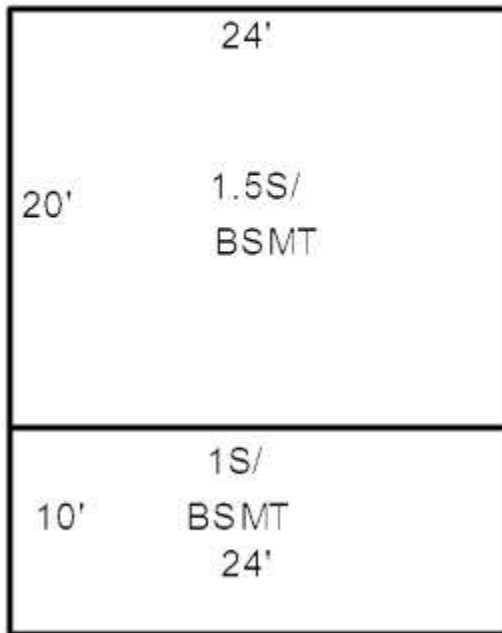
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Old Type	Typical	Below Average	Typical	89,896	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	97%	100%	43,600

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Storv/Basement	1940	240	C 100	20.160	Ava-	50%	97%	100%	9,778
Frame Shed	1990	112	D 100	896	Ava.	83%	100%	100%	744
960 SFLA						Outbuilding Total			10,522

Acpt Land 50,200 **Accepted Bldg** 54,100 **Total** 104,300



SHED 8X14



Arrowsic
Name: GILLIAM, BRET C

Valuation Report

12/15/2023

Page 220

Map/Lot:

005-011-007

Account: 112 Card: 1 of 2

Location:

54 STONETREE ROAD

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1279P100,B1852P184

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

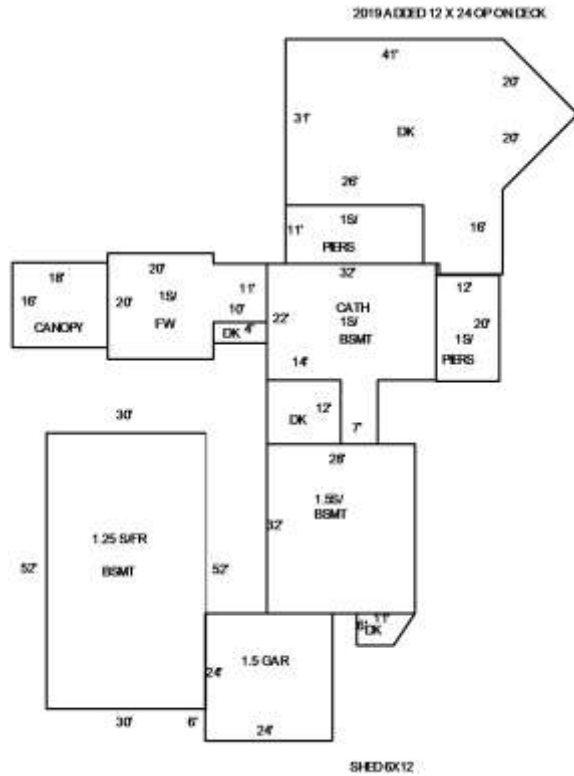
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.06						95,120
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	896 Sqft	Grade B 110	Base		182,879
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,875
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,544
Rooms	7	Secondary Heat	Wood Stove			
Bedrooms	4	Add Fixtures	0			
Baths	5	Half Baths	0	Plumbing		24,750
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1980	1990	Typical	Typical	Good	Typical		220,048
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	87%	100%	100%	191,442		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	1980	288	B 110	2.772	Good	87%	100%	100%	2.412
One Storv Frame	1980	510	B 110	51.893	Good	87%	100%	100%	45.147
Wood Deck	1980	40	B 110	440	Good	87%	100%	100%	383
1 Storv/Basement	1980	788	B 110	91.014	Good	87%	100%	100%	79.182
One Storv Frame	1980	286	B 110	29.101	Good	87%	100%	100%	25.318
One Storv Frame	1980	240	B 110	24.420	Good	87%	100%	100%	21.245
Wood Deck	1980	1384	B 110	15.224	Good	87%	100%	100%	13.245
Wood Deck	1980	168	B 110	1.848	Good	87%	100%	100%	1.608
1.50 ST GARAGE	1980	576	B 110	27.801	Good	87%	100%	100%	24.187
Wood Deck	1980	54	B 110	594	Good	87%	100%	100%	517
3,168 SFLA									
Outbuilding Total									213,244

Acpt Land 95,100 Accepted Bldg 404,700 Total 499,800



Arrowsic
Name: GILLIAM, BRET C

Valuation Report

12/15/2023

Page 222

Map/Lot:

005-011-007

Account: 112 Card: 2 of 2

Location:

54 STONETREE ROAD

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1279P100,B1852P184

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Shed	1980	72	C 100	720	Ava.	78%	100%	100%	562
Open Frame Porch	2019	288	C 100	8.064	Ava.	97%	100%	100%	7.822
1 Storv/Basement	2023	1560	A 100	196.560	Ava+	99%	100%	100%	194.594
4,728 SFLA									
Outbuilding Total								202,978	
Accpt Land			0	Accepted Bldg			203,000	Total	203,000

Arrowsic
Name: GILLIAM, BRET C

Valuation Report

12/15/2023

Page 223

Map/Lot:

005-011-007

Location:

54 STONETREE ROAD

Account: 112

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	95,100	404,700	499,800	95,100	404,700	499,800
2	0	203,000	203,000	0	203,000	203,000
TOTAL	95,100	607,700	702,800	95,100	607,700	702,800

Arrowsic
 Name: GINN, CLIFFORD M
 GINN, JENNIFER

Valuation Report

12/15/2023
 Page 224
 005-007

Account: 113 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 4 10 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	50%	Access	95,000
2.25	Acres-EXCESS FRONTAGE	40,000.00	90,000	75%	Access	67,500
5.75	Acres-Rear Land 1-10	2,000.00	11,500	100%		11,500
Total Acres 10.00			Land Total			174,000

Acpt Land	174,000	Accepted Bldg	0	Total	174,000
------------------	---------	----------------------	---	--------------	---------

Arrowsic
 Name: COTTER, ANDREW P
 HOWARD, JENNA

Valuation Report

12/15/2023

Page 225

Account: 114 Card: 1 of 1

Map/Lot:
 Location:

003-010
 NEWTOWN ROAD

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 05/24/2022
 Sale Price 525,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B780P279,B1535P207

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
9.33	Acres-Rear Land 1-10	2,000.00	18,660	100%		18,660
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 11.33						Land Total 113,660

Dwelling Description

Replacement Cost New

Conventional	Two Story	520 Sqft	Grade C 90	Base	104,371
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-3,744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,808
Rooms	6	Secondary Heat	Wood Stove		900
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,050
Attic	1/2 Finished			Attic	7,002
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Average	Typical	115,387	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	92,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Fr Bav Window	1985	16	C 90	1.426	Ava.	80%	100%	100%	1.141
1SFr Overhanga	1985	40	C 90	2.664	Ava.	80%	100%	100%	2.131
Wood Deck	1985	320	C 90	2.304	Ava.	80%	100%	100%	1.843
One Storr Frame	1985	280	C 90	18.648	Ava.	80%	100%	100%	14.918
1 & 3/4 Storr Fr	1985	400	C 90	37.296	Ava.	80%	100%	100%	29.837
Open Frame Porch	1985	276	C 90	6.955	Ava.	80%	100%	100%	5.564
2S Frame Shed	1985	288	B 100	5.652	Ava.	80%	100%	100%	4.522
One Storr Frame	1985	200	B 100	18.500	Ava.	80%	100%	100%	14.800
Open Frame Porch	1985	40	C 100	1.120	Ava.	80%	100%	100%	896
2,292 SFLA						Outbuilding Total			75,652

Acpt Land

113,700

Accepted Bldg

168,000

Total

281,700

Arrowsic
Name: COTTER, ANDREW P
HOWARD, JENNA

Valuation Report

12/15/2023

Page 226

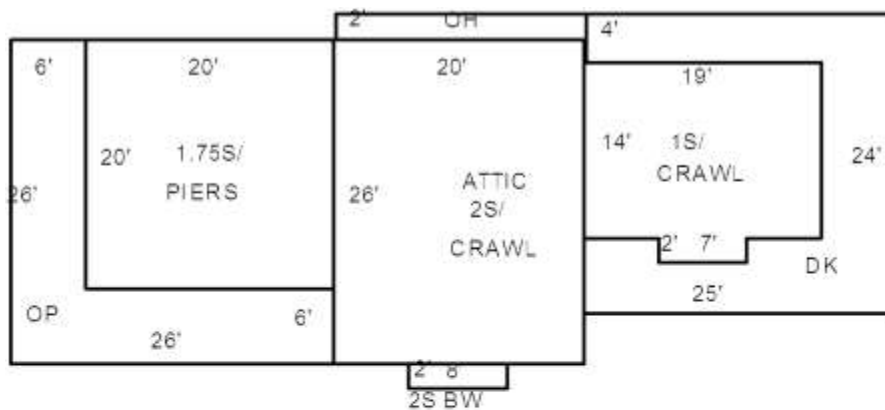
Map/Lot:

003-010

Account: 114 Card: 1 of 1

Location:

NEWTOWN ROAD



2S SHED 12X24
1S/P 10X20
OP 4X10

Account: 116 Card: 1 of 1

Map/Lot: 006-011
Location: PREBLE POINT ROAD

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/04/2008
Sale Price 184,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B789P019,B904P230

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-WATERFRONT LOT	160,000	43,818	100%		43,818
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.15			Land Total			58,818

Dwelling Description

Replacement Cost New

Contemporary	Two Story	196 Sqft	Grade B 100	Base	97,008
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Crawl	Basement	-1,960
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,960
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Typical	Typical	Average	Typical	107,008	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	99,517

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2010	688	B 100	63.640	Ava.	93%	100%	100%	59,185
Open Frame Porch	2010	80	B 100	2.800	Ava.	93%	100%	100%	2,604
Open Frame Porch	2010	90	B 100	3.150	Ava.	93%	100%	100%	2,930
Wood Deck	2010	184	B 100	1.840	Ava.	93%	100%	100%	1,711
Frame Shed	2010	108	B 100	1.350	Ava.	93%	100%	100%	1,256
1,080 SFLA						Outbuilding Total			67,686

Acpt Land

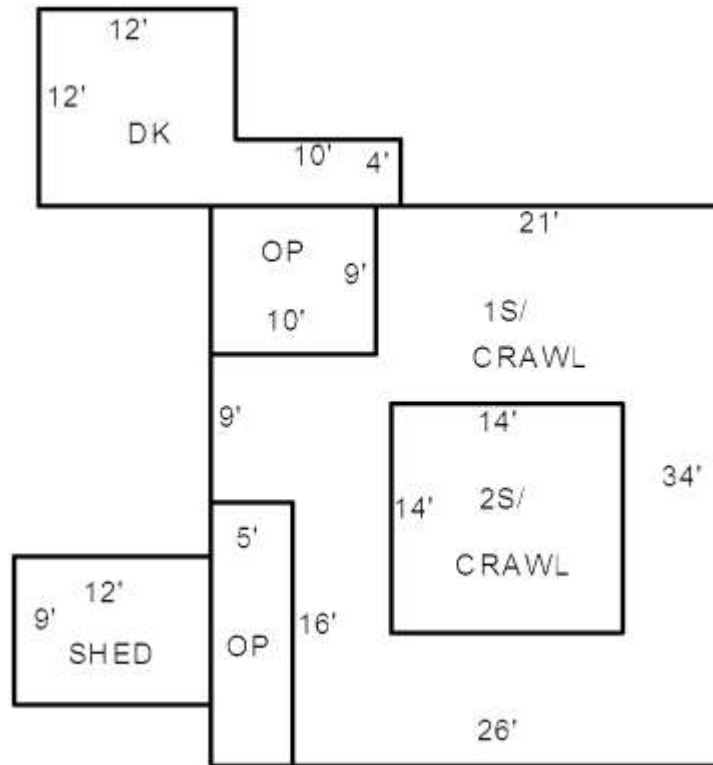
58,800

Accepted Bldg

167,200

Total

226,000



Arrowsic
 Name: MILLER, JEFFREY
 MIGNONE, MIGNONE, KAREN
 Account: 117 Card: 1 of 1

Valuation Report

12/15/2023
 Page 229
 004-030-002

Map/Lot:
 Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling Steep
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 08/24/2012
 Sale Price 454,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1341P239 , B2758P1
 Reference 2
 Tran/Land/Bldg 5 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.99	Acres-EXCESS FRONTAGE	40,000.00	39,600	100%		39,600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.99						Land Total 244,600

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,082 Sqft	Grade B 100	Base		142,585
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	865 Sqft, Grade B	Basement Gar	None	Fin Bsmt		21,625
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,058
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,625
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

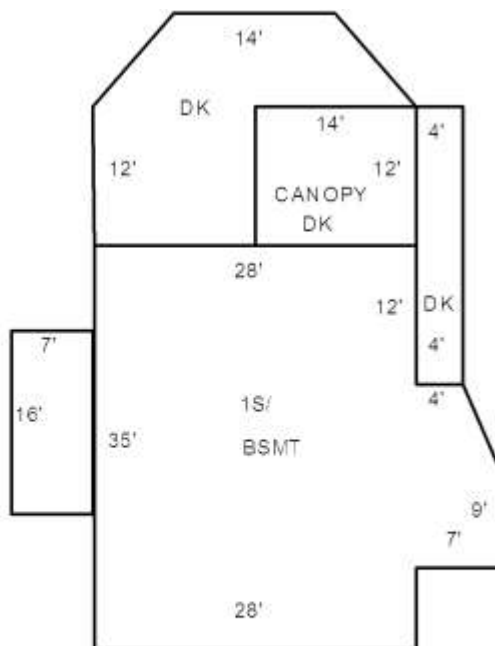
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	185,143
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value(Rcnd) 144,412

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Canopv	1980	168	B 100	1.470	Ava.	1.147
Wood Deck	1980	600	B 100	6.000	Ava.	4.680
One Storv Frame	1980	112	B 100	10.360	Ava.	8.081
Frame Garage	1980	576	C 100	15.476	Ava.	12.071
DOCK SYSTEM AVE	1980	1	C 100	25.000	Poor	24.750
1,194 SFLA						50,729
Outbuilding Total						50,729

Acpt Land 244,600 **Accepted Bldg** 195,100 **Total** 439,700

Valuation Report

Map/Lot:
Location:



GAR 24X24

Arrowsic
 Name: DAVIS, KAY-LEE MARIE
 ALLEN, LONDON RILEY

Valuation Report

12/15/2023

Page 231

Account: 118 Card: 1 of 1

Map/Lot:
 Location:

003-047

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 2
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 02/05/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B933P285,B1731P110

Reference 2

Tran/Land/Bldg 5 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	ACRES-DUCK CAMP LOT	100,000	91,244 100%		91,244
Total Acres 0.80			Land Total		91,244

Dwelling Description

Replacement Cost New

Seasonal Camp	Two Story	176 Sqft	Grade C 90	Base	54,172
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,267
Rooms	4	Secondary Heat	Wood Stove		900
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,050
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	None	Average	Typical	47,537
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	90% 100%	31,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1970	241	C 90	16.051	Ava.	73%	90%	100%	10.545
Frame Shed	1970	25	C 90	225	Ava.	73%	90%	100%	148
Open Frame Porch	1970	132	C 90	3.326	Ava.	73%	90%	100%	2.185
1SFr Overhans	1970	44	C 90	2.930	Ava.	73%	90%	100%	1.925
DOCK SYSTEM AVE	1970	1	C 90	22.500	Ava.	99%	100%	100%	22.275
637 SFLA						Outbuilding Total			37,078

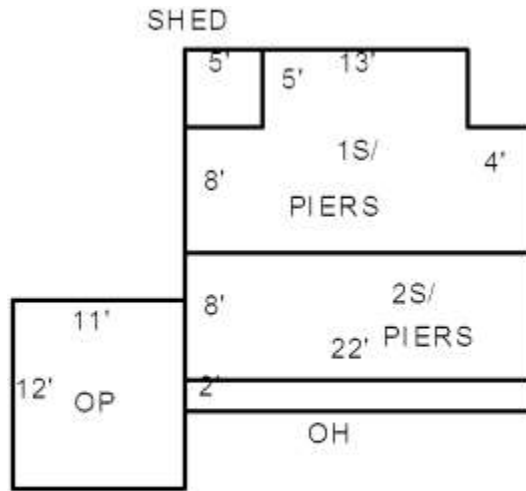
Acpt Land 91,200 **Accepted Bldg** 68,300 **Total** 159,500

Arrowsic
Name: DAVIS, KAY-LEE MARIE
ALLEN, LONDON RILEY
Account: 118 Card: 1 of 1

Valuation Report

12/15/2023
Page 232
003-047

Map/Lot:
Location:



DOCK SYSTEM

Arrowsic
 Name: JONATHAN S. SCHAU LIVING TRUST
 TINA M. SCHAU LIVING TRUST
 Account: 119 Card: 1 of 1

Valuation Report

12/15/2023
 Page 233
 002-011
 STEEN ROAD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/22/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1214P252
 Reference 2
 Tran/Land/Bldg 4 10 99
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
4.13	Acres-Rear Land 1-10	2,000.00	8,260	100%		8,260
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.13						Land Total 213,260

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	980 Sqft	Grade B 100	Base	192,002
Exterior	Cement Board	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,225
Generator	Generator Genera			Generator	6,250
Foundation	Concrete Slab	Basement	None	Basement	-13,475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	8,575
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	Typical	Typical	Average	Typical	205,827	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		96%	100%	100%	197,594

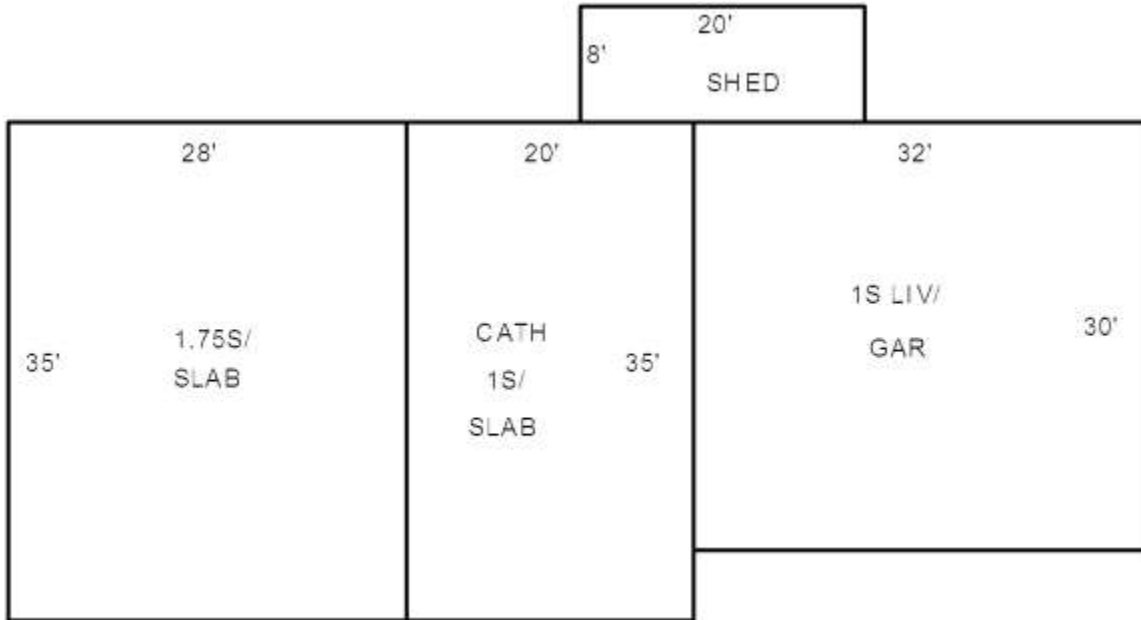
Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2017	700	B 100	64.750	Ava.	96%	100%	100%	62.160
1S AD/GAR	2017	960	B 100	120.625	Ava.	96%	100%	100%	115.800
Frame Shed	2017	160	B 100	2.000	Ava.	96%	100%	100%	1.920
DOCK SYSTEM AVE	2017	1	C 100	25.000	Ava.	99%	100%	100%	24.750
3,375 SFLA						Outbuilding Total			204,630

Acpt Land 213,300 **Accepted Bldg** 402,200 **Total** 615,500

Valuation Report

Map/Lot:
Location:



Account: 120 Card: 1 of 1

Neighborhood 8 PATIS BLUFF

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/28/2017
Sale Price 191,920
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B574P031 B995P258 , B2758P269

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.41	Acres-EXCESS FRONTAGE	40,000.00	16,400	100%		16,400
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.70						Land Total 223,980

Dwelling Description

Replacement Cost New

Conventional	Two Story	900 Sqft	Grade C 110	Base	159,350
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-7,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-5,940
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Average	Inadeq.	150,440	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	95%	100%	117,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	60	C 110	2.640	Ava.	82%	95%	100%	2.057
Wood Deck	1989	40	C 110	352	Ava.	82%	95%	100%	275
Open Frame Porch	1989	128	C 110	3.942	Ava.	82%	95%	100%	3.070
Wood Deck	1989	312	C 110	2.746	Ava.	82%	95%	100%	2.139
One Storv Frame	1989	96	C 110	7.814	Ava.	82%	95%	100%	6.087
1.50 ST GARAGE	1989	624	C 100	21.841	Ava.	82%	100%	100%	17.910
Frame Garage	1989	640	C 110	18.854	Ava.	82%	100%	100%	15.460
DOCK SYSTEM AVE	1989	1	C 100	25.000	Ava.	99%	50%	100%	12.375
1,896 SFLA						Outbuilding Total			59,373

Acpt Land

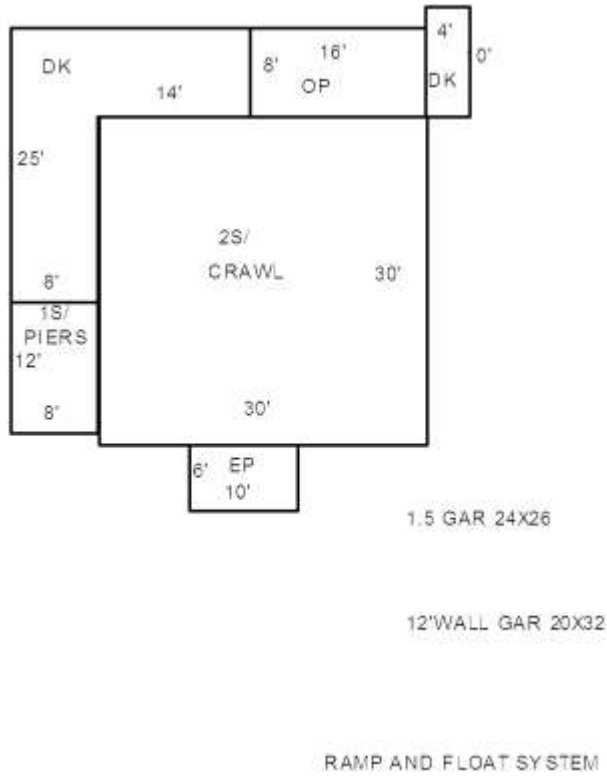
224,000

Accepted Bldg

176,600

Total

400,600



Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/11/2022
Sale Price 625,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B579P283

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
6.20	Acres-Rear Land 1-10	2,000.00	12,400	100%		12,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.20						Land Total 107,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	792 Sqft	Grade C 110	Base	145,469
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,356
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		1,100
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	Typical	Typical	Above Average	Typical	153,213	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	130,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN			Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
1 Storv/Basement	1980	216	C 110	19.958	Ava+	85%	100%	100%	16.964	
One Storv Frame	1980	48	C 110	3.907	Ava+	85%	100%	100%	3.321	
Open Frame Porch	1980	238	C 110	7.330	Ava+	85%	100%	100%	6.230	
Patio	1980	238	C 100	952	Ava.	78%	100%	100%	743	
Wood Deck	1980	328	C 110	2.886	Ava+	85%	100%	100%	2.453	
Frame Shed	1980	720	C 100	7.200	Ava.	78%	100%	100%	5.616	
1.50 ST GARAGE	1980	616	C 100	21.571	Ava.	78%	100%	100%	16.825	
1,650 SFLA						Outbuilding Total			52,152	

Acpt Land

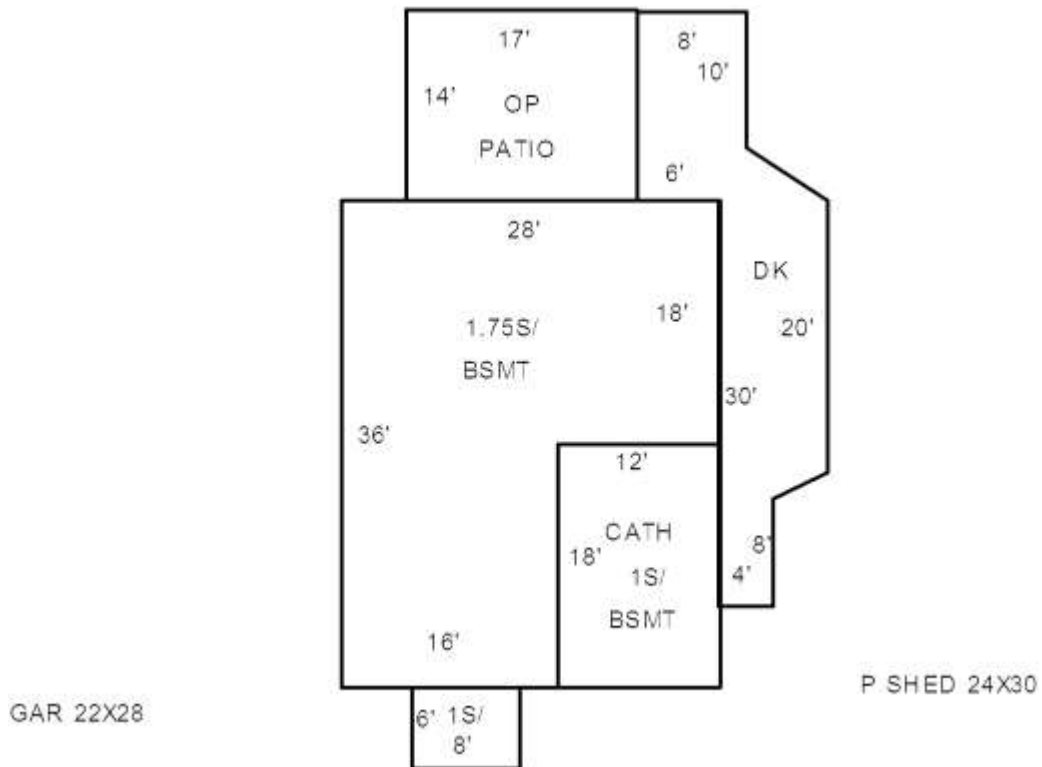
107,400

Accepted Bldg

182,400

Total

289,800



Account: 122 Card: 1 of 1 Map/Lot: Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 01/03/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B725P338
Reference 2
Tran/Land/Bldg 1 10 9
Farm Land (Year) 0 Open 0
Exemption(s) 3 14 0 Land Schedule 4

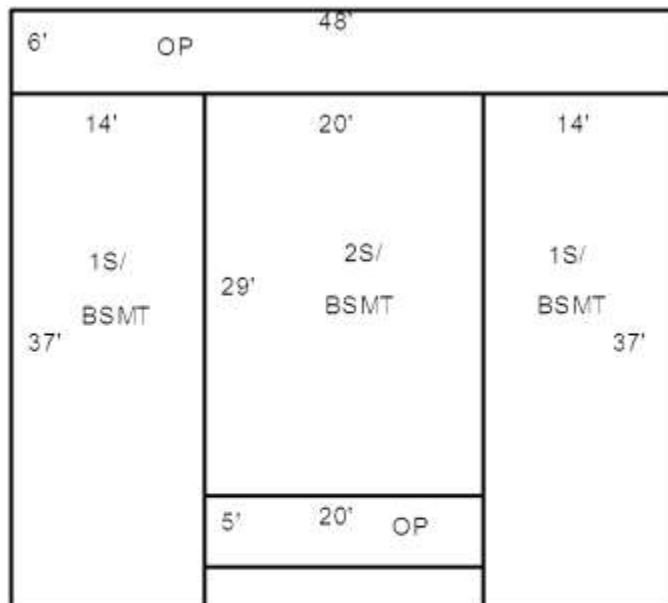
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.00	Acres-EXCESS FRONTAGE	20,000.00	20,000	100%		20,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.10						Land Total 199,200

Dwelling Description				Replacement Cost New	
Conventional	One Story	518 Sqft	Grade B 110	Base	99,457
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	712
Solar Voltaic	60 Solar			Solar Voltaic	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,750
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,849
Rooms	5	Secondary Heat	Wood Stove		1,375
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,188
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2001	0	Good	Good	Above Average	Typical		118,831
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	110,513

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Storv/Basement	2001	580	B 110	102.399	Ava+	93%	100%	100%	95.231
1 Storv/Basement	2001	518	B 110	59.829	Ava+	93%	100%	100%	55.641
Open Frame Porch	2001	100	B 110	3.850	Ava+	93%	100%	100%	3.580
Open Frame Porch	2001	288	B 110	11.088	Ava+	93%	100%	100%	10.312
Frame Shed	2001	48	C 100	480	Ava.	88%	100%	100%	422
2,196 SFLA									Outbuilding Total 165,186

Acpt Land 199,200 **Accepted Bldg** 275,700 **Total** 474,900



SHED 6X8

Arrowsic
 Name: STARBIRD, JOHN S JR
 STARBIRD, JAYNE E

Valuation Report

12/15/2023

Page 241

Account: 123 Card: 1 of 1

Map/Lot:
 Location:

005-004-006
 165 WHITMORES LANDING

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 03/01/1995
 Sale Price 109,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B640P133,B1336P316

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 12 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
2.50	Acres-Rear Land 1-10	2,000.00	5,000	100%		5,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.50						Land Total 100,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	576 Sqft	Grade C 100	Base	122,598
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Dry 1/4 Bmt	Basement	-4,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,456
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1984	0	Typical	Typical	Average	Typical	118,534	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	94,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1984	256	C 100	18.944	Ava.	80%	100%	100%	15.155
Wood Deck	1984	144	C 100	1.152	Ava.	80%	100%	100%	922
Frame Shed	1984	96	C 100	960	Ava.	80%	100%	100%	768
Frame Shed	1984	240	C 100	2.400	Ava.	80%	100%	100%	1.920
1.50 ST GARAGE	1984	528	C 100	18.596	Ava.	80%	100%	100%	14.877
Frame Shed	1984	160	C 100	1.600	Ava.	80%	100%	100%	1.280
Encl Frame Porch	1984	120	D 100	3.840	Ava.	80%	100%	100%	3.072
1,408 SFLA						Outbuilding Total			37,994

Acpt Land

100,000

Accepted Bldg

132,800 **Total**

232,800

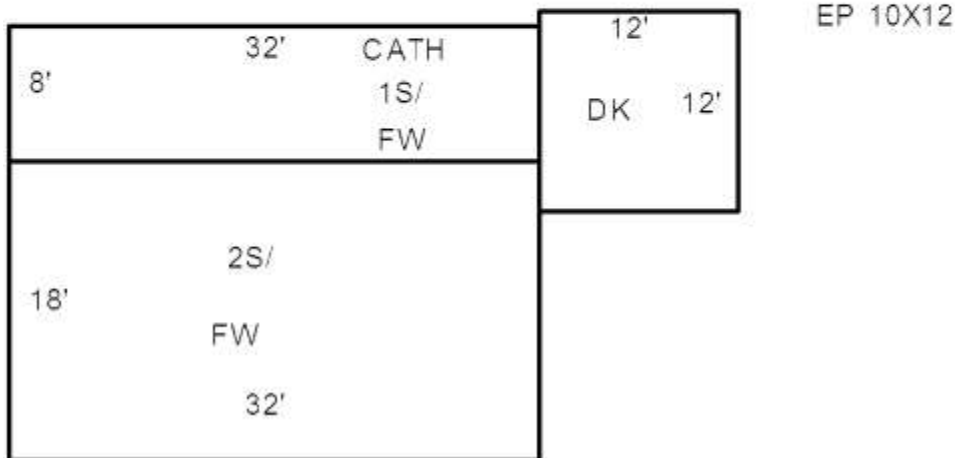
Arrowsic
 Name: STARBIRD, JOHN S JR
 STARBIRD, JAYNE E
 Account: 123 Card: 1 of 1

Valuation Report

12/15/2023
 Page 242
 005-004-006
 Map/Lot:
 Location: 165 WHITMORES LANDING



SHED 10X24
 1.5 GAR 22X24
 SHED 8X12
 SHED 8X20



Arrowsic
Name: TOWN OF ARROWSIC

Valuation Report

12/15/2023

Page 243

Map/Lot:

005-001

Location:

RTE 127

Account: 124 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 09/01/2011
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2902P30, B982P124

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 43 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.62	Acres-U/Imp.SubStand.L	8,000.00	4,960	100%		4,960	
Total Acres 0.62					Land Total	4,960	
Acpt Land		5,000	Accepted Bldg		0	Total	5,000

Arrowsic
Name: HARRINGTON, EDWIN JR

Valuation Report

12/15/2023
Page 244
005-027-002
RTE 127

Account: 125 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B912P287

Reference 2

Tran/Land/Bldg 1 1 9

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	75%	Access	39,375	
0.50	Acres-Salt Marsh	100.00	50	100%		50	
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400	
Total Acres 3.20			Land Total			40,825	
Accpt Land		40,800	Accepted Bldg		0	Total	40,800

Arrowsic
Name: HARRINGTON, EDWIN JR

Valuation Report

12/15/2023
Page 245
005-027-002
RTE 127

Account: 125 Card: 1 of 1

Map/Lot:
Location:



Account: 126 Card: 1 of 1

Neighborhood 10 OLD STAGE

Zoning/Use: RUR RES 1 & SP
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/25/2006
Sale Price: 185,000
Sale Type: Land & Buildings
Financing: Conventional
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B2784P135

Reference 2:

Tran/Land/Bldg: 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.39	Acres-Rear Land 1-10	2,000.00	10,780	100%		10,780
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.39						Land Total 78,280

Dwelling Description

Replacement Cost New

Contemporary	One Story	906 Sqft	Grade C 100	Base	101,044
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,000
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-2,718
Rooms	4	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	19,776
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

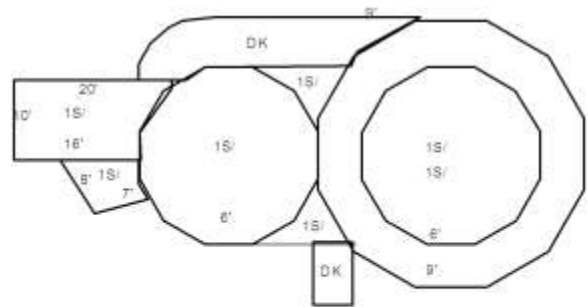
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1982	0	Typical	Typical	Average	Inadeq.	128,102	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	95%	100%	96,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
One Storv Frame	1982	403	C 100	29.822	Ava.	79%	95%	100%	22.381	
One Storv Frame	1982	175	C 100	12.950	Ava.	79%	95%	100%	9.719	
One Storv Frame	1982	100	C 100	7.400	Ava.	79%	95%	100%	5.554	
Wood Deck	1982	184	C 100	1.472	Ava.	79%	95%	100%	1.105	
Wood Deck	1982	40	C 100	320	Ava.	79%	95%	100%	240	
Frame Shed	1982			----- S O U N D V A L U E -----						100
1,584 SFLA				Outbuilding Total						39,099

Acpt Land 78,300 **Accepted Bldg** 135,200 **Total** 213,500



SHED-SV

Arrowsic
 Name: KIMBALL, PATRICIA `FAVRO
 KIMBALL, JONATHAN W
 Account: 127 Card: 1 of 1

Valuation Report

12/15/2023
 Page 248
 004-052
 OLD STAGE ROAD

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 01/07/2021
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1219P146, B2035P023

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-INLAND LOT	52,500.00	26,250	100%		26,250
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.50			Land Total			41,250

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	754 Sqft	Grade B 100	Base	179,592
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,655
Rooms	6	Secondary Heat	Pellet Stove		1,875
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1911	2008	Old Type	Typical	Good	Typical	192,747
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	150,343	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy		Func	Econ
1 Storv/Basement	1911	224	B 100	23.520	Good	78%	100%	100%	18,346
Encl Frame Porch	1911	240	B 100	12.000	Good	78%	100%	100%	9,360
Wood Deck	1911	288	B 100	2.880	Good	78%	100%	100%	2,246
Canopy	1911	64	B 100	560	Good	78%	100%	100%	437
Frame Garage	1911	720	B 100	24,025	Good	78%	100%	100%	18,740
Open Frame Porch	1911	30	B 100	1,050	Good	78%	100%	100%	819
1,732 SFLA						Outbuilding Total			49,948

Acpt Land

41,300

Accepted Bldg

200,300 **Total**

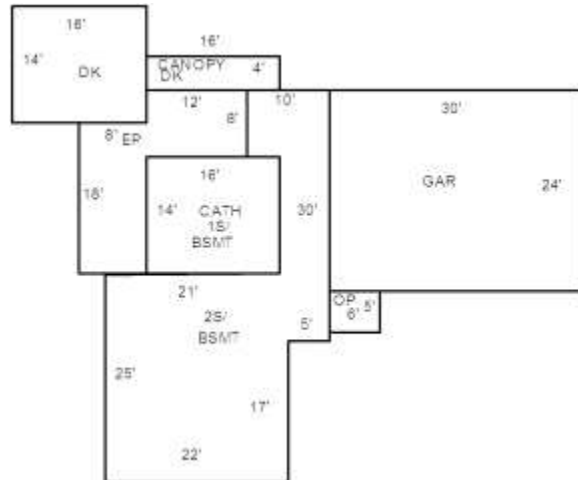
241,600

Arrowsic
Name: KIMBALL, PATRICIA `FAVRO
KIMBALL, JONATHAN W
Account: 127 Card: 1 of 1

Valuation Report

12/15/2023
Page 249
004-052
OLD STAGE ROAD

Map/Lot:
Location:



Arrowsic
 Name: TARBOX, CHRISTINE
 TARBOX, CHARLES

Valuation Report

12/15/2023

Page 250

Account: 128 Card: 1 of 1

Map/Lot:
 Location:

005-043
 0 OLD STAGE ROAD

Neighborhood 37 PALACE COVE

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1795P122, B1795P124, B1795P126

Reference 2 B1198P277

Tran/Land/Bldg 1 1 98

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.30	Acres-EXCESS FRONTAGE	20,000.00	26,000	100%		26,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 4.00						Land Total 202,400

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base		113,464
Exterior	Log	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
Generator	Generator Genera			Generator		5,000
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		4,320
Rooms	4	Secondary Heat	Wood Stove			1,000
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1963	0	Typical	Typical	Average	Typical		123,784
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	69%	100%	100%			85,411

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Wood Deck	1963	388	C 100	3.104	Ava.	69%	100%	100%	2.142
Wood Deck	1963	176	C 100	1.408	Ava.	69%	100%	100%	972
1.75 ST GARAGE	1963	576	C 100	21.816	Ava-	53%	100%	100%	11.562
DOCK SYSTEM AVE	1963	1	C 100	25.000	Ava.	99%	100%	100%	24.750
One Storv Frame	2019	120	C 100	8.880	Ava.	69%	100%	100%	6.127
1,200 SFLA						Outbuilding Total			45,553

Acpt Land 202,400 **Accepted Bldg** 131,000 **Total** 333,400

Arrowsic
Name: TARBOX, CHRISTINE
TARBOX, CHARLES

Valuation Report

12/15/2023

Page 251

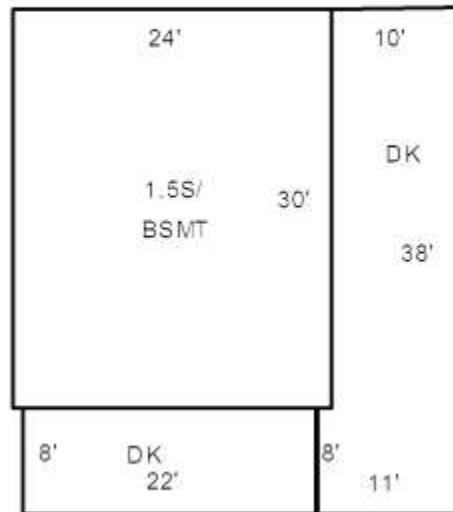
Account: 128 Card: 1 of 1

Map/Lot:
Location:

005-043
0 OLD STAGE ROAD



1.75 GAR 24X24



AVG DOCK SYSTEM

Arrowsic
 Name: BROWN, BAIRD
 BROWN, CAROL

Valuation Report

12/15/2023
 Page 252
 003-036-001
 ROUTE 127

Account: 129 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 BACK RIVER
 Zoning/Use RUR RES 1 & RP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/30/2008
 Sale Price 525,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B737P161,B1491P236 B2534P59

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.00	Acres-EXCESS FRONTAGE	40,000.00	80,000	100%		80,000
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.90			Land Total			286,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,080 Sqft	Grade C 100	Base	182,272
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-8,640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-6,480
Rooms	6	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	1990	Typical	Typical	Average	Typical	Value(Rcnd)
None				81%	100%	139,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Encl Frame Porch	1986	128	C 100	5.120	Ava.	81%	100%	100%	4.147
Wood Deck	1986	60	C 100	480	Ava.	81%	100%	100%	389
Frame Shed	1986	80	D 100	640	Ava-	71%	100%	100%	454
APT/GAR	1997	616	C 100	72.584	Ava.	86%	100%	100%	62.422
DOCK SYSTEM AVE	1986	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,160 SFLA						Outbuilding Total			92,162

Acpt Land

286,800

Accepted Bldg

232,000 **Total**

518,800

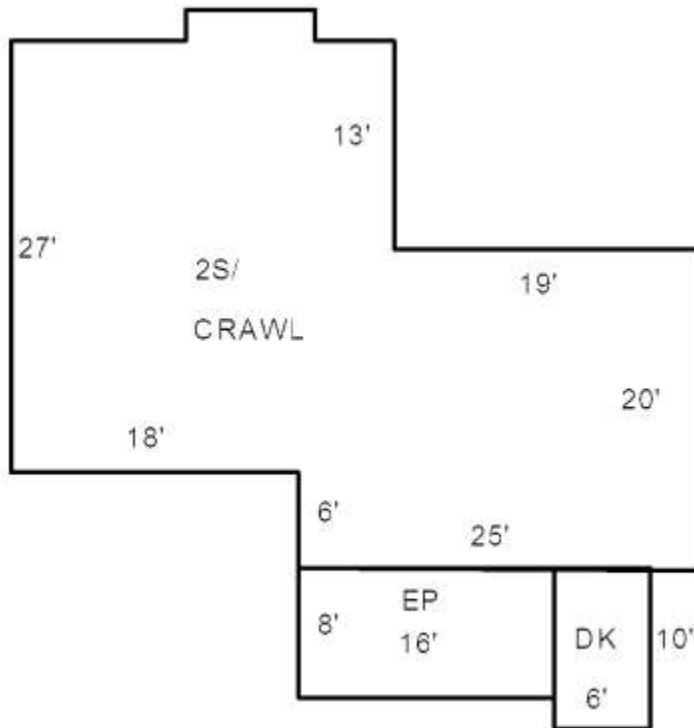
Arrowsic
Name: BROWN, BAIRD
BROWN, CAROL
Account: 129

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 253
003-036-001
ROUTE 127



SHED 8X10

APARTMENT/GAR

22X28

DOCK SYS

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling/Steep
Utilities Drilled Well/Septic System
Street Gravel

Sale Data
Sale Date 11/06/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B769P269,B1826P045
Reference 2
Tran/Land/Bldg 1 10 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	90%	Economic	171,000
2.10	Acres-EXCESS FRONTAGE	40,000.00	84,000	100%		84,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.14	Acres-Rear Land 11-20	1,800.00	12,852	100%		12,852
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 21.24			Land Total			302,852

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	162,207
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,405
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	176,962
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	86%	100%	86%	130,120	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1997	140	C 110	616	Ava.	86%	100%	86%	453
1 Storv/Basement	1997	180	C 110	16.632	Ava.	86%	100%	86%	12.230
1.50 ST GARAGE	1997	432	C 100	15.352	Ava.	86%	100%	86%	11.289
Frame Shed	1997	192	C 100	1.920	Ava.	86%	100%	86%	1.412
Frame Garage	1997	528	C 100	14.228	Ava.	86%	100%	86%	10.462
DOCK SYSTEM AVE	1997	1	C 100	25.000	Ava.	99%	100%	86%	21.161
1,818 SFLA									57,007
Outbuilding Total									57,007

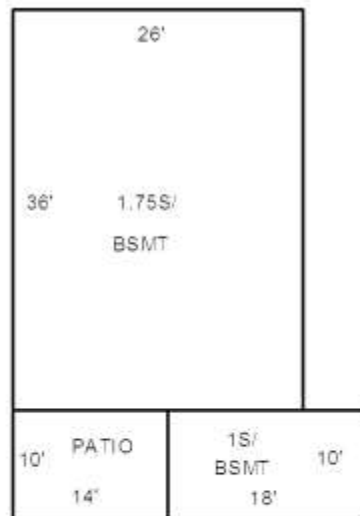
Acpt Land 302,900 **Accepted Bldg** 187,100 **Total** 490,000



1.5 GAR 18x24

SHED 8x24

GAR 22x24



AVERAGE DOCK SYSTEM

Arrowsic
 Name: HIGGISON, PEYTON
 HIGGISON, CHAKE

Valuation Report

12/15/2023

Page 256

Account: 131 Card: 1 of 1

Map/Lot:
 Location:

003-050
 DUCK CAMP ROAD

Neighborhood 16 OLD STAGE RD

Sale Data	
Sale Date	03/22/2010
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 2 & RP
 Topography Level
 Utilities NoneNone
 Street Semi-Improved

Reference 1 B378P1188, B2329P324

Reference 2 B2818P115

Tran/Land/Bldg 4 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-U/Imp.SubStand.L	8,000.00	5,440	100%		5,440
Total Acres 0.68			Land Total			5,440

Acpt Land	5,400	Accepted Bldg	0	Total	5,400
------------------	-------	----------------------	---	--------------	-------

Account: 133 Card: 1 of 1

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography RollingBelow Street
Utilities None
Street Gravel

Sale Data
Sale Date 06/18/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B573P143

Reference 2

Tran/Land/Bldg 3 10 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	80%	Access	152,000
5.50	Acres-EXCESS FRONTAGE	40,000.00	220,000	100%		220,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.80	Acres-Rear Land 11-20	1,800.00	17,640	100%		17,640
Total Acres 27.30			Land Total			409,640

Dwelling Description

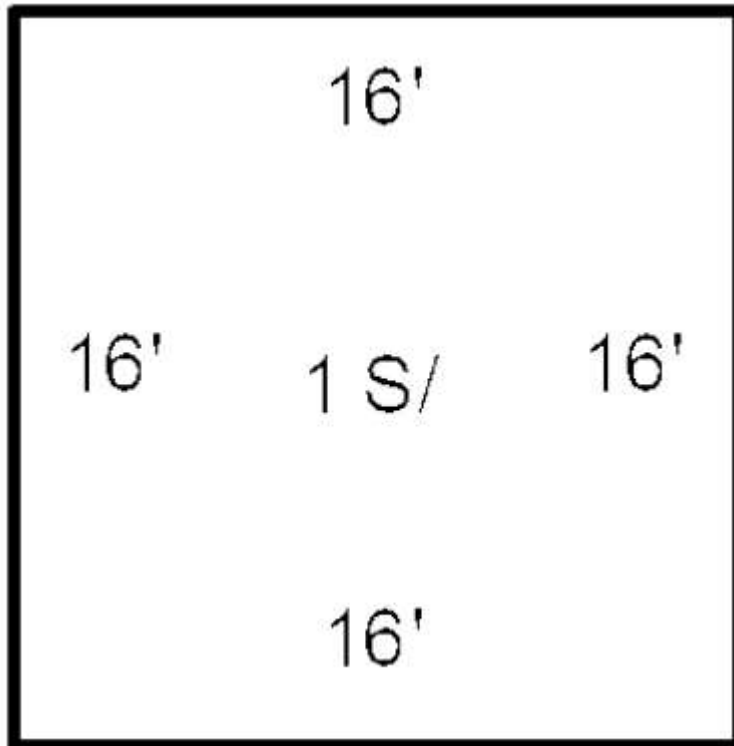
Replacement Cost New

Primitive	One Story	256 Sqft	Grade E 100	Base	13,501
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-512
Rooms	1	Secondary Heat	Wood Stove		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	256	Insulation	-256
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	None	None	Below Average	Inadeq.	8,691	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	77%	100%	3,346

Acpt Land 409,600 **Accepted Bldg** 3,300 **Total** 412,900



Account: 134 Card: 1 of 2

Map/Lot:
Location:

003-001
STEEN ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/19/2010
Sale Price 450,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B213P233 B1107P149

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.70			Land Total			256,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	740 Sqft	Grade C 110	Base	136,690
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Dry Crawl	Basement	-7,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,849
Rooms	5	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Above Average	Typical	132,015
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						112,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	140	C 110	1.232	Ava+	85%	100%	100%	1.047
Wood Deck	1980	318	C 110	2.798	Ava+	85%	100%	100%	2.378
Canopy	1980	154	C 110	1.186	Ava+	85%	100%	100%	1.008
Open Frame Porch	1980	224	C 110	6.899	Ava+	85%	100%	100%	5.864
One Story Frame	1980	105	C 110	8.547	Ava+	85%	100%	100%	7.265
Wood Deck	1980	154	C 110	1.355	Ava+	85%	100%	100%	1.152
Frame Shed	1980	64	C 100	640	Ava.	78%	100%	100%	499
1,400 SFLA									
Outbuilding Total									19,213

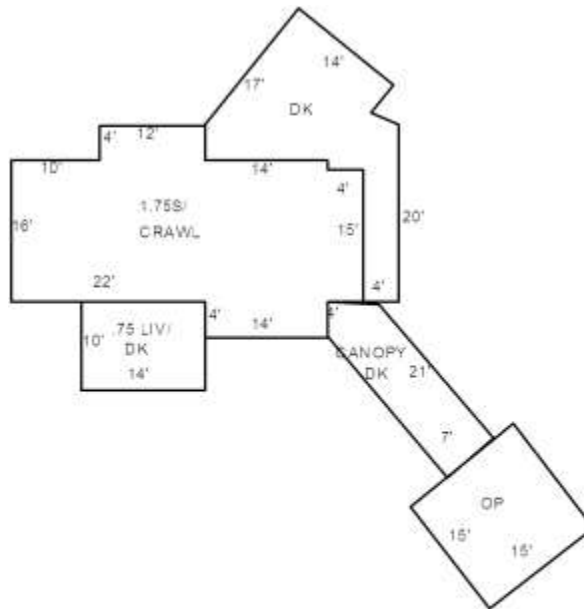
Acpt Land

256,400

Accepted Bldg

131,400 **Total**

387,800



SHED 8X8

Account: 134 Card: 2 of 2 Map/Lot: Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/19/2010
Sale Price 450,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

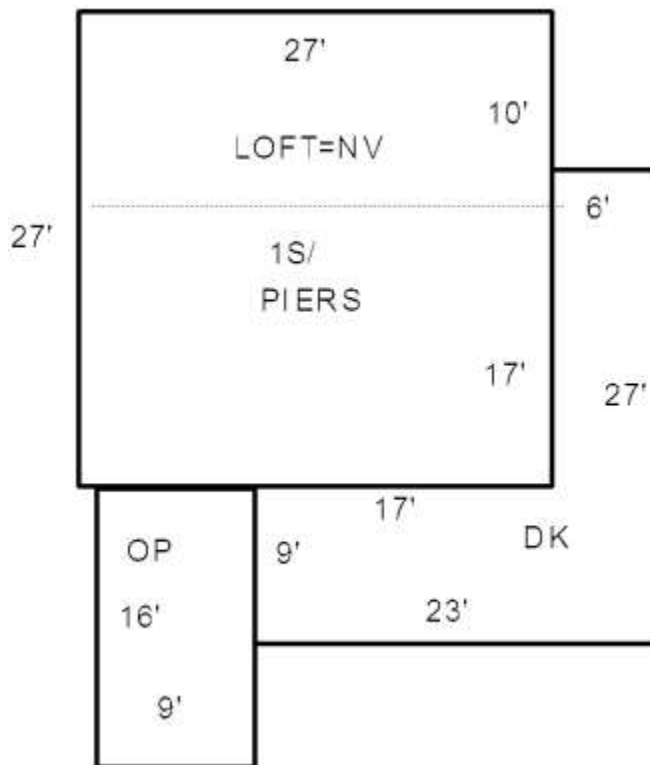
Reference 1 B213P233 B1107P149
Reference 2
Tran/Land/Bldg 1 1 36
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 51

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	729 Sqft	Grade D 90	Base	50,657
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-2,100
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,050
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1939	0	Obsolete	Obsolete	Below Average	Typical		36,919
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Other		None		50%	86%	100%	15,875

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1939	144	D 90	2.903	Ava-	50%	86%	100%	1,249
Wood Deck	1939	315	D 90	1.814	Ava-	50%	86%	100%	780
729 SFLA						Outbuilding Total			2,029

Accpt Land 0 **Accepted Bldg** 17,900 **Total** 17,900



Arrowsic
Name: JOHNSON CONTINO, LISA

Valuation Report

12/15/2023
Page 263
003-001
STEEN ROAD

Account: 134

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	256,400	131,400	387,800	256,400	131,400	387,800
2	0	17,900	17,900	0	17,900	17,900
TOTAL	256,400	149,300	405,700	256,400	149,300	405,700

Arrowsic
Name: MAINE TREE FOUNDATION

Valuation Report

12/15/2023

Page 264

Map/Lot:

004-046

Account: 135 Card: 1 of 1

Location:

OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data
Sale Date 01/30/2014
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Other Non Valid

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Paved

Reference 1 B607P148

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 60 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
27.25	Acres-Rear Land 11-20	1,800.00	49,050	100%		49,050	
3.00	Acres-Salt Marsh	100.00	300	100%		300	
Total Acres 42.25			Land Total			159,350	

Acpt Land 159,400 **Accepted Bldg** 0 **Total** 159,400

Neighborhood 19 BACK RIVER
Tree Growth 1986
Zoning/Use RUR RES 2
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B607P148
Reference 2
Tran/Land/Bldg 3 1 11
Farm Land (Year) 0 Open 0
Exemption(s) 60 0 0 Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
10.00	Acres-EXCESS FRONTAGE	40,000.00	400,000	100%		400,000
10.00	Acres-EXCESS MARSH FR	10,000.00	100,000	100%		100,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
15.00	Acres-Salt Marsh	100.00	1,500	100%		1,500
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 57.00			Land Total			744,500

Dwelling Description				Replacement Cost New		
Conventional	Two Story	936 Sqft	Grade B 100	Base		206,528
Exterior	Log	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		1,170
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,020
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,625
Attic	Full Finished			Attic		34,010
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Good	Typical	Above Average	Typical	259,353
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	212,669	

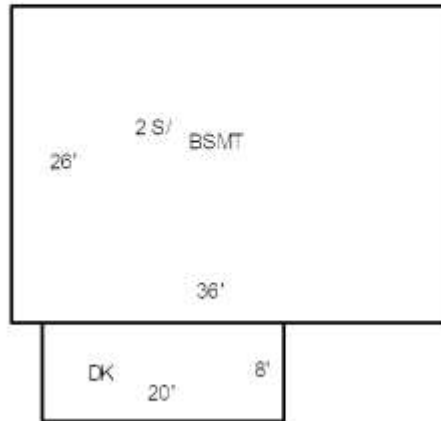
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	160	B 100	1.600	Ava+	82%	100%	100%	1.312
1S AD/GAR	1970	672	B 100	84.625	Ava+	82%	100%	100%	69.392
Frame Shed	1970	144	B 100	1.800	Ava+	82%	100%	100%	1.476
2,544 SFLA									
Outbuilding Total									72,180

Acpt Land	744,500	Accepted Bldg	284,800	Total	1,029,300
------------------	---------	----------------------	---------	--------------	-----------



SHED 16X9

1S/GAR 24X28



SCREEN HOUSE 6 SIDES 6 6 X 6 TRIANGLES

Arrowsic
 Name: MAINE TREE FOUNDATION

Valuation Report

12/15/2023

Page 267

Map/Lot:

004-060

Account: 136 Card: 2 of 2

Location:

OLD STAGE ROAD

Neighborhood 19 BACK RIVER
 Tree Growth 1986
 Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B607P148

Reference 2

Tran/Land/Bldg 3 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 60 0 0 Land Schedule 52

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
141.00	Acres-Rear Land 20 +	1,000.00	141,000	100%		141,000
Total Acres 141.00					Land Total	141,000
	Acpt Land	141,000	Accepted Bldg	0	Total	141,000

Arrowsic
Name: MAINE TREE FOUNDATION

Valuation Report

12/15/2023
Page 268
004-060
OLD STAGE ROAD

Account: 136

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	744,500	284,800	1,029,300	744,500	284,800	1,029,300
2	141,000	0	141,000	141,000	0	141,000
TOTAL	885,500	284,800	1,170,300	885,500	284,800	1,170,300

Account: 137 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 9 COTTAGE HILL

Zoning/Use RUR RES 1
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date 07/01/1997
Sale Price 27,250
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B597P266,B1374P060,B1507P060
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 51

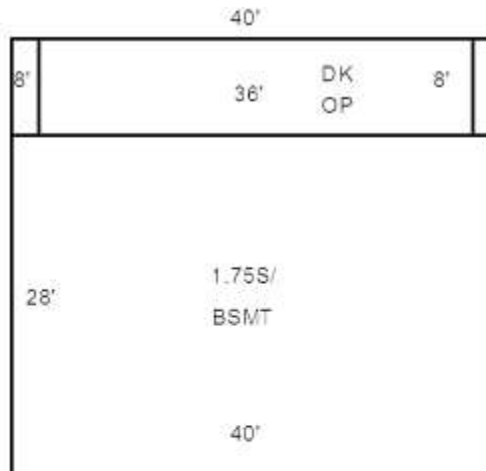
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	150%	View/Tidal	150,000
4.29	Acres-Rear Land 1-10	2,000.00	8,580	100%		8,580
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.29						Land Total 173,580

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base		204,540
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement		-9,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,350
Rooms	6	Secondary Heat	Wood Stove			1,250
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,625
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	208,965
Functional Obsolescence						Value(Rcnld)
None		None		86%	100%	179,710

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1997	320	B 100	11.200	Ava.	9.632
Wood Deck	1997	288	B 100	2.880	Ava.	2.477
1.50 ST GARAGE	1997	384	C 100	13.729	Ava.	11.807
SHOP/SHED	1997	288	C 100	4.320	Ava.	3.715
Frame Shed	1997	96	D 100	768	Ava.	660
1,960 SFLA						28,291

Acpt Land 173,600 **Accepted Bldg** 208,000 **Total** 381,600



SHED 8X12

1.5 GAR 16X24

HEATED SHOP 12X24

DK 36'

Arrowsic
 Name: HUDSON, DONALD
 EWING, EWING, JOSEPHINE
 Account: 138 Card: 1 of 2

Valuation Report

12/15/2023
 Page 271
 003-031-001
 OLD STAGE ROAD

Neighborhood 3 ARROWHEAD ESTATES

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B608P054
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 102 0 Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
3.00	Acres-EXCESS MARSH FR	10,000.00	30,000	25%	Restiction	7,500
2.00	Acres-Salt Marsh	100.00	200	100%		200
10.00	Acres-Rear Land 1-10	2,000.00	20,000	25%	Restiction	5,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
6.00	Acres-Rear Land 11-20	1,800.00	10,800	25%	Restiction	2,700
Total Acres 23.00			Land Total			130,400

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base		108,846
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		672
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Split System	Cooling	0% None	Heat		-1,008
Rooms	9	Secondary Heat	Gas Stove			2,508
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	2	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	126,018
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	100,814	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1984	40	C 100	1.600	Ava.	80%	100%	100%	1.280
1 Storv/Basement	1984	60	C 100	5.040	Ava.	80%	100%	100%	4.032
Wood Deck	1988	220	C 100	1.760	Ava.	80%	100%	100%	1.408
1.75 Storv/Basement	1988	1288	C 100	146.317	Ava.	80%	100%	100%	117.054
1 Storv/Basement	1988	136	C 100	11.424	Ava.	80%	100%	100%	9.139
Open Frame Porch	1988	100	C 100	2.800	Ava.	80%	100%	100%	2.240
Open Frame Porch	1984	100	C 100	2.800	Ava.	80%	100%	100%	2.240
Wood Deck	1988	40	C 100	320	Ava.	80%	100%	100%	256
Frame Shed	1984	320	C 100	3.200	Ava-	69%	100%	100%	2.208
RES. GREENHOUSE	1984			----- S O U N D V A L U E -----					500
3,458 SFLA				Outbuilding Total					140,357

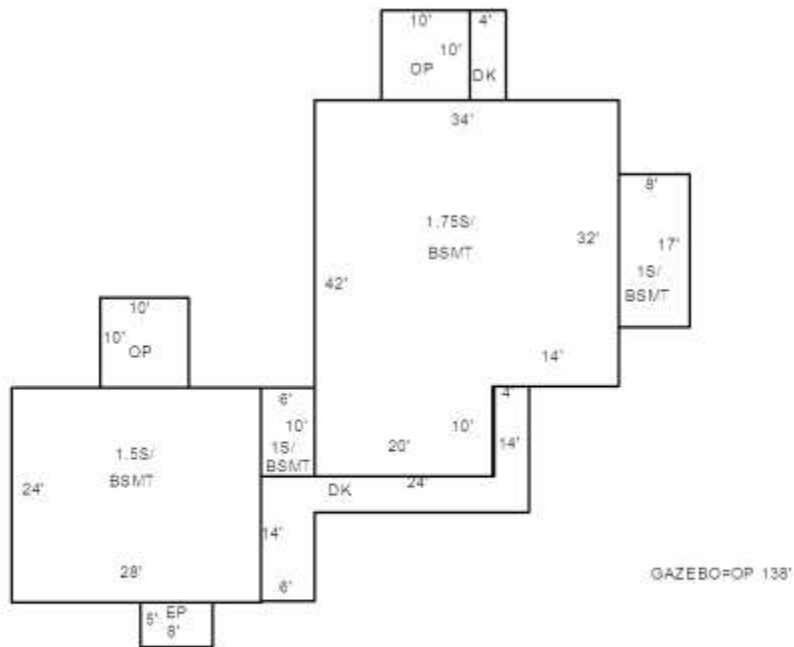
Acpt Land 130,400 **Accepted Bldg** 241,200 **Total** 371,600

Arrowsic
 Name: HUDSON, DONALD
 EWING, EWING, JOSEPHINE
 Account: 138 Card: 1 of 2

Valuation Report

Map/Lot:
 Location:

12/15/2023
 Page 272
 003-031-001
 OLD STAGE ROAD



SHED 16X20

GREENHOUSE=SV

1.5 GAR 16X24

Arrowsic
 Name: HUDSON, DONALD
 EWING, EWING, JOSEPHINE
 Account: 138 Card: 2 of 2

Valuation Report

12/15/2023
 Page 273
 Map/Lot: 003-031-001
 Location: OLD STAGE ROAD

Neighborhood 3 ARROWHEAD ESTATES

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B608P054
 Reference 2
 Tran/Land/Bldg 1 0 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 102 0 Land Schedule 52

Description	Outbuildings/Additions/Improvements			RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade			Phy	Func	Econ	
SOLAR EXT	2020	1	C 100	15.000	Ava.	99%	100%	100%	14.850
3,458 SFLA						Outbuilding Total			14,850
Accpt Land			0	Accepted Bldg			14,900	Total	14,900

Arrowsic
Name: HUDSON, DONALD
EWING, EWING, JOSEPHINE
Account: 138

Valuation Report

12/15/2023
Page 274
003-031-001
OLD STAGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	130,400	241,200	371,600	130,400	241,200	371,600
2	0	14,900	14,900	0	14,900	14,900
TOTAL	130,400	256,100	386,500	130,400	256,100	386,500

Arrowsic
 Name: AKKARAJU, SANDEEP
 AKKARAJU, ALISA C

Valuation Report

12/15/2023
 Page 275
 002-019-001
 BALD HEAD ROAD

Account: 141 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 NEWTOWN HILL
 Tree Growth 1999
 Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/21/2021
 Sale Price 1,400,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2926P330,
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
2.00	Acres-EXCESS MARSH FR	30,000.00	60,000	80%	Open Space	48,000
9.10	Acres-Salt Marsh	100.00	910	80%	Open Space	728
10.00	Acres-Rear Land 1-10	2,000.00	20,000	80%	Open Space	16,000
8.90	Acres-Rear Land 11-20	1,800.00	16,020	100%		16,020
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 32.00			Land Total			245,748

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,598 Sqft	Grade B 100	Base	304,504
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,998
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,985
Rooms	9	Secondary Heat	Gas Stove		
Bedrooms	5	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	22,500
Attic	3/4 Finished			Attic	42,885
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	2005	Typical	Typical	Excellent	Typical	395,122
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						Value(Rcnld)
						335,854

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1825	74	B 100	740	Exc.	629
Wood Deck	1825	54	B 100	540	Exc.	459
Open Frame Porch	1825	240	B 100	8,400	Exc.	7,140
Wood Deck	1825	72	B 100	720	Exc.	612
BSMT ENTRY	1825	30	B 100	375	Exc.	319
1 Storv/Basement	1825	220	B 100	23,100	Exc.	19,635
Patio	1825	640	B 100	3,200	Exc.	2,720
3,416 SFLA						31,514

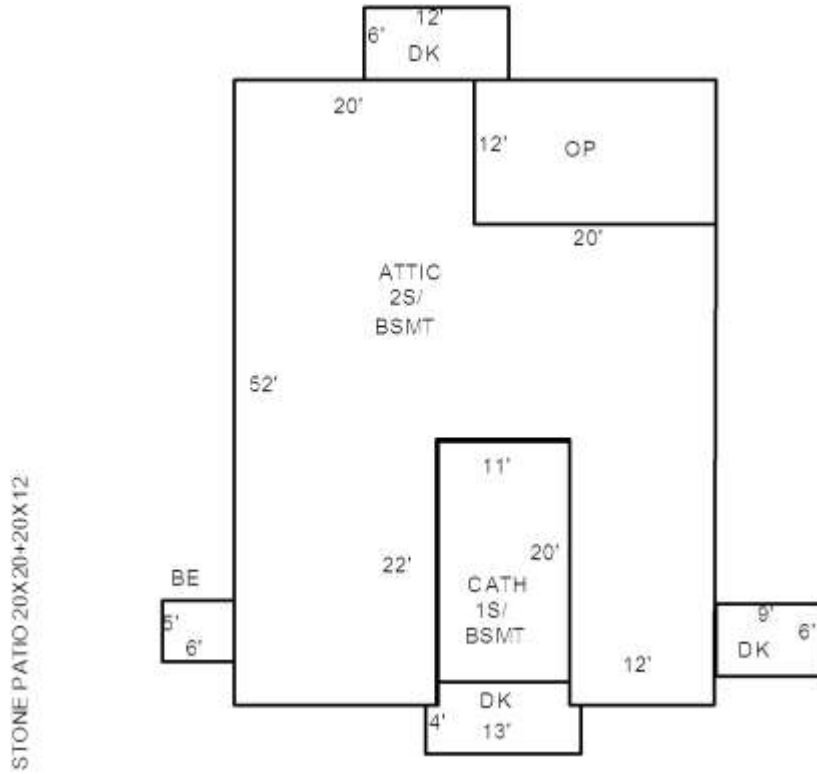
Acpt Land	Accepted Bldg	Total
245,700	367,400	613,100

Arrowsic
Name: AKKARAJU, SANDEEP
AKKARAJU, ALISA C
Account: 141 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 276
002-019-001
BALD HEAD ROAD



Arrowsic
Name: FOSTER, AUBREY

Valuation Report

12/15/2023
Page 277
004-003

Account: 142 Card: 1 of 1 Map/Lot: Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & SP
Topography LedgeLedge
Utilities Septic SystemDrilled Well
Street

Sale Data
Sale Date 04/01/2021
Sale Price 79,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B1360P236

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
7.87	Acres-Rear Land 1-10	2,000.00	15,740	100%		15,740
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 9.87					Land Total	83,240

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	2021	4331	B 100	54.138	Ava.	97%	50%	100%	26,257	
Outbuilding Total									26,257	
Accpt Land		83,200	Accepted Bldg		26,300	Total		109,500		

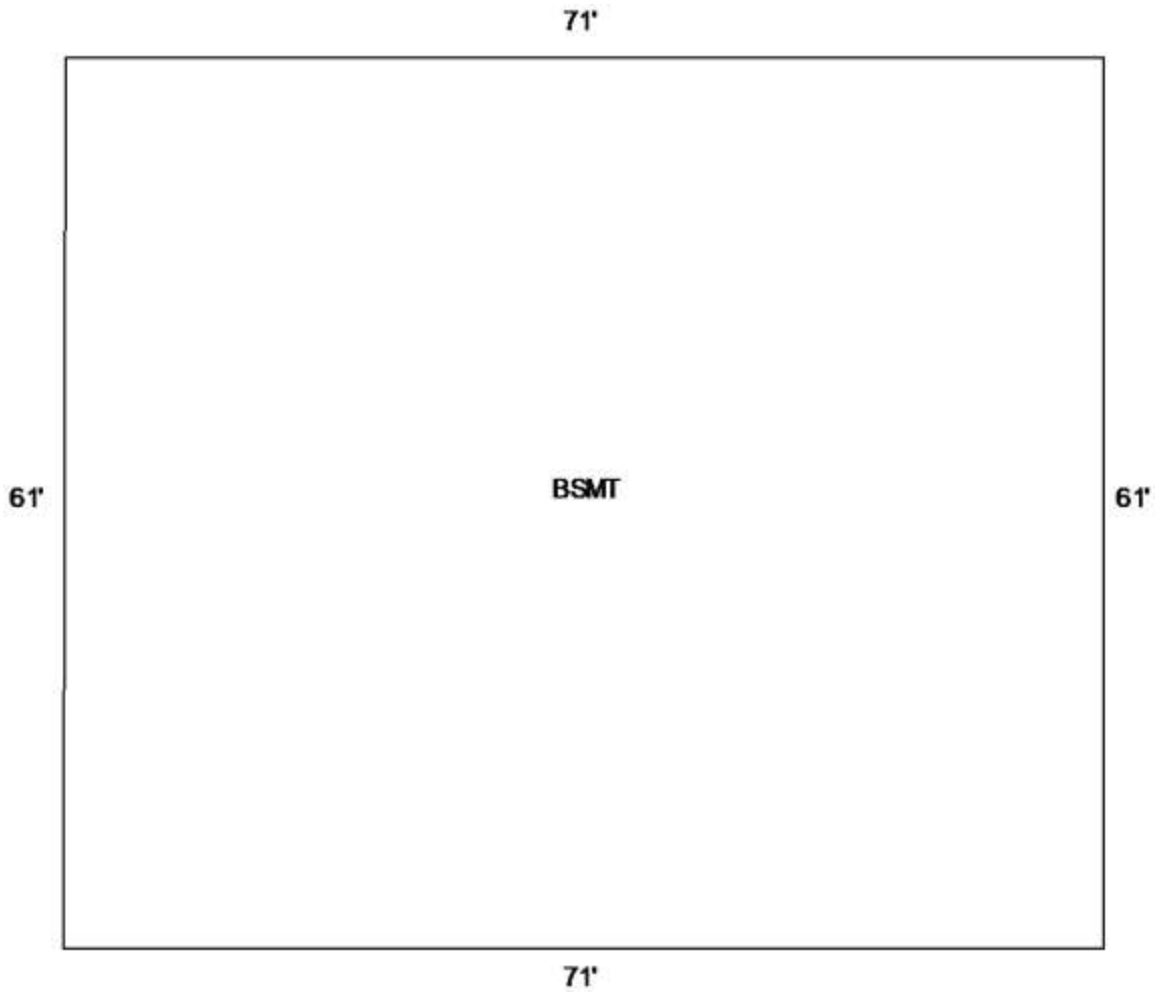
Arrowsic
Name: FOSTER, AUBREY

Valuation Report

12/15/2023
Page 278
004-003

Account: 142 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
 Name: ATER, ROBERT G
 ATER, ANN F

Valuation Report

12/15/2023

Page 279

Account: 143 Card: 1 of 1

Map/Lot:
 Location:

004-044
 604 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2019
 Sale Price 171,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1360P236

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.01					Land Total	105,020

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	644 Sqft	Grade C 100	Base	100,845
Exterior	Asbestos/Asphalt	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Gas Stove		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,932
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Average	Typical	100,845	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	99%	100%	66,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1920	287	C 100	24.108	Ava.	67%	99%	100%	15,990
Wood Deck	1920	120	C 100	960	Ava.	67%	99%	100%	637
1,253 SFLA									
Outbuilding Total									16,627

Acpt Land

105,000

Accepted Bldg

83,500

Total

188,500

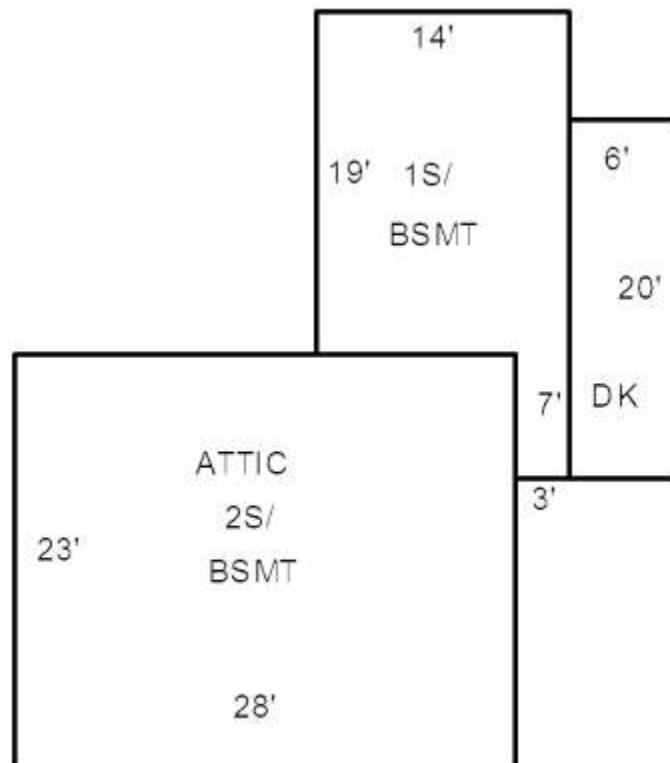
Arrowsic
Name: ATER, ROBERT G
ATER, ANN F
Account: 143

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 280
004-044
604 ARROWSIC RD



Account: 144 Card: 1 of 1

Map/Lot:
Location:

004-044-002
602 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 TENANT IN POSSESSION

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

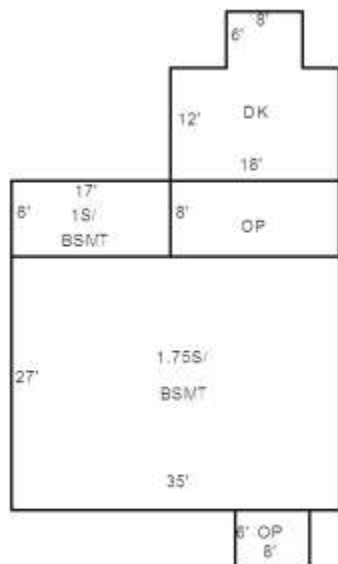
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.19			Land Total			105,380

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	945 Sqft	Grade C 110	Base		160,052
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,458
Rooms	5	Secondary Heat	Wood Stove			1,100
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,300
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Above Average	Inadeq.	169,910
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	95%	100%	140,431	

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Open Frame Porch	1985	48	C 110	1.478	Ava+	87% 95% 100%	1.222
1 Storv/Basement	1985	136	C 110	12.566	Ava+	87% 95% 100%	10.385
Open Frame Porch	1985	144	C 110	4.435	Ava+	87% 95% 100%	3.665
Wood Deck	1985	264	C 110	2.323	Ava+	87% 95% 100%	1.920
Frame Garage	1985	768	B 100	25.585	Good	87% 100% 100%	22.259
1,790 SFLA						Outbuilding Total	39,451

Acpt Land 105,400 **Accepted Bldg** 179,900 **Total** 285,300



old fire barn=GAR 24X32

Account: 145 Card: 1 of 1

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling Steep
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 05/01/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B596P078

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.15	Acres-EXCESS FRONTAGE	40,000.00	6,000	100%		6,000
0.36	Acres-Rear Land 1-10	2,000.00	720	100%		720
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.51						Land Total 211,720

Dwelling Description

Replacement Cost New

Contemporary	Two Story	680 Sqft	Grade B 100	Base	168,640
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-5,100
Rooms	6	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Typical	Typical	Above Average	Typical	176,665
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1983	510	B 100	53.550	Ava+	86%	100%	100%	46.053
Wood Deck	1983	48	B 100	480	Ava+	86%	100%	100%	413
1 Storv/Basement	1983	104	B 100	10.920	Ava+	86%	100%	100%	9.391
Frame Shed	1983	120	B 100	1.500	Ava+	86%	100%	100%	1.290
Frame Garage	1983	336	B 100	11.545	Ava+	86%	100%	100%	9.929
Canopy	1983	144	B 100	1.260	Ava+	86%	100%	100%	1.084
Open Frame Porch	1983	100	B 100	3.500	Ava+	86%	100%	100%	3.010
Wood Deck	1983	390	B 100	3.900	Ava+	86%	100%	100%	3.354
Frame Shed	1983	96	C 100	960	Ava-	68%	100%	100%	653
1,974 SFLA									Outbuilding Total 75,177

Acpt Land

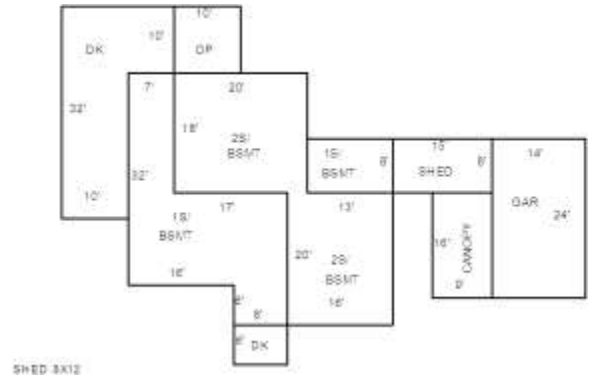
211,700

Accepted Bldg

227,100

Total

438,800



Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/01/2006
Sale Price 237,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B508P098 B969P083 B998P079
Reference 2 B2726P310
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

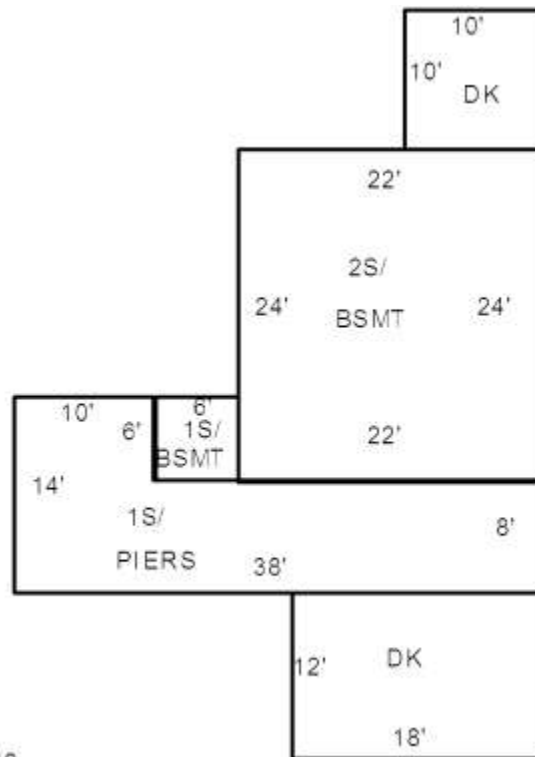
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
6.10	Acres-Rear Land 1-10	2,000.00	12,200	100%		12,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.10						Land Total 107,200

Dwelling Description				Replacement Cost New		
Conventional	Two Story	528 Sqft	Grade C 100	Base		119,254
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		5,000
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,168
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1985	0	Typical	Typical	Average	Typical		131,922
Functional Obsolescence							Value(Rcnld)
None		None		80%	100%	100%	105,538

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1985	100	C 100	800	Ava.	80%	100%	100%	640	
1 Storv/Basement	1985	36	C 100	3.024	Ava.	80%	100%	100%	2,419	
One Storv Frame	1985	364	C 100	26.936	Ava.	80%	100%	100%	21,549	
Wood Deck	1985	216	C 100	1.728	Ava.	80%	100%	100%	1,382	
Frame Shed	1985	520	C 100	5.200	Ava-	70%	100%	100%	3,640	
Frame Shed	2023	288	C 100	2.880	Ava.	97%	80%	100%	2,235	
Frame Shed	2023	320	C 100	3.200	Ava.	97%	80%	100%	2,483	
Wood Deck	2023	52	C 100	416	Ava.	97%	80%	100%	323	
1,456 SFLA									Outbuilding Total 34,671	

Acpt Land 107,200 **Accepted Bldg** 140,200 **Total** 247,400



Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

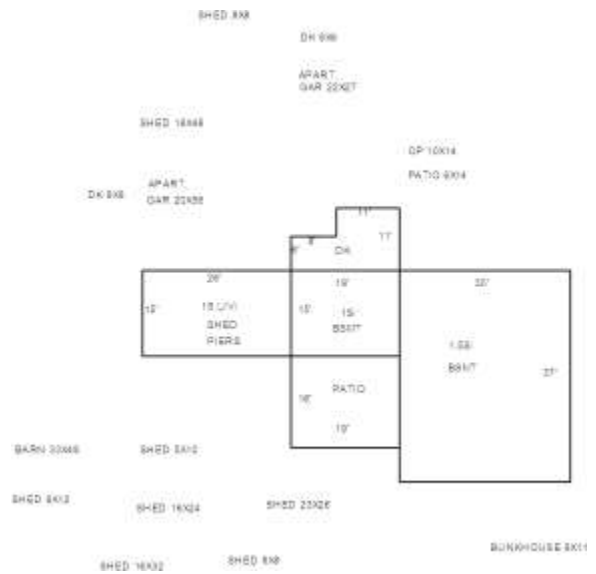
Reference 1 B1508P141
Reference 2
Tran/Land/Bldg 5 10 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 102 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	80%	Access	152,000
4.15	Acres-EXCESS FRONTAGE	40,000.00	166,000	100%		166,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Salt Marsh	200.00	800	100%		800
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
48.85	Acres-Rear Land 20 +	1,000.00	48,850	100%		48,850
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 79.00			Land Total			420,650

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,110 Sqft	Grade C 100	Base		154,002
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-6,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,995
Rooms	8	Secondary Heat	Wood Stove			1,000
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1750	1966	Typical	Typical	Above Average	Typical		164,837
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	74%	99%	100%	120,760		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Storv/Basement	1750	285	C 100	23.940	Ava+	74%	99%	100%	17.539
Wood Deck	1750	169	C 100	1.352	Ava+	74%	99%	100%	990
Frame Shed	1750	390	C 100	3.900	Ava+	74%	99%	100%	2.857
Patio	1750	304	C 100	1.216	Ava+	74%	99%	100%	891
One Storv Frame	1750	390	C 100	28.860	Ava+	74%	99%	100%	21.142
Barn	1966	1584	C 100	32.680	Fair	51%	50%	100%	8.334
Frame Shed	1966	50	C 100	500	Ava.	71%	100%	100%	355
Frame Shed	1966	108	C 100	1.080	Fair	51%	100%	100%	551
Frame Shed	1966	384	C 100	3.840	Ava-	55%	100%	100%	2.112
Frame Shed	1966	598	C 100	5.980	Ava.	71%	100%	100%	4.246
2,340 SFLA									59,017



Arrowsic
Name: JORGENSEN, MARK

Valuation Report

12/15/2023
Page 289
005-008

Account: 147 Card: 2 of 4 Map/Lot: Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellNone
Street Gravel

Reference 1 B1508P141
Reference 2
Tran/Land/Bldg 5 1 98
Farm Land (Year) 0 Open 0
Exemption(s) 3 102 0 Land Schedule 51

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
1.50 ST GARAGE	1990	1368	C 100	46.988	Ava.	83%	100%	100%	39.000
Frame Garage	1990	192	C 100	5.492	Ava.	83%	100%	100%	4.558
Open Frame Porch	1990	192	C 100	5.376	Ava.	83%	100%	100%	4.462
One Storv Frame	1990	384	C 100	28.416	Ava.	83%	100%	100%	23.585
Frame Shed	1966	640	D 100	5.120	Ava.	71%	100%	100%	3.635
Frame Shed	1966	120	D 100	960	Ava.	71%	100%	100%	682
Frame Shed	1997	308	C 100	3.080	Ava.	86%	100%	100%	2.649
Frame Shed	1997	112	C 100	1.120	Ava.	86%	100%	100%	963
Frame Shed	1966	512	C 100	5.120	Ava.	71%	100%	100%	3.635
Frame Shed	1966	72	C 100	720	Ava-	55%	100%	100%	396
2,724 SFLA									
Outbuilding Total								83,565	
Accpt Land			0	Accepted Bldg			83,600	Total	83,600

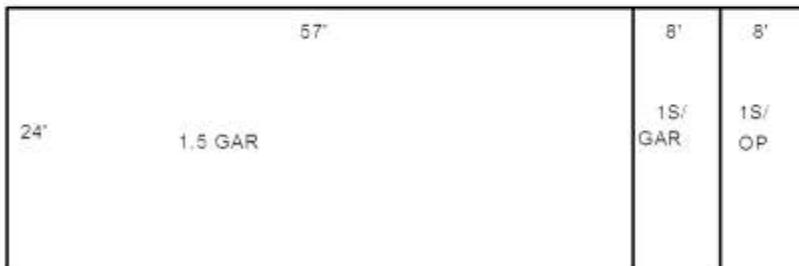


2) 8X40 CONTAINERS

SHED 10X12

SHED 14X22

SHED 8X14



Arrowsic
Name: JORGENSEN, MARK

Valuation Report

12/15/2023

Page 291

Map/Lot:

005-008

Account: 147 Card: 3 of 4

Location:

227 ARROWSIC RD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellNone
Street Gravel

Reference 1 B1508P141
Reference 2
Tran/Land/Bldg 5 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 102 0 Land Schedule 51

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
BUNKHOUSE	1966	99	C 100	4.856	Ava-	55%	100%	100%	2.671
APT/GAR	1990	1120	C 100	109.880	Ava.	83%	100%	100%	91.200
Wood Deck	1990	64	C 100	512	Ava.	83%	100%	100%	425
Frame Shed	1990	864	C 100	8.640	Ava.	83%	100%	100%	7.171
Frame Shed	1966	64	C 100	640	Ava.	71%	100%	100%	454
Wood Deck	1966	48	C 100	384	Ava.	71%	100%	100%	273
APT/GAR	1966	528	C 100	66.072	Ava.	71%	100%	100%	46.911
Open Frame Porch	1990	140	D 100	3.136	Ava-	74%	100%	100%	2.321
Patio	1990	84	D 100	269	Ava-	74%	100%	100%	199
SOLAR EXT	2019	1	C 100	15.000	Ava.	99%	100%	100%	14.850
2,724 SFLA									
Outbuilding Total								166,475	
Acpt Land			0	Accepted Bldg			166,500	Total	166,500

Arrowsic
 Name: JORGENSEN, MARK

Valuation Report

12/15/2023

Page 292

Map/Lot: 005-008

Account: 147 Card: 4 of 4

Location: 227 ARROWSIC ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B1508P141

Reference 2

Tran/Land/Bldg 5 0 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 102 0 Land Schedule 51

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.75 ST SHED	2021	432	B 100	8.478	Ava.	97%	100%	100%	8,224	
2,724 SFLA									8,224	
						Outbuilding Total			8,224	
Accpt Land			0	Accepted Bldg		8,200	Total		8,200	

Arrowsic
Name: JORGENSEN, MARK

Valuation Report

12/15/2023

Page 293

Map/Lot:

005-008

Location:

227 ARROWSIC ROAD

Account: 147 Card: 4 of 4



Arrowsic
Name: JORGENSEN, MARK

Valuation Report

12/15/2023

Page 294

Map/Lot:

005-008

Location:

227 ARROWSIC ROAD

Account: 147

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	420,700	179,800	600,500	420,700	179,800	600,500
2	0	83,600	83,600	0	83,600	83,600
3	0	166,500	166,500	0	166,500	166,500
4	0	8,200	8,200	0	8,200	8,200
TOTAL	420,700	438,100	858,800	420,700	438,100	858,800

Arrowsic
Name: Jorgensen, Mark

Valuation Report

12/15/2023

Page 295

Map/Lot:

005-022

Location:

RTE 127

Account: 148 Card: 1 of 1

Neighborhood 18 SASANOA RIVER

Sale Data
Sale Date 08/10/2019
Sale Price 425,000
Sale Type Land Only
Financing Cash Sale
Verified Public Record
Validity Related Parties

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities None
Street Paved

Reference 1 B1495P083,B1821P190

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	50%	Topography	95,000
1.95	Acres-EXCESS FRONTAGE	40,000.00	78,000	100%		78,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
3.00	Acres-Salt Marsh	100.00	300	100%		300
60.82	Acres-Rear Land 20 +	1,000.00	60,820	100%		60,820
Total Acres 87.77			Land Total			272,120

Accpt Land 272,100 **Accepted Bldg** 0 **Total** 272,100

Arrowsic
Name: JORGENSEN, MARK

Valuation Report

12/15/2023
Page 296
005-007-001
L

Account: 149 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	75%	Access	39,375
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.58	Acres-Rear Land 11-20	1,800.00	2,844	100%		2,844
Total Acres 13.58			Land Total			62,219
Accpt Land		62,200	Accepted Bldg		0	Total
						62,200

Arrowsic
 Name: KAHRL, JULIA G.,
 C/O WM. PERKINS

Valuation Report

12/15/2023
 Page 297
 003-020

Account: 150 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B861P295,B1349P184,B1349P183

Reference 2 B1349P182,B1349P181

Tran/Land/Bldg 4 10 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-MARSH FRONT	100,000	100,000	50%	Access	50,000	
5.00	Acres-EXCESS MARSH FR	10,000.00	50,000	50%	Access	25,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
12.50	Acres-Salt Marsh	200.00	2,500	100%		2,500	
Total Acres 29.50			Land Total			97,500	

Acpt Land 97,500 **Accepted Bldg** 0 **Total** 97,500

Arrowsic
Name: KAHRL, JULIA G

Valuation Report

12/15/2023
Page 298
002-016

Account: 151 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 BACK RIVER

Sale Data
Sale Date 07/18/2006
Sale Price 0
Sale Type Land Only
Financing
Verified Public Record
Validity Related Parties

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities
Street Gravel

Reference 1 B1027P326 , B2760P284

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	20%	Restiction	38,000
28.00	Acres-EXCESS FRONTAGE	40,000.00	1,120,000	20%	Restiction	224,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	20%	Restiction	4,000
20.00	Acres-Salt Marsh	100.00	2,000	20%	Restiction	400
10.00	Acres-Rear Land 11-20	1,800.00	18,000	20%	Restiction	3,600
315.70	Acres-Rear Land 20 +	1,000.00	315,700	20%	Restiction	63,140
Total Acres 385.70			Land Total			333,140

Acpt Land 333,100 **Accepted Bldg** 0 **Total** 333,100

Account: 152 Card: 1 of 2

Neighborhood 7 NEWTOWN HILL
Zoning/Use RUR RES 2 & RP
Topography Ledge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/01/2004
Sale Price 119,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B903P239,B1398P999,B2369P271
Reference 2
Tran/Land/Bldg 5 1 99
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 1

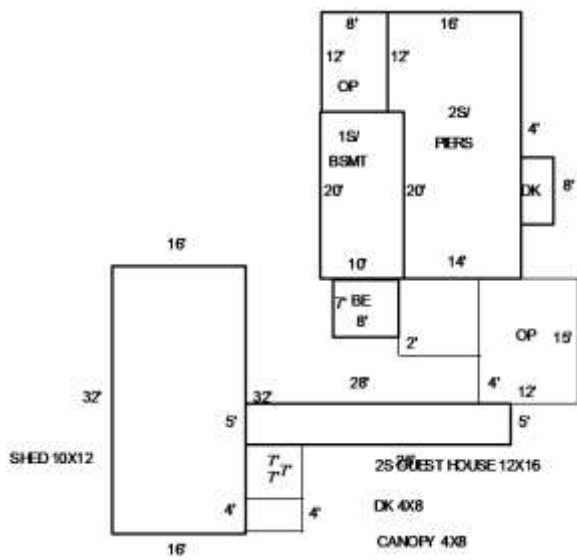
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
2.97	Acres-Rear Land 1-10	2,000.00	5,940	100%		5,940
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.97						Land Total 120,940

Dwelling Description				Replacement Cost New		
Conventional	Two Story	472 Sqft	Grade C 110	Base		121,313
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		519
Solar Voltaic	Modest Solar			Solar Voltaic		11,000
						0
Foundation	Piers	Basement	None	Basement		-7,269
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-3,115
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,300
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2013	0	Typical	Typical	Above Average	Typical		125,748
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)	
None	None	97%	100%	100%		121,976	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2013	32	C 110	282	Ava+	97%	100%	100%	274	
Open Frame Porch	2013	96	C 110	2.957	Ava+	97%	100%	100%	2.868	
1 Storv/Basement	2013	200	C 110	18.480	Ava+	97%	100%	100%	17.926	
BSMT ENTRY	2013	56	C 110	616	Ava+	97%	100%	100%	598	
Frame Shed	2013	120	C 100	1.200	Ava.	94%	100%	100%	1.128	
Two Storv Frame	2013	192	C 100	22.733	Ava.	94%	100%	100%	21.369	
Wood Deck	2013	32	C 100	256	Ava.	94%	100%	100%	241	
Canopy	2013	32	C 100	224	Ava.	94%	100%	100%	211	
Open Frame Porch	2021	180	C 110	5.544	Ava+	97%	100%	100%	5.378	
Open Frame Porch	2023	160	C 110	4.928	Ava.	97%	100%	100%	4.780	
1,528 SFLA									Outbuilding Total 54,773	

Acpt Land 120,900 **Accepted Bldg** 176,700 **Total** 297,600



Arrowsic
Name: SULLIVAN, KATHLEEN

Valuation Report

12/15/2023
Page 301

Account: 152 Card: 2 of 2

Map/Lot: 002-019-004
Location: 230 BALD HEAD ROAD

Neighborhood 7 NEWTOWN HILL
Zoning/Use RUR RES 2 & RP
Topography Ledge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/01/2004
Sale Price 119,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B903P239,B1398P999,B2369P271
Reference 2
Tran/Land/Bldg 5 0 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld
	Year	Units	Grade	RCN Cond	Phy	Func	Econ	
Open Frame Porch	2023	28	C 110	862 Ava.	97%	100%	100%	836
One Storv Frame	2023	49	C 110	3.989 Ava.	97%	100%	100%	3.869
1S AD/GAR	2023	512	C 125	64.625 Ava.	97%	100%	100%	62.686
2,089 SFLA								
Outbuilding Total								67,391
Accpt Land		0	Accepted Bldg		67,400	Total		67,400

Arrowsic
Name: SULLIVAN, KATHLEEN

Valuation Report

12/15/2023

Page 302

Map/Lot:

002-019-004

Location:

230 BALD HEAD ROAD

Account: 152

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	120,900	176,700	297,600	120,900	176,700	297,600
2	0	67,400	67,400	0	67,400	67,400
TOTAL	120,900	244,100	365,000	120,900	244,100	365,000

Arrowsic
 Name: KAHRL, JULIA G. ET AL
 C/O LORING WOOLCOTT COOLIDGE
 Account: 153 Card: 1 of 3

Valuation Report

12/15/2023
 Page 303
 003-022
 98 FISHER EDDY ROAD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER
 Tree Growth 1989
 Zoning/Use RUR RES 2 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 T/G Update Year 2002
 SPRING WORK 2024
 Reference 1 B1649P349,B1820P276,B1823P187
 Reference 2
 Tran/Land/Bldg 1 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 102 0 Land Schedule 51

Sale Data
 Sale Date 06/01/1997
 Sale Price 107,614
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.69	Acres-EXCESS FRONTAGE	40,000.00	227,600	100%		227,600
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
3.00	Acres-EXCESS MARSH FR	10,000.00	30,000	100%		30,000
64.00	Acres-Salt Marsh	200.00	12,800	100%		12,800
5.31	Acres-Rear Land 1-10	2,000.00	10,620	100%		10,620
6.00	# -Lot Improvements	7,500.00	45,000	100%		45,000
Total Acres 80.00			Land Total			426,020

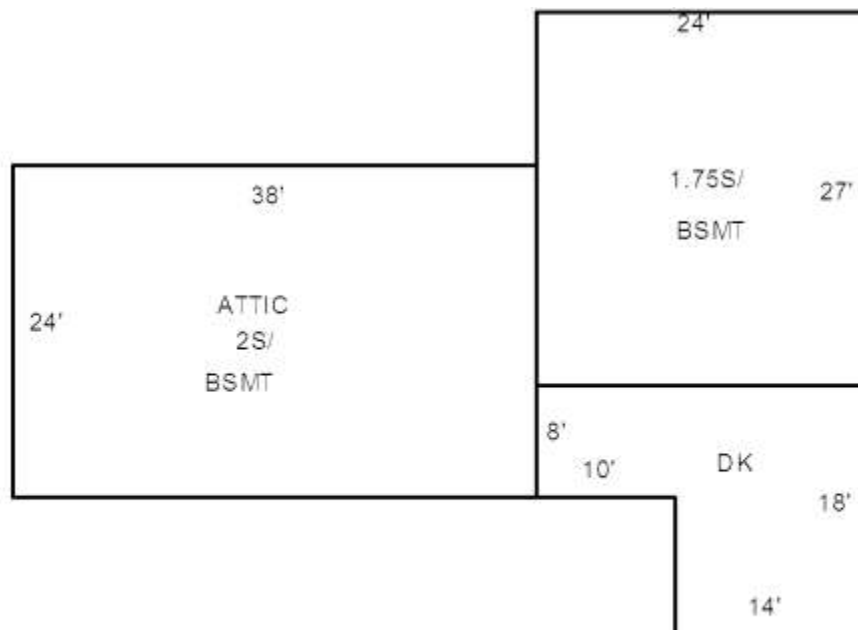
Dwelling Description				Replacement Cost New	
Conventional	Two Story	912 Sqft	Grade B 100	Base	207,036
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1560 Sqft, Grade B	Basement Gar	None	Fin Bsmt	39,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,840
Rooms	7	Secondary Heat	Wood Stove		1,250
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	20,625
Attic	Full Finished			Attic	33,170
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	1987	Good	Typical	Above Average	Inadeq.	307,921	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	95%	100%	216,468

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1950	332	B 100	3.320	Ava+	74%	95%	100%	2.334	
1.75 Storv/Basement	1950	648	B 100	92.016	Ava+	74%	95%	100%	64.687	
Frame Shed	1950	315	C 100	3.150	Ava+	74%	100%	100%	2.331	
2 ST GARAGE	1950	1748	C 100	73.717	Ava.	67%	100%	100%	49.390	
SOLAR EXT	1950	1	C 100	15.000	Ava.	99%	100%	100%	14.850	
2,958 SFLA									Outbuilding Total	133,592

Acpt Land 426,000 **Accepted Bldg** 350,100 **Total** 776,100

Valuation Report



SHED 15X21

2S GAR 38X46

Arrowsic
 Name: KAHRL, JULIA G. ET AL
 C/O LORING WOOLCOTT COOLIDGE
 Account: 153 Card: 2 of 3

Valuation Report

12/15/2023
 Page 305
 003-022
 BLUFF HEAD ROAD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER
 Tree Growth 1989
 Zoning/Use RUR RES 2 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1997
 Sale Price 107,614
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1649P349,B1820P276,B1823P187
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 102 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
56.00	Acres-Softwood (TG)	426.00	20,278	100%		20,278
40.00	Acres-Mixed Wood (TG)	453.00	15,402	100%		15,402
24.00	Acres-Hardwood (TG)	366.00	7,466	100%		7,466
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 122.00			Land Total			283,146

Dwelling Description				Replacement Cost New	
Primitive	One & 3/4 Story	288 Sqft	Grade D 100	Base	30,975
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,226
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,613
Rooms	3	Secondary Heat	Wood Stove		800
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-806
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout		Total
Built	Renovated	Kitchens	Baths	Condition		Typical		22,530
1950	1970	Obsolete	None	Fair				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		45%	87%	100%	8,820	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1950	216	D 100	4.838	Fair	45%	87%	100%	1.894
One Storv Frame	1950	220	D 100	13.024	Fair	45%	87%	100%	5.099
Frame Shed	1950	352	B 100	4.400	Fair	45%	100%	100%	1.980
WOODEN PIER	1950	1	C 100	60.000	Ava.	99%	100%	100%	59.400
724 SFLA						Outbuilding Total			68,373

Acpt Land 283,100 **Accepted Bldg** 77,200 **Total** 360,300

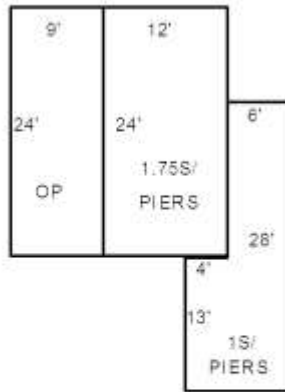
Arrowsic
Name: KAHRL, JULIA G. ET AL
C/O LORING WOOLCOTT COOLIDGE
Account: 153 Card: 2 of 3

Valuation Report

12/15/2023
Page 306
Map/Lot: 003-022
Location: BLUFF HEAD ROAD



SHED 16X22



FLOAT

RAMP

PIER

Arrowsic
 Name: KAHRL, JULIA G. ET AL
 C/O LORING WOOLCOTT COOLIDGE
 Account: 153 Card: 3 of 3

Valuation Report

12/15/2023
 Page 307
 003-022
 47 FISHER EDDY ROAD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER
 Tree Growth 1989
 Zoning/Use RUR RES 2 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 T/G Update Year 2002

Sale Data
 Sale Date 06/01/1997
 Sale Price 107,614
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

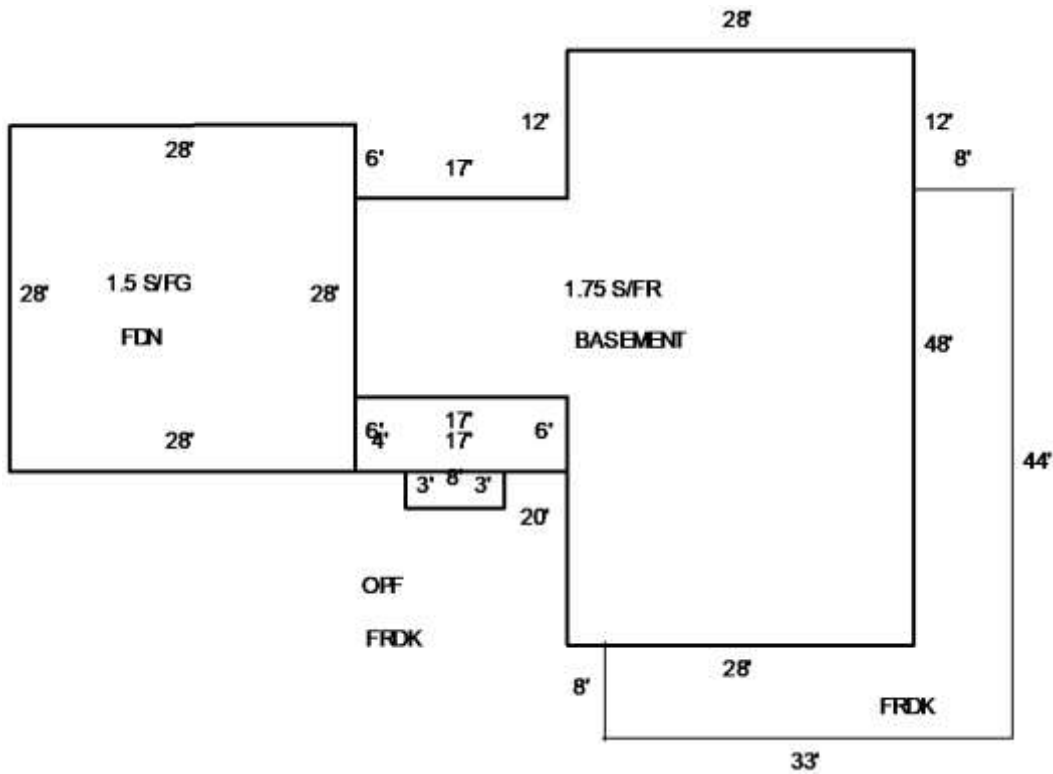
Reference 1 B1649P349,B1820P276,B1823P187
 Reference 2
 Tran/Land/Bldg 1 0 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 102 0 Land Schedule 51

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,769 Sqft	Grade A+100	Base	376,777
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	2,830
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	50%	Heat	14,861
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	19,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2023	0	Good	Good	Above Average	Typical		413,668
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	99%	100%	100%	409,531		

Outbuildings/Additions/Improvements						Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST GARAGE	2023	784	A+100	43.598	Ava+	99%	100%	100%	43.162
Open Frame Porch	2023	96	A+100	4.301	Ava+	99%	100%	100%	4.258
Barn	2023	24	A+100	2.368	Ava+	99%	100%	100%	2.344
Barn	2023	616	A+100	21.312	Ava+	99%	100%	100%	21.099
3,096 SFLA									
Outbuilding Total									70,863

Acpt Land 0 **Accepted Bldg** 480,400 **Total** 480,400



Arrowsic
Name: KAHRL, JULIA G. ET AL
C/O LORING WOOLCOTT COOLIDGE
Account: 153

Valuation Report

12/15/2023
Page 309
003-022
47 FISHER EDDY ROAD

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	426,000	350,100	776,100	426,000	350,100	776,100
2	283,100	77,200	360,300	283,100	77,200	360,300
3	0	480,400	480,400	0	480,400	480,400
TOTAL	709,100	907,700	1,616,800	709,100	907,700	1,616,800

Arrowsic
Name: THE NATURE CONSERVANCY

Valuation Report

12/15/2023

Page 310

Map/Lot:

003-026

Account: 154 Card: 1 of 1

Location:

ROUTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities NoneNone
Street Paved

Reference 1 B314P351

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 48 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
69.35	Acres-Salt Marsh	100.00	6,935	100%		6,935	
Total Acres 69.35					Land Total	6,935	
Accpt Land		6,900	Accepted Bldg		0	Total	6,900

Arrowsic
 Name: SAYCE, DENNIS L
 MAHONEY, MAHONEY, SARAH
 Account: 155 Card: 1 of 1

Valuation Report

12/15/2023
 Page 311
 003-056

Map/Lot:
 Location:

Neighborhood 19 BACK RIVER

Zoning/Use RUR RES 2 & RP
 Topography Level
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/29/2017
 Sale Price 200
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 4 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.65	Acres-Salt Marsh	100.00	165	100%		165	
Total Acres 1.65			Land Total		165		
Acpt Land		200	Accepted Bldg		0	Total	
						200	

Account: 156 Card: 1 of 1

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 06/01/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B1461P273&276,B1465P153

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
9.30	Acres-EXCESS FRONTAGE	40,000.00	372,000	80%		297,600
18.50	Acres-Rear Land 1-10	2,000.00	37,000	100%		37,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 29.80			Land Total			539,600

Dwelling Description

Replacement Cost New

Seasonal Camp	Two Story	697 Sqft	Grade D 100	Base	87,632
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	558
Solar Voltaic	Minimal Solar			Solar Voltaic	4,000
Generator	Generator Genera			Generator	4,000
Foundation	Brick &/or Stone	Basement	Dry Crawl	Basement	-6,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-1,115
Rooms	6	Secondary Heat	Gas Stove		2,315
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,230
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Typical	Average	Typical	89,026
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	67%	100%	48%	28,333	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1950	450	D 100	30.240	Ava.	67%	100%	48%	9.624
Canopv	1950	72	C 100	504	Ava-	50%	100%	48%	120
Frame Shed	1950	120	D 100	960	Ava-	50%	100%	48%	228
Canopv	1950	48	C 100	336	Ava-	50%	100%	48%	80
Frame Shed	1950	452	D 100	3.616	Ava.	67%	100%	48%	1.151
Open Frame Porch	1950	144	D 100	3.226	Ava.	67%	100%	48%	1.026
Frame Shed	1950	64	D 100	512	Ava.	67%	100%	48%	163
1,844 SFLA						Outbuilding Total			12,392

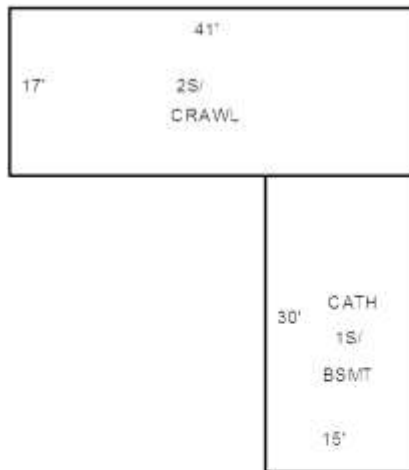
Acpt Land

539,600

Accepted Bldg

40,700 **Total**

580,300



CANOPY 6X12

SHED 10X12

CANOPY 4X12

SHED 14X22+12X12

OP 12X12

SHED 8X8

Arrowsic
 Name: HNOTTAVANGE-TELLEEN, KEN
 HNOTTAVANGE-TELLEEN, MARY
 Account: 157 Card: 1 of 1

Valuation Report

12/15/2023
 Page 314
 002-019-007
 4 COLLINS PATTEE ROAD

Map/Lot:
 Location:

Neighborhood 5 COLLIN'S PATTEE

Sale Data

Zoning/Use RUR RES 2 & RP
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 11/14/2014
 Sale Price 865,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1123P336,B1360P041
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
3.60	Acres-EXCESS MARSH FR	30,000.00	108,000	100%		108,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
5.88	Acres-Rear Land 20 +	1,000.00	5,880	100%		5,880
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 31.48			Land Total			316,880

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 100	Base	217,184
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,260
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,560
Rooms	6	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	Full Finished			Attic	36,530
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	304,609
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						255,872

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1992	72	B 100	2.520	Ava.	84%	100%	100%	2.117
Wood Deck	1992	130	B 100	1.300	Ava.	84%	100%	100%	1.092
Frame Shed	1992	64	C 100	640	Ava.	84%	100%	100%	538
Patio	1992	225	C 100	900	Ava.	84%	100%	100%	756
1.50 ST GARAGE	1992	896	B 100	38.794	Ava.	84%	100%	100%	32.587
Canopv	1992	84	C 100	588	Ava.	84%	100%	100%	494
2,016 SFLA									Outbuilding Total
									37,584

Acpt Land

316,900

Accepted Bldg

293,500

Total

610,400

Arrowsic
Name: HNOTTAVANGE-TELLEEN, KEN
HNOTTAVANGE-TELLEEN, MARY
Account: 157 Card: 1 of 1

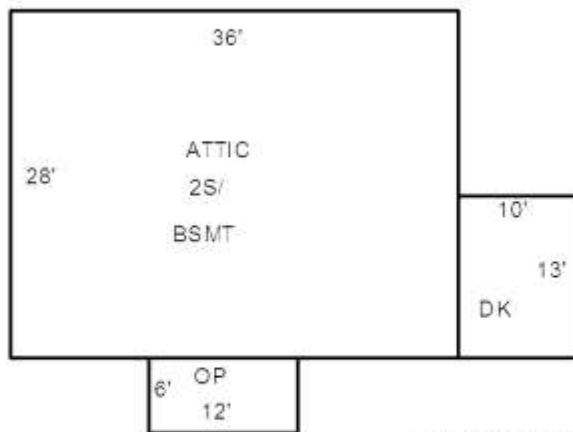
Valuation Report

12/15/2023
Page 315
002-019-007
4 COLLINS PATTEE ROAD

Map/Lot:
Location:



SHED 8X8



BRICK PATIO 15X15

1.5 GAR 28X32

CANOPY 3X28

Arrowsic
 Name: SHELDON, DONALD F
 LYNAS, ANDREW R

Valuation Report

12/15/2023
 Page 316
 003-006
 COTTAGE ROAD

Account: 158 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Sale Data	
Sale Date	10/20/2020
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B395P377 B1349P142 B2447P304

Reference 2

Tran/Land/Bldg 4 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.45	Acres-U/Imp.SubStand.L	10,000.00	4,500	100%	Restiction	4,500	
Total Acres 0.45			Land Total		4,500		
Acpt Land		4,500	Accepted Bldg		0	Total	4,500

Arrowsic
 Name: KALKSTEIN, PAUL
 KALKSTEIN, MARION

Valuation Report

12/15/2023

Page 317

Account: 160 Card: 1 of 2

Map/Lot: 004-026
 Location: 0

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.52	Acres-EXCESS FRONTAGE	40,000.00	20,800	100%		20,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 2.52						Land Total 275,800

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,028 Sqft	Grade C 100	Base	110,072
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1028 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,560
Heating	100% Units	Cooling	0% None	Heat	-3,084
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1989	0	Typical	Typical	Above Average	Typical		133,048
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	88%	100%	100%			117,082

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1989	128	C 100	9.472	Ava+	88%	100%	100%	8.335
Open Frame Porch	1989	64	C 100	1.792	Ava+	88%	100%	100%	1.577
Open Frame Porch	1989	196	C 100	5.488	Ava+	88%	100%	100%	4.829
1SFr Overhans	1989	11	C 100	814	Ava+	88%	100%	100%	716
1SFr Overhans	1989	11	C 100	814	Ava+	88%	100%	100%	716
1.50 ST GARAGE	1989	576	C 100	20.219	Ava.	82%	100%	100%	16.580
Frame Garage	1989	160	C 100	4.660	Ava.	82%	100%	100%	3.821
DOCK SYSTEM AVE	1989	1	C 100	25.000	Ava.	99%	100%	100%	24.750
1,178 SFLA									Outbuilding Total 61,324

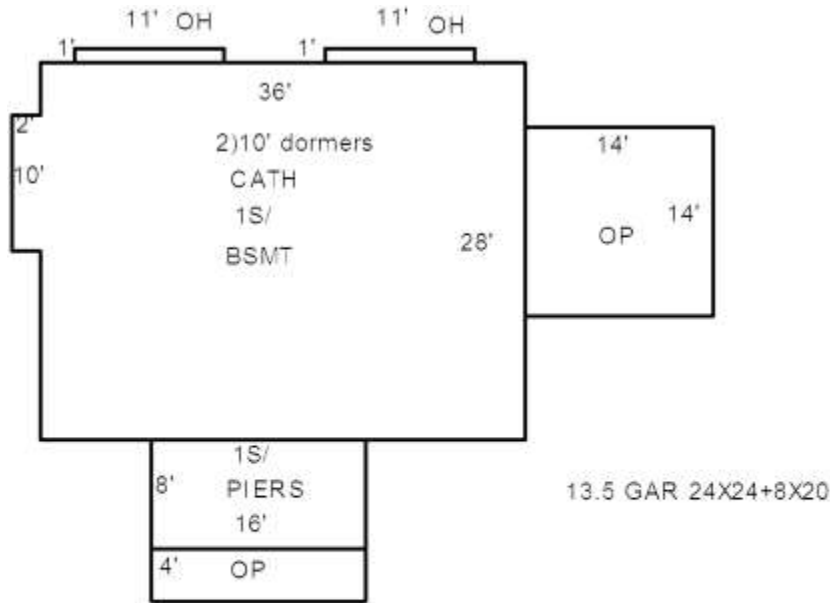
Acpt Land 275,800 **Accepted Bldg** 178,400 **Total** 454,200

Arrowsic
Name: KALKSTEIN, PAUL
KALKSTEIN, MARION
Account: 160 Card: 1 of 2

Valuation Report

12/15/2023
Page 318
004-026
0

Map/Lot:
Location:



AVG DOCK SYSTEM

Arrowsic
 Name: KALKSTEIN, PAUL
 KALKSTEIN, MARION

Valuation Report

12/15/2023
 Page 319
 004-026

Account: 160 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 5

Dwelling Description				Replacement Cost New	
SMALL GUEST HOUSE	One & 3/4 Story	280 Sqft	Grade C 100	Base	58,605
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Split System	Cooling	0% None	Heat	-490
Rooms	1	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	490	Insulation	-980
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2009	0	None	None	Average	Typical	48,715	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Small size		None		92%	41%	100%	18,375
Acpt Land			0	Accepted Bldg		18,400	Total
						18,400	

Arrowsic
Name: KALKSTEIN, PAUL
KALKSTEIN, MARION
Account: 160 Card: 2 of 2

Valuation Report

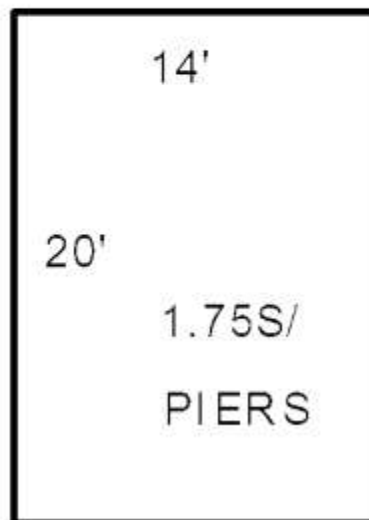
12/15/2023
Page 320
004-026

Map/Lot:
Location:



GUEST HOUSE

compost toilet



Arrowsic
Name: KALKSTEIN, PAUL
KALKSTEIN, MARION
Account: 160

Valuation Report

12/15/2023
Page 321
004-026

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	275,800	178,400	454,200	275,800	178,400	454,200
2	0	18,400	18,400	0	18,400	18,400
TOTAL	275,800	196,800	472,600	275,800	196,800	472,600

Account: 161 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/01/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B472P045,B1936P123

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.50					Land Total	68,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,610 Sqft	Grade C 110	Base	151,609
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Solar Voltaic	Minimal Solar			Solar Voltaic	5,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,313
Rooms	6	Secondary Heat	Wood Stove		1,100
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	886
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	2008	Typical	Typical	Average	Typical	169,358
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	150,729	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2002	90	C 110	2.772	Ava.	89%	100%	100%	2.467
Open Frame Porch	2002	210	C 110	6.468	Ava.	89%	100%	100%	5.757
1S AD/GAR	2002	1088	C 110	120.230	Ava.	89%	100%	100%	107.005
Wood Deck	2002	192	C 110	1.690	Ava.	89%	100%	100%	1.504
Open Frame Porch	2002	36	C 110	1.109	Ava.	89%	100%	100%	987
Patio	2002	396	D 100	1.267	Ava-	83%	100%	100%	1.052
SHOP/SHED	2008	480	C 100	7.200	Ava.	92%	100%	100%	6.624
Canopy	2002	180	C 100	1.260	Ava.	89%	100%	100%	1.121
RES. GREENHOUSE	2002	200	C 100	3.000	Ava.	89%	100%	100%	2.670
2,698 SFLA								Outbuilding Total	129,187

Acpt Land

68,500

Accepted Bldg

279,900

Total

348,400

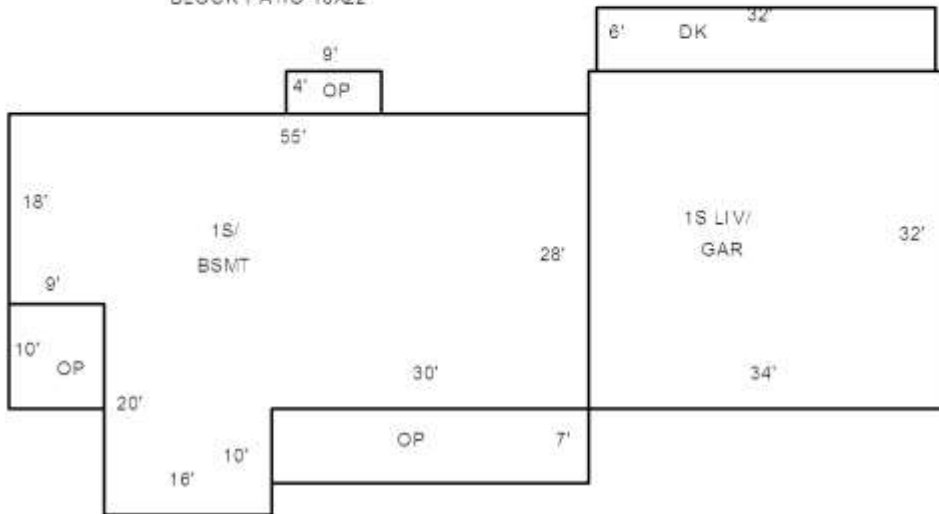


SHOP 16X30

CANOPY 6X30

GREENHOUSE 10X20

BLOCK PATIO 18X22



Account: 162 Card: 1 of 2

Map/Lot: 004-055-002
Location: MILL ISLAND ROAD

Neighborhood 2 MILL ISLAND

Zoning/Use RUR RES 1 & SP
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 08/23/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 PB22P48,B1600P286

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 50

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	638,000	638,000	100%		638,000
0.60	Acres-EXCESS FRONTAGE	20,000.00	12,000	100%		12,000
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00						Land Total 669,800

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,737 Sqft	Grade A 100	Base	243,807
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	2,606
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	-20,844
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,000
Insulation	None			Insulation	-5,211
Unfin. Living Area	NONE			Unfinished	0

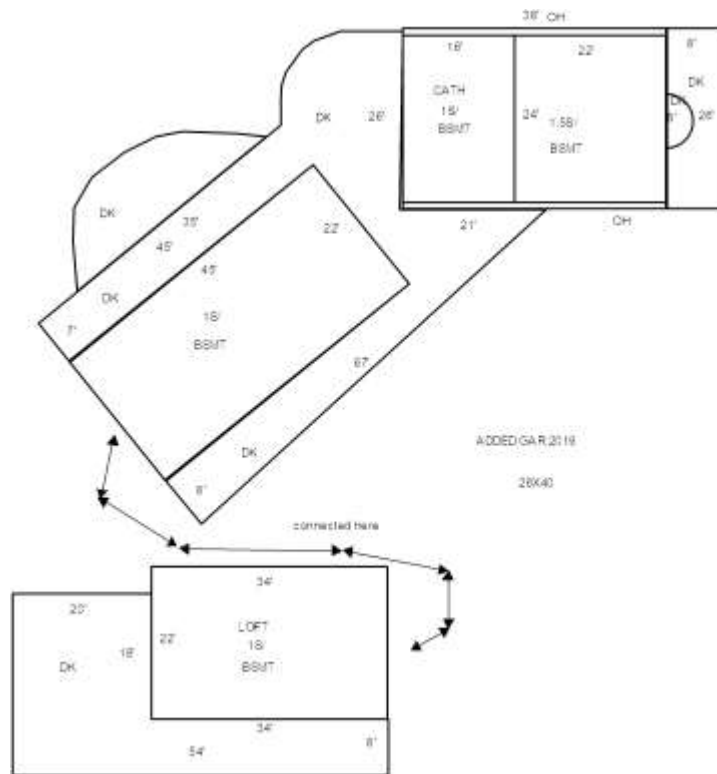
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Good	Good	Above Average	Typical	233,108
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	207,466	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	1074	A 100	119.214	Ava+	89%	100%	100%	106.100
Finished Attic	1990	500	A 100	22.500	Ava+	89%	100%	100%	20.025
Wood Deck	1990	208	A 100	2.496	Ava+	89%	100%	100%	2.221
Wood Deck	1990	2258	A 100	27.096	Ava+	89%	100%	100%	24.115
Wood Deck	1990	25	A 100	300	Ava+	89%	100%	100%	267
3,061 SFLA									Outbuilding Total 152,728

Acpt Land 669,800 **Accepted Bldg** 360,200 **Total** 1,030,000



Arrowsic
Name: GREER, FAMILY TRUST

Valuation Report

12/15/2023

Page 326

Map/Lot:

004-055-002

Account: 162 Card: 2 of 2

Location:

107 MILL ISLAND ROAD

Neighborhood 2 MILL ISLAND

Sale Data

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 08/23/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 PB22P48,B1600P286

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 50

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
DOCK SYSTEM AVE	1990	1	C 100	25.000	Ava.	99%	100%	100%	24.750
Frame Garage 3,061 SFLA	2019	1010	B 100	33.450	Ava.	97%	100%	100%	32.446
Outbuilding Total									57,196

Acpt Land

0

Accepted Bldg

57,200

Total

57,200

Arrowsic
Name: GREER, FAMILY TRUST

Valuation Report

12/15/2023

Page 327

Map/Lot:

004-055-002

Account: 162 Card: 2 of 2

Location:

107 MILL ISLAND ROAD



Arrowsic
Name: GREER, FAMILY TRUST

Valuation Report

12/15/2023

Page 328

Map/Lot:

004-055-002

Account: 162

Location:

107 MILL ISLAND ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	669,800	360,200	1,030,000	669,800	360,200	1,030,000
2	0	57,200	57,200	0	57,200	57,200
TOTAL	669,800	417,400	1,087,200	669,800	417,400	1,087,200

Arrowsic
Name: CARAS, SALLY C

Valuation Report

12/15/2023

Page 329

Account: 163 Card: 1 of 1

Map/Lot: 004-055-005
Location: 1100 MILL ISLAND ROAD

Neighborhood 37 PALACE COVE

Sale Data

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 04/15/2008
Sale Price 388,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 PB22P48,B1600P290,292,294,297,301
Reference 2 B1600P302
Tran/Land/Bldg 1 1 9
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.50	Acres-EXCESS FRONTAGE	20,000.00	30,000	100%		30,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.20						Land Total 206,400

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,508 Sqft	Grade A 100	Base	349,421
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	7,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	13,572
Rooms	12	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	13,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

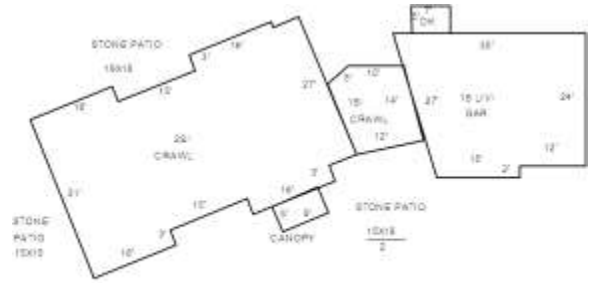
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Good	Good	Average	Typical	389,993
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	366,593	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR	2012	782	A 100	118.050	Ava.	94%	100%	100%	110.967
One Storv Frame	2012	200	A 100	22.200	Ava.	94%	100%	100%	20.868
Canopy	2012	45	A 100	472	Ava.	94%	100%	100%	444
Wood Deck	2012	35	A 100	420	Ava.	94%	100%	100%	395
Patio	2012	324	C 100	1.296	Ava.	94%	100%	100%	1.218
Patio	2012	225	C 100	900	Ava.	94%	100%	100%	846
Patio	2012	135	C 100	540	Ava.	94%	100%	100%	508
Frame Shed	2012	192	C 100	1.920	Ava.	94%	100%	100%	1.805
DOCK SYSTEM AVE	2012	1	C 100	25.000	Ava.	99%	100%	100%	24.750
3,998 SFLA						Outbuilding Total			161,801

Acpt Land 206,400 **Accepted Bldg** 528,400 **Total** 734,800



BHSD 12X16

Arrowsic
Name: GREER, FAMILY TRUST

Valuation Report

12/15/2023

Page 331

Map/Lot:

004-055-006

Account: 164 Card: 1 of 1

Location:

MILL ISLAND ROAD

Neighborhood 37 PALACE COVE

Sale Data

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 08/23/2021
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Other Non Valid

Reference 1 PB22P48,B1600P288

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00			Land Total			181,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BUNKHOUSE	1980	252	C 100	11.588	Ava.	78%	100%	100%	9.039
Wood Deck	1980	416	C 100	3.328	Ava.	78%	100%	100%	2.596
BATHHOUSE	1980	70	C 100	3.100	Ava.	78%	100%	100%	2.418
Frame Shed	1980	128	C 100	1.280	Ava-	66%	100%	100%	845
Outbuilding Total									14,898

Acpt Land

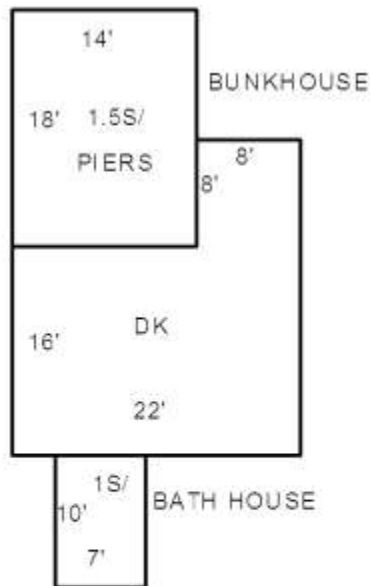
181,000

Accepted Bldg

14,900

Total

195,900



SHED 8X16

Arrowsic
 Name: PALMER, LORI
 PALMER, CRAIG

Valuation Report

12/15/2023
 Page 333
 006-001-009

Account: 165 Card: 1 of 2

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/01/2002
 Sale Price 450,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1479P257 B1983P51
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	70,000.00	70,000	100%		70,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.70	Acres-Salt Marsh	100.00	270	100%		270
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 7.70			Land Total			97,270

Dwelling Description				Replacement Cost New		
Contemporary	Two Story	1,082 Sqft	Grade A 90	Base		246,387
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		8,764
Rooms	5	Secondary Heat	Wood Stove			1,350
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,075
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1985	0	Good	Good	Above Average	Typical		262,576
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	228,441

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1985	90	A 90	8.991	Ava+	87%	100%	100%	7.822
One Storv Frame	1985	86	A 90	8.591	Ava+	87%	100%	100%	7.474
1 Storv/Basement	1985	379	A 90	42.979	Ava+	87%	100%	100%	37.392
Frame Bav Window	1985	16	A 90	1.598	Ava+	87%	100%	100%	1.390
Open Frame Porch	1985	68	A 90	2.570	Ava+	87%	100%	100%	2.236
Open Frame Porch	1985	54	A 90	2.041	Ava+	87%	100%	100%	1.776
1 Storv/Basement	1985	66	A 90	7.484	Ava+	87%	100%	100%	6.511
Wood Deck	2003	117	A 90	1.264	Ava+	87%	100%	100%	1.100
Wood Deck	2003	145	A 90	1.566	Ava+	87%	100%	100%	1.362
NATATORIUM	2003	1547	A 90	91.892	Ava+	87%	100%	100%	79.946
2,801 SFLA									147,009
Outbuilding Total									147,009

Acpt Land 97,300 **Accepted Bldg** 375,500 **Total** 472,800

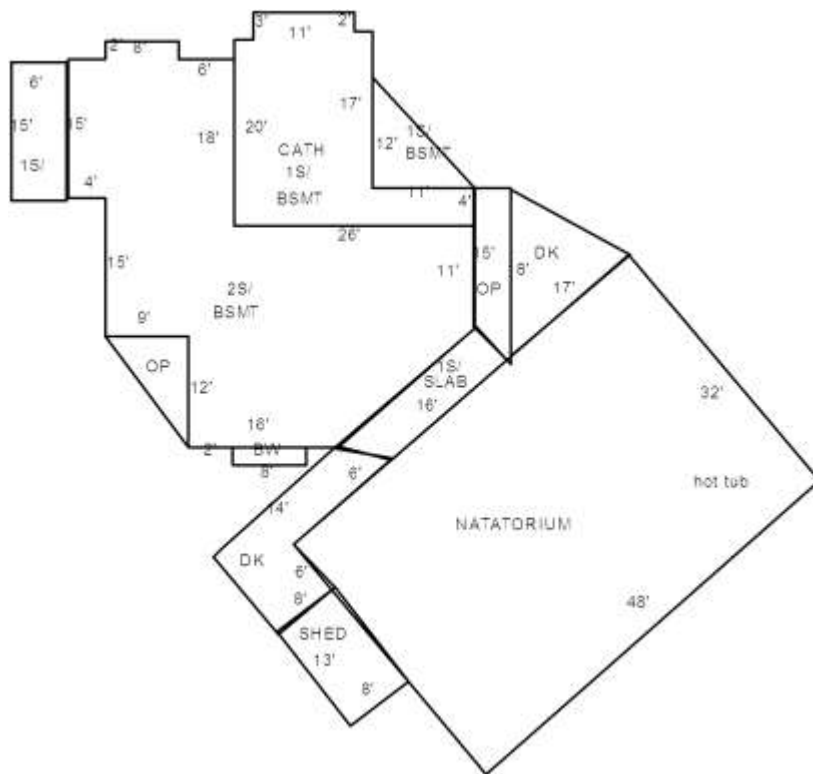
Arrowsic
Name: PALMER, LORI
PALMER, CRAIG
Account: 165

Valuation Report

Card: 1 of 2

Map/Lot:
Location:

12/15/2023
Page 334
006-001-009



Arrowsic
 Name: PALMER, LORI
 PALMER, CRAIG

Valuation Report

12/15/2023
 Page 335
 006-001-009

Account: 165 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/01/2002
 Sale Price 450,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1479P257 B1983P51
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 4

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,500 Sqft	Grade B 100	Base	181,250
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,625
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-5,625
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Average	Typical	160,625
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	123,681	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Canopy	2005	240	C 100	1.680	Ava.	1.512
Patio	2000	96	D 100	307	Ava-	249
Frame Shed	2003	104	A 90	1.404	Ava+	1.292
1,500 SFLA						
Outbuilding Total						3,053

Acpt Land 0 **Accepted Bldg** 126,700 **Total** 126,700

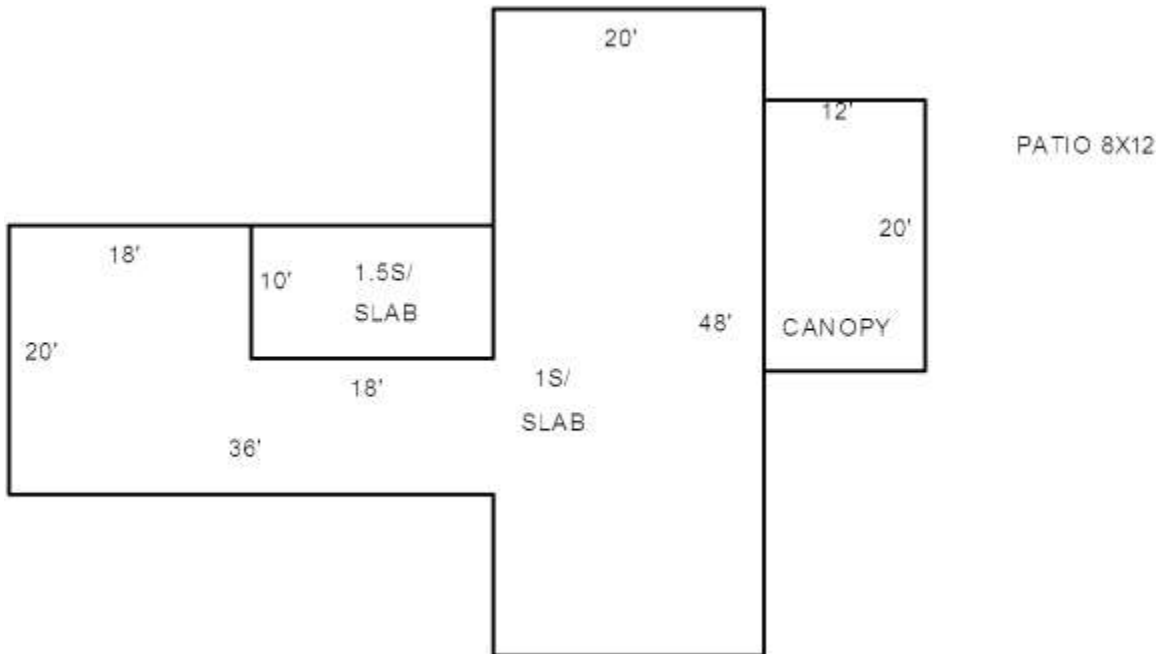
Arrowsic
Name: PALMER, LORI
PALMER, CRAIG
Account: 165

Card: 2 of 2

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 336
006-001-009



Arrowsic
Name: PALMER, LORI
PALMER, CRAIG
Account: 165

Valuation Report

12/15/2023
Page 337
006-001-009

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	97,300	375,500	472,800	97,300	375,500	472,800
2	0	126,700	126,700	0	126,700	126,700
TOTAL	97,300	502,200	599,500	97,300	502,200	599,500

Arrowsic
 Name: SHAW, RONALD C
 SHAW, JOY C

Valuation Report

12/15/2023

Page 338

Account: 166 Card: 1 of 1

Map/Lot:
 Location:

005-004-017
 WHITMORES LANDING

Neighborhood 33 RIVER RD N&S

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/01/1996
 Sale Price 132,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1456P252

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
2.17	Acres-Rear Land 1-10	2,000.00	4,340	100%		4,340
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.17						Land Total 119,340

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	884 Sqft	Grade C 100	Base	125,264
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	..... Crawl	Basement	-7,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,641
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Above Average	Typical	126,833	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	111,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1988	144	C 100	10.656	Ava+	88%	100%	100%	9.377
Frame Garage	1988	816	C 100	21.716	Ava+	88%	100%	100%	19.110
Wood Deck	1988	40	C 100	320	Ava+	88%	100%	100%	282
Wood Deck	1988	288	C 100	2.304	Ava+	88%	100%	100%	2.028
Canopy	1988	64	D 100	358	Fair	69%	100%	100%	247
Frame Shed	1988	128	D 100	1.024	Ava-	72%	100%	100%	737
Frame Shed	1988	36	D 100	288	Ava-	72%	100%	100%	207
1,691 SFLA									Outbuilding Total 31,988

Acpt Land

119,300

Accepted Bldg

143,600

Total

262,900

Arrowsic
Name: SHAW, RONALD C
SHAW, JOY C

Valuation Report

12/15/2023

Page 339

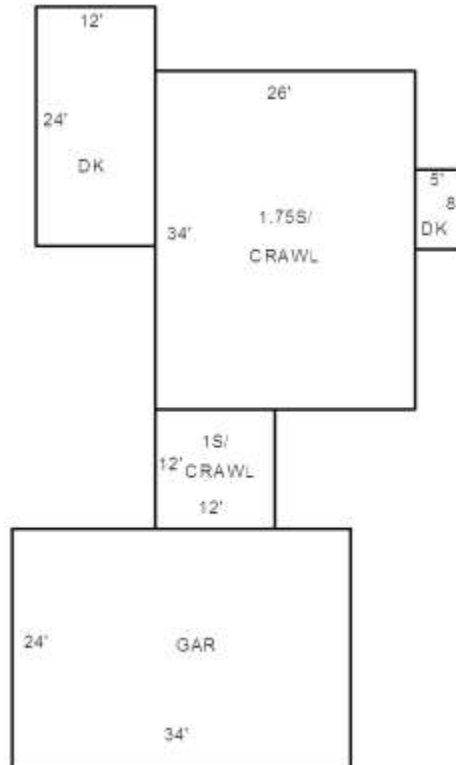
Account: 166 Card: 1 of 1

Map/Lot:
Location:

005-004-017
WHITMORES LANDING



CANOPY 4X16
SHED 8X16
SHED 6X8



Arrowsic
Name: KING, JEFFREY H

Valuation Report

12/15/2023
Page 340
001-004

Account: 167 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 BACK RIVER

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1 B627P186 B725P136

Reference 2

Tran/Land/Bldg 2 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	190,000	190,000	60%	Access	114,000	
0.91	Acres-Salt Marsh	100.00	91	100%		91	
Total Acres 2.91				Land Total		114,091	
Acpt Land		114,100	Accepted Bldg		0	Total	114,100

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Septic SystemDrilled Well
Street Paved

Sale Data
Sale Date 06/01/2021
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Seller
Validity Other Non Valid

Reference 1 B2722P317

Reference 2

Tran/Land/Bldg 4 10 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.00	Acres-EXCESS FRONTAGE	20,000.00	20,000	100%		20,000
3.40	Acres-Rear Land 1-10	2,000.00	6,800	100%		6,800
22.00	# -Lot Improvements	7,500.00	165,000	100%		165,000
Total Acres 6.40						Land Total 351,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade B 100	Base	174,560
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-1,800
Rooms	8	Secondary Heat	Split System		3,125
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Typical	Typical	Average	Typical	198,385
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None			Location	97%	100%	86%
						Value(Rcnld)
						164,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SOLAR EXT	2022	1	B 100	18.750	Ava.	99%	100%	86%	15.871
1 Storv/Basement	2022	200	B 100	21.000	Ava.	97%	100%	86%	17.416
1.5 Storv/Basement	2022	320	B 100	42.480	Ava.	97%	100%	86%	35.231
1.50 ST GARAGE	2022	560	B 100	24.598	Ava.	97%	100%	86%	20.400
Open Frame Porch	2022	192	B 100	6.720	Ava.	97%	100%	86%	5.573
1 Storv/Basement	2022	320	B 100	33.600	Ava.	97%	100%	86%	27.866
One Storv Frame	2022	196	B 100	18.130	Ava.	97%	100%	86%	15.036
Patio	2022	450	B 100	2.250	Ava.	97%	100%	86%	1.866
2,636 SFLA									Outbuilding Total 139,259

Acpt Land

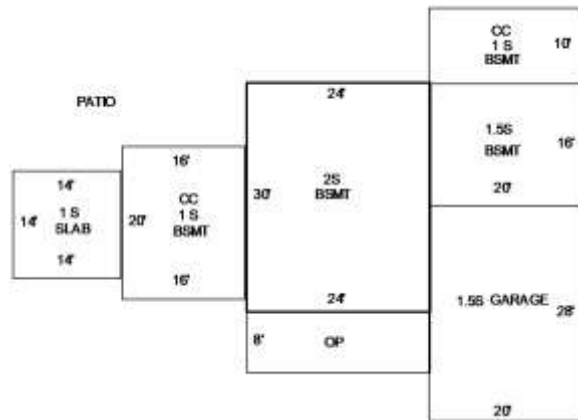
351,800

Accepted Bldg

303,800

Total

655,600



Arrowsic
 Name: Schueman, Gregory Martin

Valuation Report

12/15/2023
 Page 343
 006-016

Account: 169 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
 Topography Level
 Utilities None
 Street Paved

Sale Data
 Sale Date 03/31/2022
 Sale Price 325,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 4 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 4

		Land Description		Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit					
0.57	Acres-Salt Marsh	100.00		57	100%		57
Total Acres 0.57						Land Total	57
Acpt Land		100	Accepted Bldg	0	Total		100

Arrowsic
 Name: Schueman, Gregory Martin

Valuation Report

12/15/2023

Page 344

Map/Lot:

006-020

Location:

RTE 127

Account: 170 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
 Topography Swampy
 Utilities None
 Street Paved

Sale Data
 Sale Date 03/31/2022
 Sale Price 325,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.23	Acres-Salt Marsh	100.00	123	100%		123	
Total Acres 1.23			Land Total		123		
Acpt Land		100	Accepted Bldg		0	Total	
						100	

Account: 171 Card: 1 of 1

Map/Lot: 006-004
Location: RTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/31/2022
Sale Price 325,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B789P282
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-INLAND LOT	52,500.00	43,925	100%		43,925
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.40			Land Total			58,925

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	118,082
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Forced Hot Air	Cooling	0% None	Heat	-346
Rooms	7	Secondary Heat	Split System		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1920	1968	Typical	Typical	Average	Inadeq.		114,628
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	92%	100%	70,657

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 1/2 Storv Fr	1920	512	C 100	49.254	Ava.	Phy	Func	Econ	30.360
Encl Frame Porch	1920	256	C 100	10.240	Ava.	67%	92%	100%	6.312
Barn	1	450	C 100	10.000	Ava.	67%	50%	100%	3.350
Frame Garage	1970	280	D 100	6.224	Ava.	73%	100%	100%	4.544
1,920 SFLA						Outbuilding Total			44,566

Acpt Land 58,900 **Accepted Bldg** 115,200 **Total** 174,100



GAR
14 X 20

BARN
24 X 18



Arrowsic
 Name: DOLAN, JAMES
 DOLAN, DEBORAH

Valuation Report

12/15/2023
 Page 347
 001-001
 CROW ISLAND

Account: 172 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 2 & Shoreland
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 06/01/1992
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B525P065
 Reference 2
 Tran/Land/Bldg 3 10 36
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	50%	Access	95,000
Total Acres 2.00			Land Total			95,000

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	337 Sqft	Grade D 100	Base	38,475
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% No heat	Cooling	0% None	Heat	-270
Rooms	2	Secondary Heat	Split System		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-539
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	Typical	Typical	Below Average	Typical	30,292
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
CDU	Location	50%	90%	76%	10,360	

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	1	100	D 100	5.920	Ava-	50%	90%	76%	2.025
Wood Deck	1	48	D 100	307	Ava-	50%	90%	76%	106
Wood Deck	1	28	D 100	179	Ava-	50%	90%	76%	62
DOCK SYSTEM AVE	1								8.000
437 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									10,193

Acpt Land 95,000 **Accepted Bldg** 20,600 **Total** 115,600

Arrowsic
Name: DOLAN, JAMES
DOLAN, DEBORAH

Valuation Report

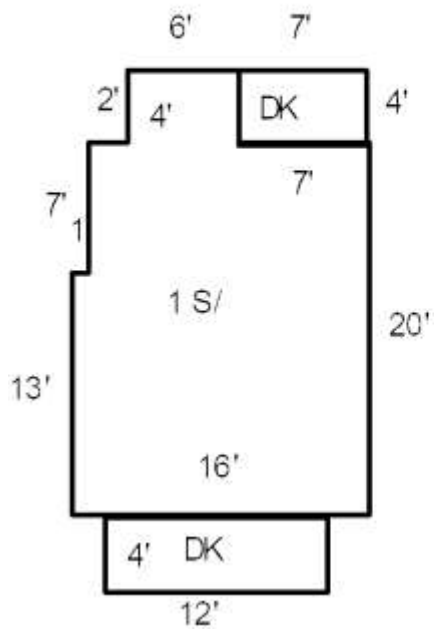
12/15/2023
Page 348
001-001
CROW ISLAND

Account: 172 Card: 1 of 1

Map/Lot:
Location:



2ND ST LOOKOUT ROOM ABOUT 10X10



Arrowsic
 Name: KLEIN, ERIC
 KLEIN, LOURIE

Valuation Report

12/15/2023

Page 349

Account: 173 Card: 1 of 1

Map/Lot:
 Location:

001-002
 BALD HEAD ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 2 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/24/2010
 Sale Price 7,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B525P065
 Reference 2
 Tran/Land/Bldg 2 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.15	Acres-U/Imp.SubStand.L	10,000.00	21,500	100%		21,500	
Total Acres 2.15					Land Total	21,500	
Acpt Land		21,500	Accepted Bldg		0	Total	21,500

Arrowsic
 Name: WIEBUS, JOHANNES
 O'HERON, KATHLEEN A

Valuation Report

12/15/2023

Page 350

Account: 174 Card: 1 of 1

Map/Lot:
 Location:

006-012
 PREBLE POINT ROAD

Neighborhood 32 HANSON BAY AREA

Sale Data

Zoning/Use: RUR RES 1 & SP
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Date: 10/24/2022
 Sale Price: 389,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B775P246

Reference 2:

Tran/Land/Bldg: 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-WATERFRONT LOT	160,000	35,777	100%		35,777
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.10			Land Total			50,777

Dwelling Description

Replacement Cost New

Conventional	One Story	308 Sqft	Grade D 110	Base	49,977
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-271
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Gas Stove		1,591
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	6,352
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Old Type	Old Type	Average	Typical	57,649	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	38,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Storv/Basement	1960	352	D 110	26.019	Ava.	67%	100%	100%	17,433
1 Storv/Basement	1970	308	D 110	22.768	Ava.	67%	100%	100%	15,255
Wood Deck	2008	224	D 110	1.577	Ava.	67%	100%	100%	1,057
Canopv	1930	24	D 110	147	Ava.	67%	100%	100%	98
968 SFLA						Outbuilding Total			33,843

Acpt Land

50,800

Accepted Bldg

72,500

Total

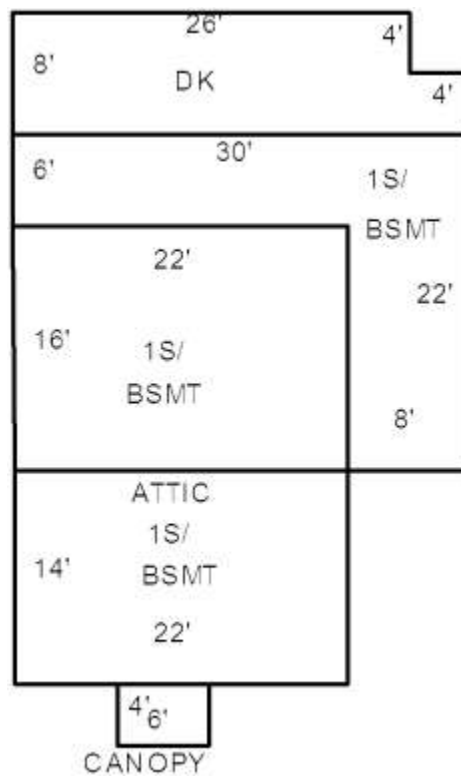
123,300

Arrowsic
Name: WIEBUS, JOHANNES
O'HERON, KATHLEEN A
Account: 174 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 351
006-012
PREBLE POINT ROAD



Arrowsic
 Name: VERITY, SIMON
 FINNEY, FINNEY, MARTHA

Valuation Report

12/15/2023

Page 352

Account: 175 Card: 1 of 1

Map/Lot:
 Location:

003-049
 DUCK CAMP ROAD

Neighborhood 19 BACK RIVER
 Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/21/2015
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B767P234,B1692P040,B1692P043
 Reference 2 B2818P113
 Tran/Land/Bldg 5 1 36
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-DUCK CAMP LOT	100,000	83,512	100%		83,512
Total Acres 0.33			Land Total			83,512

Dwelling Description				Replacement Cost New		
Seasonal Camp	One & 1/2 Story	240 Sqft	Grade C 100	Base		53,830
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% No heat	Cooling	0% None	Heat		-1,440
Rooms	1	Secondary Heat	Wood Stove			1,000
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-720
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Old Type	None	Above Average	Inadeq.	44,810
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	86%	100%
						Value(Rcnld)
						30,059

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1960	120	D 100	7.104	Ava+	78%	100%	100%	5.541
BUNKHOUSE	1960	120	D 100	4.624	Ava+	74%	100%	100%	3.422
480 SFLA									
Outbuilding Total									8,963

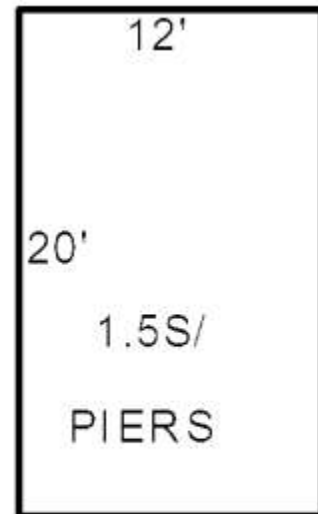
Acpt Land 83,500 **Accepted Bldg** 39,000 **Total** 122,500

Arrowsic
Name: VERITY, SIMON
FINNEY, FINNEY, MARTHA
Account: 175 Card: 1 of 1

Valuation Report

12/15/2023
Page 353
003-049
DUCK CAMP ROAD

Map/Lot:
Location:



BUNKHOUSE 10X12

Arrowsic
 Name: KNOWLES, ROBERT L
 KNOWLES, EUGENIE

Valuation Report

12/15/2023
 Page 354
 005-011-005
 STONETREE

Account: 176 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-INLAND LOT	80,000.00	49,639	100%		49,639
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.77			Land Total			64,639

Dwelling Description				Replacement Cost New	
Conventional	Two Story	780 Sqft	Grade C 110	Base	164,656
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,864
Rooms	6	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,300
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	166,482
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	141,510	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1995	384	C 110	3.379	Ava.	85%	100%	100%	2,872
One Storv Frame	1995	176	C 110	14.326	Ava.	85%	100%	100%	12,177
1S AD/GAR	1995	576	C 110	63.910	Ava.	85%	100%	100%	54,324
Frame Shed	1995	64	E 100	320	Ava.	85%	100%	100%	272
Frame Shed	1995	128	D 100	1.024	Ava.	85%	100%	100%	870
2,312 SFLA	Outbuilding Total								70,515

Acpt Land 64,600 **Accepted Bldg** 212,000 **Total** 276,600

Arrowsic
Name: KNOWLES, ROBERT L
KNOWLES, EUGENIE

Valuation Report

12/15/2023
Page 355
005-011-005
STONETREE

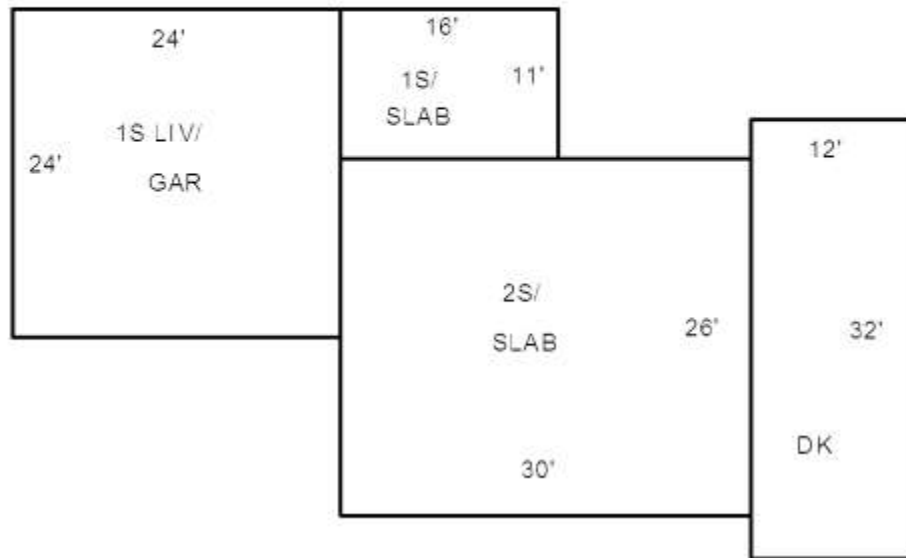
Account: 176 Card: 1 of 1

Map/Lot:
Location:



WD SHED 8X8

SHED 8X16



Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities None
Street Gravel

Sale Data
Sale Date 11/13/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B557P006-007
Reference 2 B3163P147
Tran/Land/Bldg 5 10 36
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.25	Acres-EXCESS FRONTAGE	40,000.00	90,000	100%		90,000
0.58	Acres-Salt Marsh	200.00	116	100%		116
3.09	Acres-Rear Land 1-10	2,000.00	6,180	100%		6,180
Total Acres 7.92						Land Total 286,296

Dwelling Description

Replacement Cost New

Primitive	One Story	288 Sqft	Grade D 100	Base	19,912
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,226
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-922
Rooms	1	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-461
Unfin. Living Area	NONE			Unfinished	0

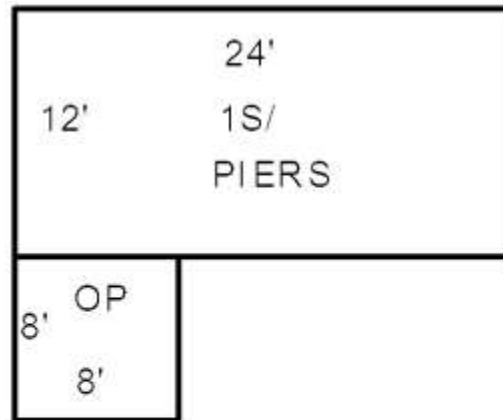
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	None	None	Average	Typical	11,703
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	81%	100%	7,868	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	64	D 100	1.434	Ava.	83%	81%	100%	964
Frame Shed	1991								300
288 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									1,264

Acpt Land 286,300 **Accepted Bldg** 9,100 **Total** 295,400



SHED=SV

OH=NV

Arrowsic
 Name: STOCKER, SARAH
 STOCKER, THOMAS

Valuation Report

12/15/2023

Page 358

Account: 179 Card: 1 of 1

Map/Lot:
 Location:

002-019-008
 284 BALD HEAD ROAD

Neighborhood 5 COLLIN'S PATTEE

Zoning/Use RUR RES 2 & RP
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 05/02/2011
 Sale Price 135,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B023P073 B1047P193

Reference 2

Tran/Land/Bldg 1 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 3 103 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
11.71	Acres-Rear Land 20 +	1,000.00	11,710	100%		11,710
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 33.71			Land Total			164,710

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	532 Sqft	Grade B 110	Base	131,145
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	732
Solar Voltaic	Extensive Solar			Solar Voltaic	27,500
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,047
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-1,097
Rooms	5	Secondary Heat	Split System		3,438
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	12,375
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	171,546
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	162,969

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	2015	418	B 110	59.544	Ava.	95%	100%	100%	56.567
Open Frame Porch	2015	108	B 110	4.158	Ava.	95%	100%	100%	3.950
Wood Deck	2015	144	B 110	1.584	Ava.	95%	100%	100%	1.505
Open Frame Porch	2015	144	B 110	5.544	Ava.	95%	100%	100%	5.267
One Storv Frame	2015	368	B 110	37.444	Ava.	95%	100%	100%	35.572
3/4 ST/GAR	2015	754	B 110	88.812	Ava.	95%	100%	100%	84.371
SHOP/SHED	2015	165	B 110	3.403	Ava.	95%	100%	100%	3.233
Frame Shed	2015	240	D 100	1.920	Ava-	93%	100%	100%	1.786
Frame Garage	2019	1296	B 100	42.745	Ava.	97%	100%	100%	41.463
SOLAR MIN	2023	50	C 10	25.000	Ava.	97%	100%	100%	24.250
1,898 SFLA									
Outbuilding Total									257,964

Acpt Land

164,700

Accepted Bldg

420,900 **Total**

585,600

Arrowsic
Name: STOCKER, SARAH
STOCKER, THOMAS
Account: 179 Card: 1 of 1

Valuation Report

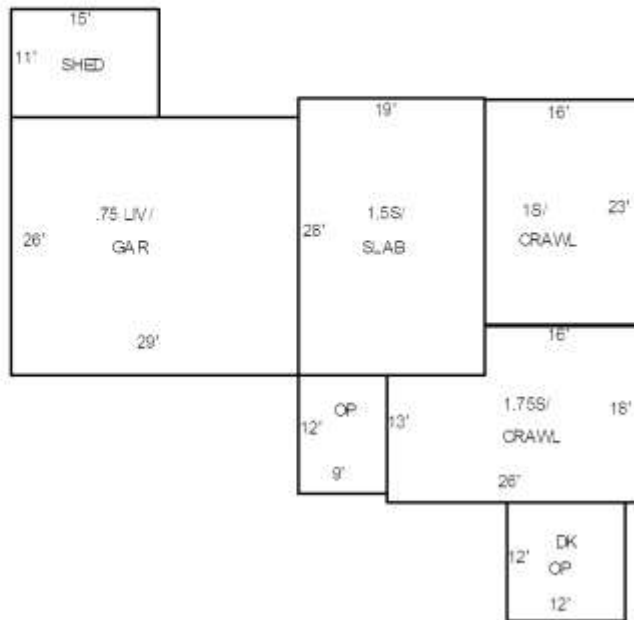
Map/Lot:
Location:

12/15/2023
Page 359
002-019-008
284 BALD HEAD ROAD



SHED 12X20

GAR ADDED 2019
36X36
NO FLOOR OR DOORS YET



Arrowsic
 Name: ROSS, WENDY S
 EICHLER, EICHLER, THOS.
 Account: 180 Card: 1 of 1

Valuation Report

12/15/2023
 Page 360
 006-007
 38 PREBBLE POINT ROAD

Map/Lot:
 Location:

Neighborhood 32 HANSON BAY AREA

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 05/01/2012
 Sale Price 222,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6295P2082
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-WATERFRONT LOT	160,000	45,255	100%		45,255
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.16			Land Total			60,255

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	570 Sqft	Grade C 110	Base	108,937
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	627
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,822
Rooms	4	Secondary Heat	Split System		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,300
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2012	0	Typical	Typical	Average	Typical	115,686	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	108,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2012	224	C 110	18.234	Ava.	94%	100%	100%	17,140
Canopv	2012	48	C 110	370	Ava.	94%	100%	100%	348
DOCK SYSTEM AVE	2012	1	C 100	25.000	Ava.	99%	100%	100%	24,750
1,079 SFLA									
Outbuilding Total									42,238

Acpt Land 60,300 **Accepted Bldg** 151,000 **Total** 211,300

Arrowsic
 Name: ROSS, WENDY S
 EICHLER, EICHLER, THOS.
 Account: 180 Card: 1 of 1

Valuation Report

12/15/2023
 Page 361
 006-007
 38 PREBBLE POINT ROAD

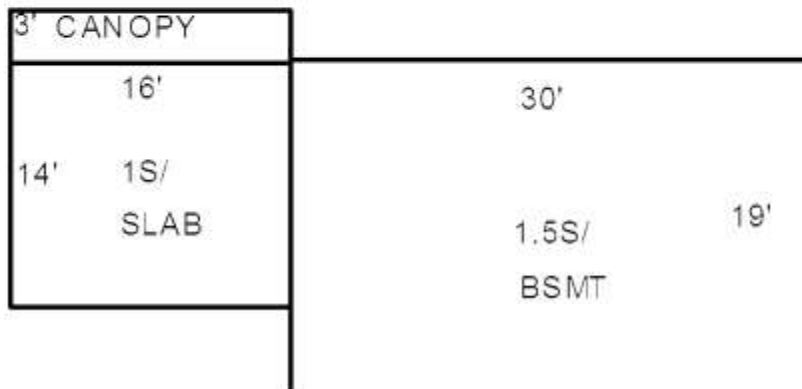
Map/Lot:
 Location:



6X8 DOCK

RAMP

FLOAT



Arrowsic
 Name: LEVESQUE, REBECCA
 C/O AMANDA MCKENNA

Valuation Report

12/15/2023

Page 362

Account: 181 Card: 1 of 1

Map/Lot: 004-040
 Location: 540 ARROWSIC ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-INLAND LOT	52,500.00	41,505	100%		41,505
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.25			Land Total			56,505

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade C 90	Base		112,651
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% No heat	Cooling	0% None	Heat		-4,435
Rooms	6	Secondary Heat	Wood Stove			900
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,232	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Below Average	Typical	109,116	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidated		None		72%	90%	100%	70,707

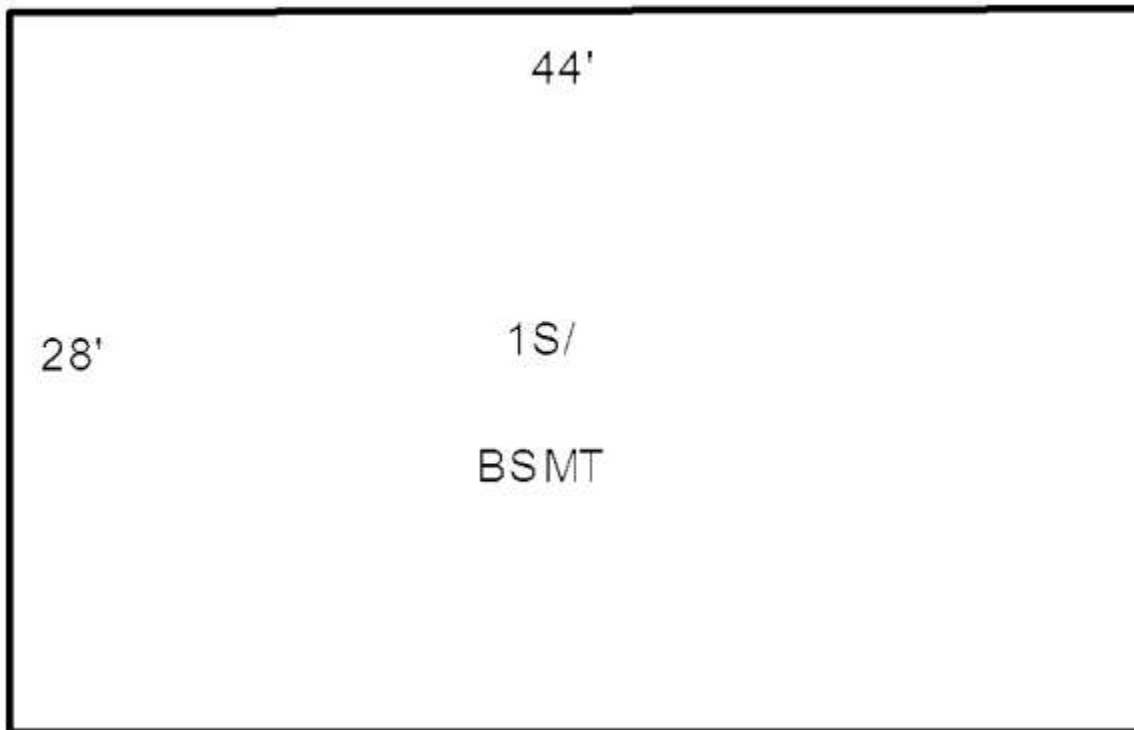
Acpt Land 56,500 **Accepted Bldg** 70,700 **Total** 127,200

Arrowsic
Name: LEVESQUE, REBECCA
C/O AMANDA MCKENNA
Account: 181 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 363
004-040
540 ARROWSIC ROAD



Account: 182 Card: 1 of 1

Map/Lot: 005-015
Location: RTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Dug Well/SpringSeptic System
Street Paved

SPRING WORK 2024

Reference 1
Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Sale Data

Sale Date 01/24/2019
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.36	Acres-Rear Land 1-10	2,000.00	720	100%		720
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.36						Land Total 68,220

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	256 Sqft	Grade C 100	Base	68,827
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,152
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	2021	Typical	Typical	Good	Typical	75,979
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	59,264	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1935	12	C 100	480	Good	78%	100%	100%	374
1 Storv/Basement	1935	462	C 100	38.808	Good	78%	100%	100%	30.270
1 Storv/Basement	1935	192	C 100	16.128	Good	78%	100%	100%	12.580
Wood Deck	1935	112	C 100	896	Good	78%	100%	100%	699
Frame Garage	1935	630	D 100	13.504	Poor	45%	50%	100%	3.038
1,038 SFLA						Outbuilding Total			46,961

Acpt Land

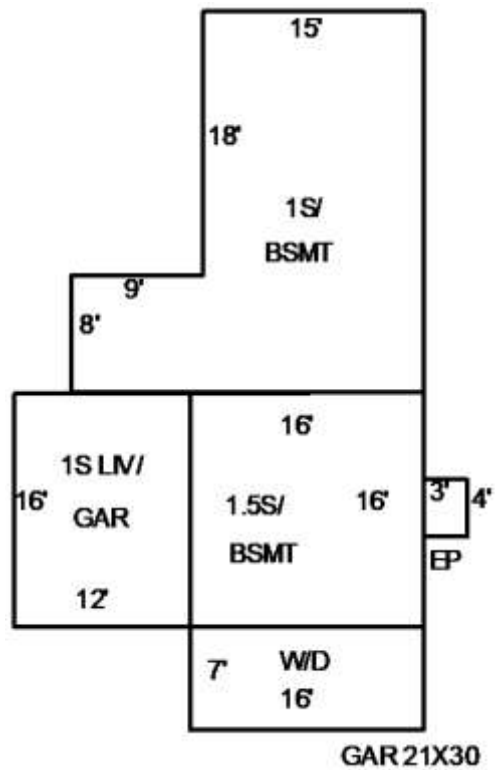
68,200

Accepted Bldg

106,200

Total

174,400



Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1316P031
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 4

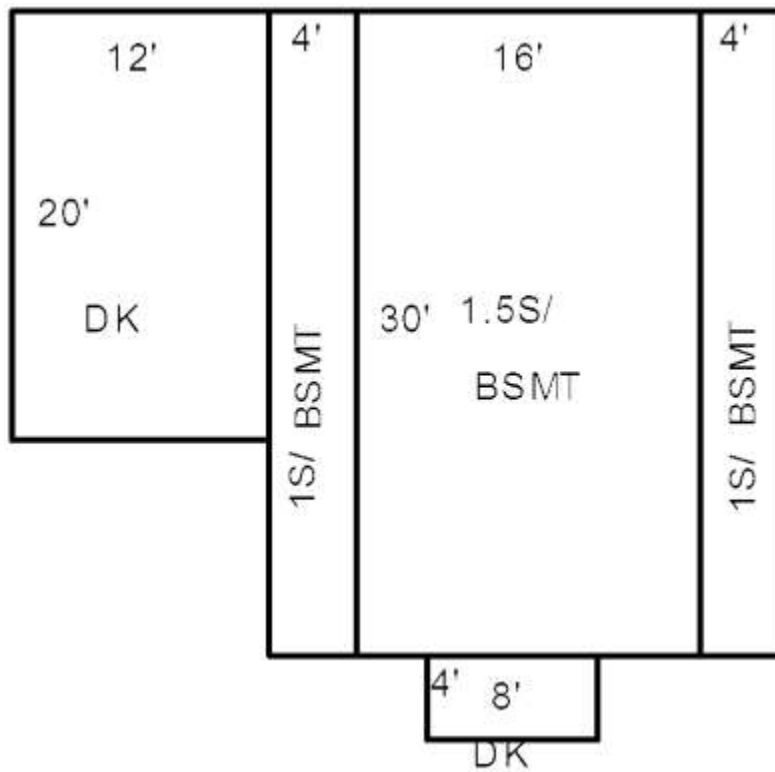
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-WATERFRONT LOT	160,000	65,970	100%		65,970
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.34			Land Total			80,970

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	90,376
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	480
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,160
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	1997	Typical	Typical	Above Average	Typical	93,016	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	68,832

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Storv/Basement	1930	120	C 100	10.080	Ava+	74%	100%	100%	7,459
Wood Deck	1930	240	C 100	1.920	Ava+	74%	100%	100%	1,421
Wood Deck	1930	32	C 100	256	Ava+	74%	100%	100%	189
1 Storv/Basement	1930	120	C 100	10.080	Ava+	74%	100%	100%	7,459
960 SFLA						Outbuilding Total			16,528

Acpt Land	81,000	Accepted Bldg	85,400	Total	166,400
------------------	--------	----------------------	--------	--------------	---------



Valuation Report

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 2 & Shoreland
 Topography Rolling
 Utilities None
 Street Paved

Sale Date 08/01/1996
 Sale Price 385,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1041P185,B1435P194

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 41 0 0 Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
6.00	Acres-EXCESS FRONTAGE	40,000.00	240,000	100%		240,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
47.10	Acres-Rear Land 20 +	1,000.00	47,100	100%		47,100
Total Acres 75.10			Land Total			515,100

Accpt Land 515,100 **Accepted Bldg** 0 **Total** 515,100

Account: 185 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 2
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B853P221,B1435P194

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 41 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000	
8.00	Acres-EXCESS MARSH FR	10,000.00	80,000	100%		80,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000	
10.00	Acres-Salt Marsh	100.00	1,000	100%		1,000	
65.37	Acres-Rear Land 20 +	1,000.00	65,370	100%		65,370	
Total Acres 105.37			Land Total			284,370	

Acpt Land 284,400 **Accepted Bldg** 0 **Total** 284,400

Arrowsic
 Name: VON BORRIES, PHILIPPE
 GELARDI, PIERA

Valuation Report

12/15/2023
 Page 370
 005-045

Account: 186 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 18 SASANOA RIVER

Sale Data	
Sale Date	10/25/2022
Sale Price	160,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B394P1148
 Reference 2
 Tran/Land/Bldg 4 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 2.33			Land Total			190,660

Acpt Land	190,700	Accepted Bldg	0	Total	190,700
------------------	---------	----------------------	---	--------------	---------

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/2011
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Changed

Reference 1 B1511P313

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.41	Acres-INLAND LOT	52,500.00	44,081 100%		44,081
2.00	# -Lot Improvements	7,500.00	15,000 100%		15,000
Total Acres 1.41			Land Total		59,081

Dwelling Description

Replacement Cost New

Other	One Story	1,404 Sqft	Grade D 100	Base	110,317
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2000	0	Typical	Typical	Below Average	Typical	113,917	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	91,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	120	D 100	768	Ava-	80%	100%	100%	614
BSMT ENTRY	2000	30	D 100	240	Ava-	80%	100%	100%	192
Frame Shed	2000	96	C 100	960	Ava-	81%	100%	100%	778
1,404 SFLA						Outbuilding Total			1,584

Acpt Land

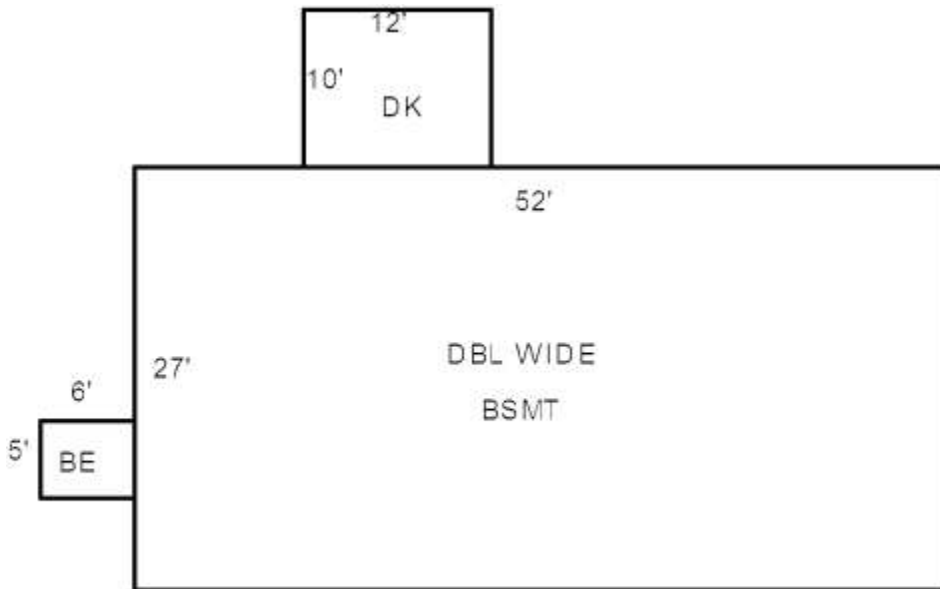
59,100

Accepted Bldg

92,700

Total

151,800



SHED 8X12

Arrowsic
Name: SAMMER, DIANE E

Valuation Report

12/15/2023
Page 373

Account: 188 Card: 1 of 1

Map/Lot: 004-050-006
Location: 325 OLD STAGE ROAD

Neighborhood 10 OLD STAGE

Sale Data

Zoning/Use RUR RES 1
Topography Steep
Utilities Drilled WellSeptic System
Street Paved

Sale Date 10/22/2018
Sale Price 125,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B532P036

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.67	Acres-Rear Land 11-20	1,800.00	13,806	100%		13,806
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 19.67			Land Total			101,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 ST SHED	0	442	C 100	5.746	Fair	45%	100%	100%	2.586
Frame Shed	2020	160	C 100	1.600	Ava.	97%	100%	100%	1.552
Canopy	2016	144	C 100	1.008	Ava.	96%	100%	100%	968
SOLAR MIN	2020	6	C 50	15.000	Ava-	96%	50%	100%	7.200
						Outbuilding Total			12,306

Acpt Land 101,300 **Accepted Bldg** 12,300 **Total** 113,600

Arrowsic
Name: SAMMER, DIANE E

Valuation Report

12/15/2023

Page 374

Map/Lot:
Location:

004-050-006

325 OLD STAGE ROAD

Account: 188 Card: 1 of 1



SHED

SHED

SHED

SHED 17X26

SHED 10X14

Arrowsic
 Name: HEGNER, DONNA J
 HEGNER, HENRY J

Valuation Report

12/15/2023

Page 375

Account: 189 Card: 1 of 2

Map/Lot:
 Location:

005-004-011
 WHITMORES LANDING

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 08/01/2017
 Sale Price 525,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B539P139

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.20	Acres-EXCESS FRONTAGE	40,000.00	8,000	100%		8,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.50						Land Total 213,600

Dwelling Description

Replacement Cost New

Conventional	One Story	503 Sqft	Grade B 100	Base	89,028
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1180 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,960
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,886
Rooms	6	Secondary Heat	Pellet Stove		1,875
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1985	Renovated 2010	Kitchens Typical	Baths Typical	Condition Above Average	Layout Typical	Total Value(Rcnld)
None				87%	100%	113,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Func	Econ		
2 Storv/Basement	1985	624	B 100	100.152	Ava+	87%	100%	100%	87.132
Canopy	1985	84	B 100	735	Ava+	87%	100%	100%	639
Patio	1985	210	B 100	1.050	Ava+	87%	100%	100%	914
1 Storv/Basement	1985	384	B 100	40.320	Ava+	87%	100%	100%	35.078
Frame Garage	1985	576	B 100	19.345	Ava+	87%	100%	100%	16.830
Frame Bav Window	1985	24	B 100	2.220	Ava+	87%	100%	100%	1.931
One Storv Frame	1985	200	B 100	18.500	Ava+	87%	100%	100%	16.095
Open Frame Porch	1985	200	B 100	7.000	Ava+	87%	100%	100%	6.090
Wood Deck	1985	48	B 100	480	Ava+	87%	100%	100%	418
Patio	1985	166	B 100	830	Ava+	87%	100%	100%	722
2,359 SFLA									Outbuilding Total 165,849

Acpt Land

213,600

Accepted Bldg

278,900

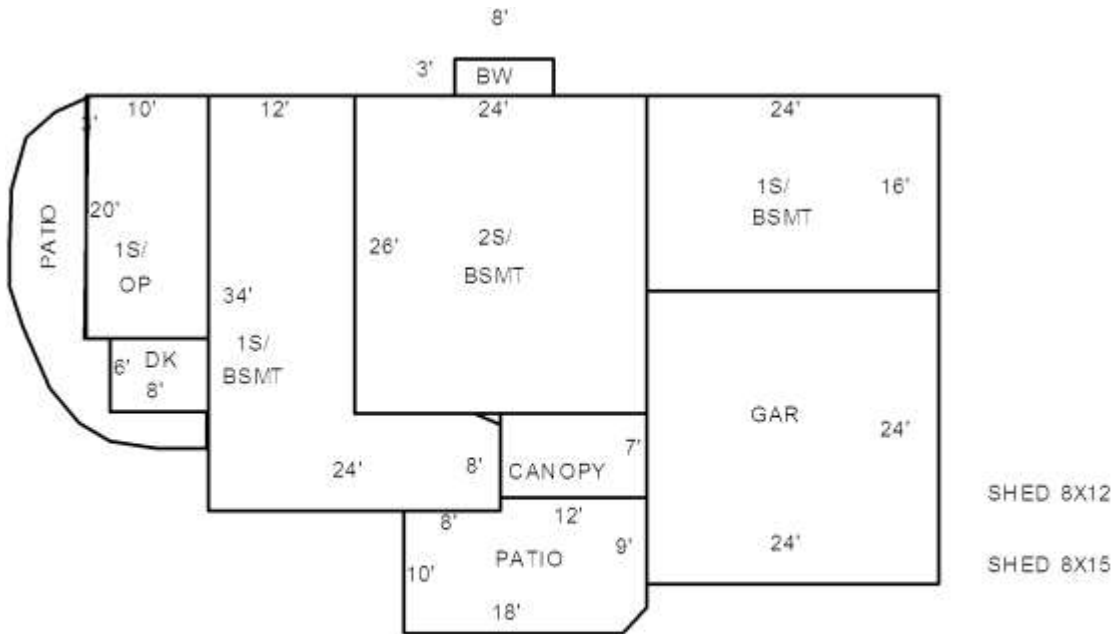
Total

492,500

Arrowsic
Name: HEGNER, DONNA J
HEGNER, HENRY J
Account: 189 Card: 1 of 2

Valuation Report

12/15/2023
Page 376
Map/Lot: 005-004-011
Location: WHITMORES LANDING



AVG DOCK SYSTEM

Arrowsic
 Name: HEGNER, DONNA J
 HEGNER, HENRY J

Valuation Report

12/15/2023
 Page 377
 005-004-011
 2 N. RIVER ROAD

Account: 189 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 08/01/2017
 Sale Price 525,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B539P139

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1985	96	D 100	768	Ava.	80%	100%	100%	614
Frame Shed	1985	120	D 100	960	Ava.	80%	100%	100%	768
DOCK SYSTEM AVE	1985	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,359 SFLA									
Outbuilding Total									26,132
Accpt Land			0	Accepted Bldg		26,100	Total		26,100

Arrowsic
Name: HEGNER, DONNA J
HEGNER, HENRY J
Account: 189

Valuation Report

12/15/2023
Page 378
005-004-011
2 N. RIVER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	213,600	278,900	492,500	213,600	278,900	492,500
2	0	26,100	26,100	0	26,100	26,100
TOTAL	213,600	305,000	518,600	213,600	305,000	518,600

Arrowsic
 Name: AKUNOWICZ, KAREN
 JOHNSON, LAURA

Valuation Report

12/15/2023

Page 379

Account: 190 Card: 1 of 1

Map/Lot:
 Location:

003-041
 INDIAN REST ROAD

Neighborhood 19 BACK RIVER
 Zoning/Use RUR RES 2 & RP
 Topography Rolling Steep
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 01/20/2021
 Sale Price 330,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B356P290,B893P333
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.09	Acres-WATERFRONT LOT	190,000	140,266	100%		140,266
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.09			Land Total			155,266

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	124,238
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-6,656
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,744
Rooms	5	Secondary Heat	Split System		2,500
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1985	0	Typical	Typical	Average	Typical		126,826
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	80%	100%	100%	101,461		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	704	C 100	5.632	Ava.	80%	100%	100%	4,506
Wood Deck	1985	64	C 100	512	Ava.	80%	100%	100%	410
Wood Deck	1985	48	C 100	384	Ava.	80%	100%	100%	307
1 & 1/2 Storv Fr	1985	289	C 100	27.802	Ava.	80%	100%	100%	22,242
Wood Deck	1985	220	C 100	1.760	Ava.	80%	100%	100%	1,408
Wood Deck	1985	85	C 100	680	Ava.	80%	100%	100%	544
Frame Shed	1985	160	D 100	1.280	Ava-	70%	100%	100%	896
RAMP	2021	135	C 100	1.000	Ava.	97%	100%	100%	970
FLOAT	2021	200	C 100	2.000	Ava.	97%	100%	100%	1,940
1,682 SFLA									
Outbuilding Total									33,223

Acpt Land 155,300 **Accepted Bldg** 134,700 **Total** 290,000

Arrowsic
Name: AKUNOWICZ, KAREN
JOHNSON, LAURA

Valuation Report

12/15/2023

Page 380

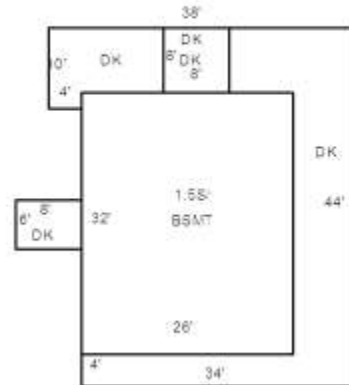
Account: 190 Card: 1 of 1

Map/Lot:
Location:

003-041
INDIAN REST ROAD



RUSTIC CABIN W LOFT: DK 10X22+5X17
17X17



SHED 10X16

Arrowsic
Name: MCCARTY, IAN

Valuation Report

12/15/2023

Page 381

Map/Lot:

004-034

Account: 192 Card: 1 of 1

Location:

OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data	
Sale Date	10/18/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RUR RES 1
Topography Ledge
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 1 99
Farm Land (Year) 0
Exemption(s)

Open 0
Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.67	Acres-Rear Land 1-10	2,000.00	1,340	100%		1,340
Total Acres 2.67			Land Total			53,840
Acpt Land		53,800	Accepted Bldg		0	Total
						53,800

Arrowsic
Name: MCCARTY, IAN

Valuation Report

12/15/2023
Page 382
005-039

Account: 193 Card: 1 of 1 Map/Lot: Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 10/18/2022
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1425P102,106

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000	
0.20	Acres-Rear Land 20 +	1,000.00	200	100%		200	
Total Acres 22.20			Land Total			90,700	

Acpt Land 90,700 **Accepted Bldg** 0 **Total** 90,700

Arrowsic
Name: MCCARTY, IAN

Valuation Report

12/15/2023
Page 383
005-048

Account: 194 Card: 1 of 1 Map/Lot: Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 10/18/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B671P224
Reference 2
Tran/Land/Bldg 5 1 11
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-WATER ACCESS LOT	50,000.00	11,726	100%		11,726
Total Acres 0.11			Land Total			11,726

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1970	80	D 100	640	Fair	54%	100%	100%	346	
DOCK SYSTEM AVE	1970	1	D 100	20.000	Same	99%	100%	100%	19.800	
Outbuilding Total									20,146	
Acpt Land		11,700	Accepted Bldg		20,100	Total		31,800		



SHED 8X10

DOCK SYS

Arrowsic
 Name: MCDONALD, FRANKLIN
 MAINS, CHARLES

Valuation Report

12/15/2023

Page 385

Account: 196 Card: 1 of 1

Map/Lot:
 Location:

005-006
 249 ARROWSIC ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 1991
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
5.95	Acres-Waste Land	100.00	595	100%		595
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
2.00	Acres-Rear Land 11-20	1,800.00	3,600	100%		3,600
Total Acres 19.95			Land Total			91,695

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	418 Sqft	Grade C 90	Base		75,970
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-1,129
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	4	Secondary Heat	Split System			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1959	0	Typical	Typical	Average	Typical	74,841				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	67%	99%	100%	49,642					

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1959	80	C 90	2.880	Ava.	67%	99%	100%	1,911
One Storv Frame	1959	298	C 90	19.847	Ava.	67%	99%	100%	13,164
1.50 ST GARAGE	1959	780	C 100	27.114	Ava.	67%	100%	100%	18,166
Frame Shed	1959	289	C 100	2.890	Ava-	50%	100%	100%	1,445
SHOP/SHED	1959	550	C 110	9.075	Fair	45%	100%	100%	4,084
Frame Shed	1959	140	D 100	1.120	Fair	45%	100%	100%	504
925 SFLA									
Outbuilding Total									39,274

Acpt Land 91,700 **Accepted Bldg** 88,900 **Total** 180,600

Arrowsic
Name: MCDONALD, FRANKLIN
MAINS, CHARLES
Account: 196 Card: 1 of 1

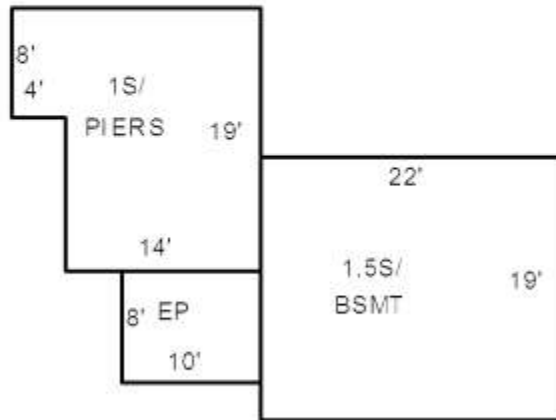
Valuation Report

12/15/2023
Page 386
Map/Lot:
Location: 005-006
249 ARROWSIC ROAD



1.5 GAR 26X30

SHED 17X17



1.5 SHOP 22X25 high wall w/heat

SHED 10X14

Arrowsic
 Name: ARSENAULT, M.A.
 ARSENAULT, P.J.

Valuation Report

12/15/2023

Page 387

Account: 197 Card: 1 of 1

Map/Lot:
 Location:

004-007
 531 Arrowsic Rd

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 04/01/1998
 Sale Price 71,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B601P087,B1568P109

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
1.25	Acres-Rear Land 1-10	2,000.00	2,500	100%		2,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.25						Land Total 70,000

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	101,488
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,736
Rooms	5	Secondary Heat	Split System		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1967	0	Typical	Typical	Average	Typical	104,224	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		71%	100%	100%	73,999

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	1967	288	C 100	2.304	Ava.	71%	100%	100%	1.636
Wood Deck	1967	192	D 100	1.229	Ava.	71%	100%	100%	873
Frame Shed	1967	64	D 100	512	Fair	52%	100%	100%	266
Frame Garage	1967	576	C 100	15.476	Ava.	71%	100%	100%	10,988
912 SFLA						Outbuilding Total			13,763

Acpt Land

70,000

Accepted Bldg

87,800 **Total**

157,800

Arrowsic
Name: ARSENAULT, M.A.
ARSENAULT, P.J.

Valuation Report

12/15/2023

Page 388

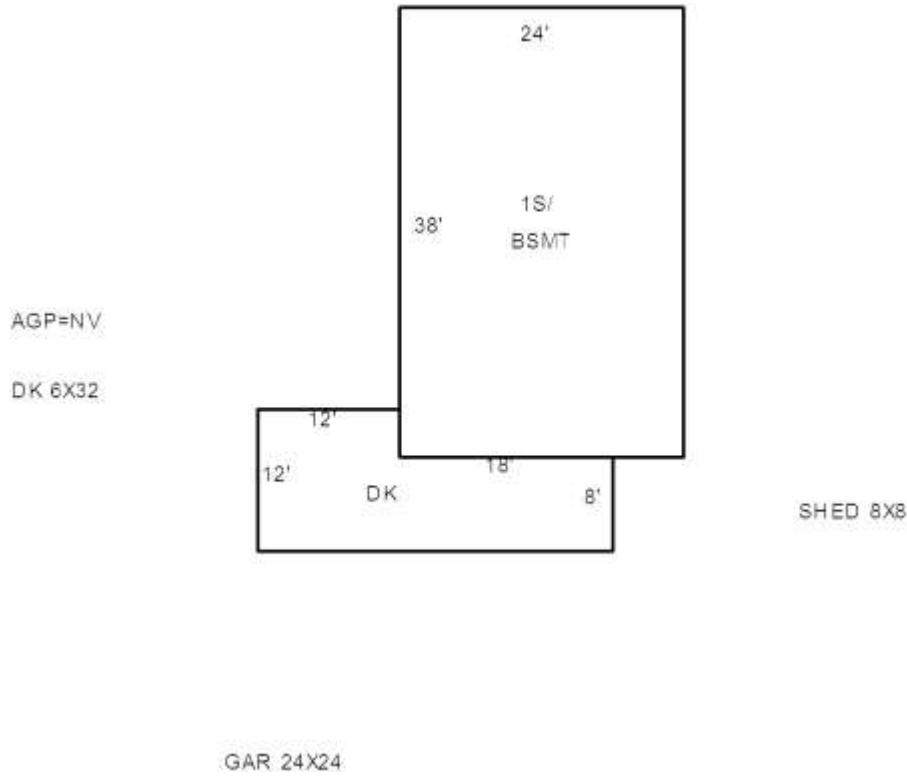
Map/Lot:

004-007

Account: 197 Card: 1 of 1

Location:

531 Arrowsic Rd



Account: 199 Card: 1 of 1

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1995
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1367P236

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.35	Acres-EXCESS FRONTAGE	40,000.00	14,000	100%		14,000
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.95						Land Total 224,200

Dwelling Description

Replacement Cost New

Conventional	One Story	1,107 Sqft	Grade C 110	Base	127,510
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,500
Foundation	Concrete	Basement	Crawl	Basement	-9,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,653
Rooms	4	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	1/4 Finished			Attic	8,799
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	1997	Typical	Typical	Above Average	Typical	Value(Rcnd)
None	None	None	None	89%	100%	119,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnd
				RCN	Cond	Phy	Func	Econ		
Wood Deck	1992	32	C 110	282	Ava+	89%	100%	100%	251	
Wood Deck	1992	264	C 110	2,323	Ava+	89%	100%	100%	2,067	
One Storv Frame	1992	436	C 110	35,490	Ava+	89%	100%	100%	31,586	
Open Frame Porch	1992	20	C 110	616	Ava+	89%	100%	100%	548	
DOCK SYSTEM AVE	1992	1	C 100	25,000	Ava.	99%	100%	100%	24,750	
APT/GAR	1997	520	C 110	72,028	Ava.	86%	100%	100%	61,944	
1,543 SFLA						Outbuilding Total			121,146	

Acpt Land

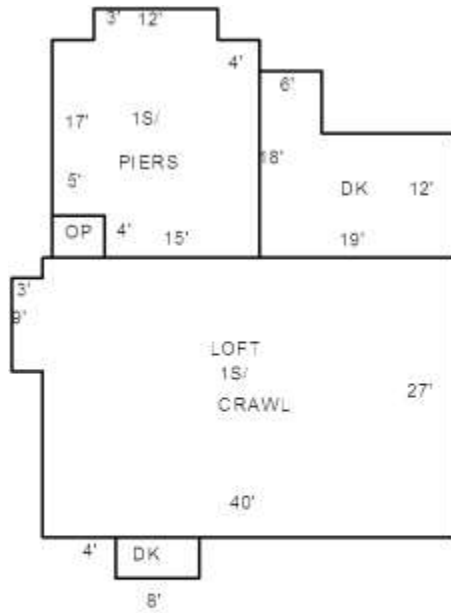
224,200

Accepted Bldg

240,800

Total

465,000



FLOAT
RAMP
DOCK

APARTMENT/GAR 20X26

Arrowsic
 Name: MCLEAN, DANIEL
 MCLEAN, KAREN

Valuation Report

12/15/2023
 Page 391
 004-027-001
 71 DOUBLING POINT

Account: 200 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B797P147

Reference 2

Tran/Land/Bldg 5 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
0.64	Acres-Rear Land 1-10	2,000.00	1,280	100%		1,280
Total Acres 2.64			Land Total			101,280

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2005	320	D 100	2.560	Ava.	90%	100%	100%	2,304
						Outbuilding Total			2,304
Acpt Land		101,300	Accepted Bldg			2,300	Total		103,600

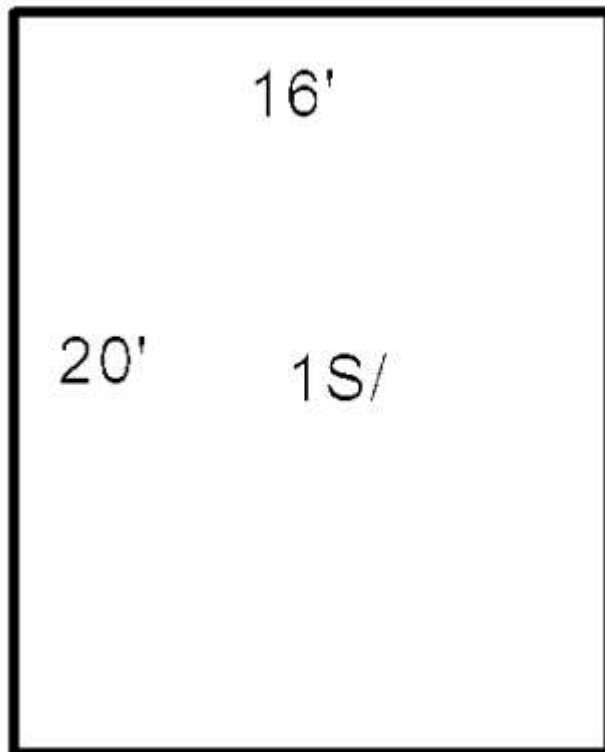
Arrowsic
Name: MCLEAN, DANIEL
MCLEAN, KAREN
Account: 200

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 392
004-027-001
71 DOUBLING POINT



Arrowsic
 Name: MCLUER, JOHN
 MCLUER, PAULINE

Valuation Report

12/15/2023

Page 393

Account: 201 Card: 1 of 2

Map/Lot: 005-004-008
 Location: RIVER RD.(WHITMORES LNDG)

Neighborhood 33 RIVER RD N&S

Zoning/Use RUR RES 1
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B875P080
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 12 102 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.80						Land Total 118,600

Dwelling Description				Replacement Cost New		
Conventional	Two & 1/2 Story	965 Sqft	Grade C 100	Base		189,738
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-10,615
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Central Air	Heat		10,854
Rooms	8	Secondary Heat	Wood Stove			1,000
Bedrooms	5	Add Fixtures	0			
Baths	4	Half Baths	1	Plumbing		18,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1984	1990	Typical	Typical	Average	Typical		208,977
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	80%	100%	100%	167,182		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	350	C 100	2.800	Ava.	80%	100%	100%	2.240
Encl Frame Porch	1984	100	C 100	4.000	Ava.	80%	100%	100%	3.200
Wood Deck	1984	30	C 100	240	Ava.	80%	100%	100%	192
APT/GAR	1984	951	C 100	97.374	Ava.	80%	100%	100%	77.899
Frame Shed	1984	89	C 100	890	Ava.	80%	100%	100%	712
Open Frame Porch	1984	90	C 100	2.520	Ava.	80%	100%	100%	2.016
Frame Shed	1984	218	C 100	2.180	Ava.	80%	100%	100%	1.744
Frame Shed	1984	144	C 100	1.440	Ava.	80%	100%	100%	1.152
Frame Shed	1984	96	C 100	960	Ava.	80%	100%	100%	768
Frame Shed	1984	64	D 100	512	Ava-	69%	100%	100%	353
2,412 SFLA									Outbuilding Total 90,276

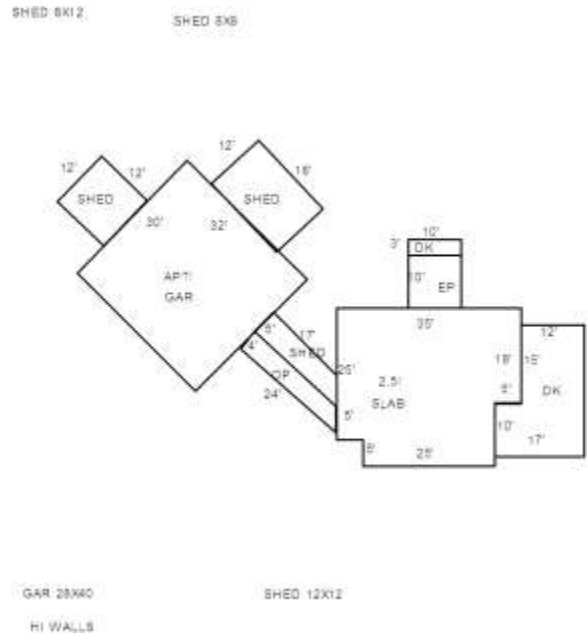
Acpt Land 118,600 **Accepted Bldg** 257,500 **Total** 376,100

Arrowsic
Name: MCLUER, JOHN
MCLUER, PAULINE
Account: 201 Card: 1 of 2

Valuation Report

12/15/2023
Page 394
005-004-008
RIVER RD.(WHITMORES LNDG)

Map/Lot:
Location:



Arrowsic
 Name: MCLUER, JOHN
 MCLUER, PAULINE

Valuation Report

12/15/2023
 Page 395
 005-004-008
 N. RIVER ROAD

Account: 201 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 33 RIVER RD N&S

Zoning/Use RUR RES 1
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B875P080

Reference 2

Tran/Land/Bldg 5 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 12 0 Land Schedule 5

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Garage	1984	1120	C 110	32.582	Ava.	80%	100%	100%	26.066
Frame Shed	1984	144	C 100	1.440	Ava.	80%	100%	100%	1.152
SOLAR EXT	2015	1	C 100	15.000	Ava.	99%	100%	100%	14.850
2,412 SFLA									
Outbuilding Total									42,068
Acpt Land			0	Accepted Bldg			42,100	Total	42,100

Arrowsic
Name: MCLUER, JOHN
MCLUER, PAULINE
Account: 201

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 396
005-004-008
N. RIVER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	118,600	257,500	376,100	118,600	257,500	376,100
2	0	42,100	42,100	0	42,100	42,100
TOTAL	118,600	299,600	418,200	118,600	299,600	418,200

Arrowsic
 Name: KING, STANLEY
 KING, KATHY

Valuation Report

12/15/2023
 Page 397
 006-001-003
 29 FIELD ROAD

Account: 202 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 11/01/1993
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1250P219

Reference 2

Tran/Land/Bldg 2 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 12 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.00	Acres-EXCESS FRONTAGE	20,000.00	20,000	100%		20,000
2.70	Acres-Rear Land 1-10	2,000.00	5,400	100%		5,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.70						Land Total 200,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	110,960
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,120
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	114,080
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	93,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	360	D 100	2.304	Ava-	72%	100%	100%	1.659
Frame Garage	1997	720	D 100	15.376	Ava-	79%	100%	100%	12.147
1,040 SFLA						Outbuilding Total			13,806

Acpt Land

200,400

Accepted Bldg

107,400

Total

307,800

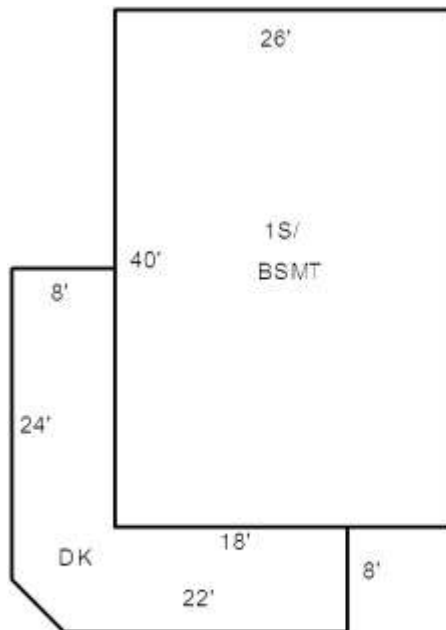
Arrowsic
Name: KING, STANLEY
KING, KATHY
Account: 202

Valuation Report

Card: 1 of 1

Map/Lot:
Location:

12/15/2023
Page 398
006-001-003
29 FIELD ROAD



GAR 24X30

Neighborhood 9 COTTAGE HILL

Zoning/Use RUR RES 1
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/1996
Sale Price 325,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1452P023
Reference 2
Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	150%	View/Tidal	150,000
4.20	Acres-Rear Land 1-10	2,000.00	8,400	100%		8,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.20						Land Total 173,400

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,005 Sqft	Grade B 100	Base	221,075
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Crawl	Basement	-11,306
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,538
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	13,125
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

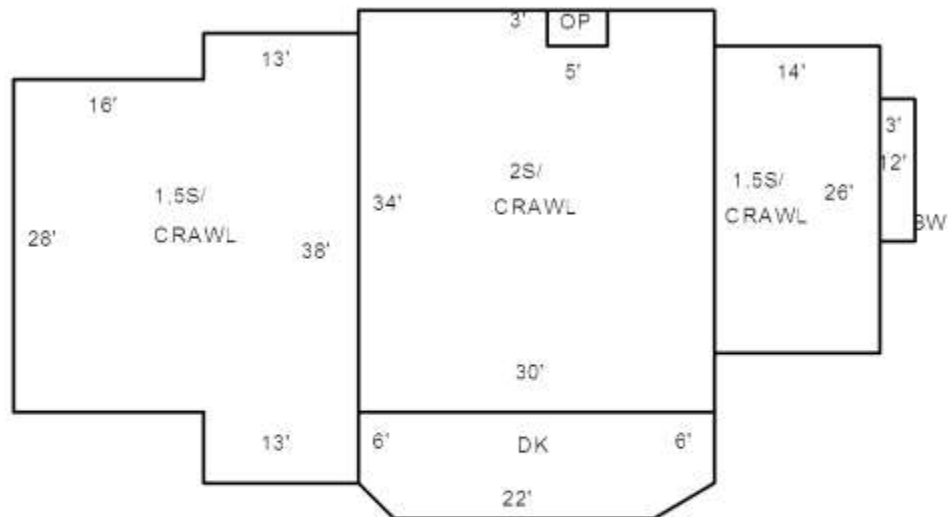
Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1984	0	Typical	Typical	Average	Typical	235,432	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	188,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1984	258	B 100	2.580	Ava.	80%	100%	100%	2.064
1 & 1/2 Storv Fr	1984	364	B 100	43.771	Ava.	80%	100%	100%	35.017
Frame Bav Window	1984	36	B 100	3.330	Ava.	80%	100%	100%	2.664
Open Frame Porch	1984	15	B 100	525	Ava.	80%	100%	100%	420
1 & 1/2 Storv Fr	1984	942	B 100	113.275	Ava.	80%	100%	100%	90.620
Frame Garae	1984	720	C 100	19.220	Ava.	80%	100%	100%	15.376
Canopv	1984	32	C 100	224	Ava.	80%	100%	100%	179
Canopv	1984	240	C 100	1.680	Ava.	80%	100%	100%	1.344
4,005 SFLA						Outbuilding Total			147,684

Acpt Land 173,400 **Accepted Bldg** 336,000 **Total** 509,400



GAR 24X30

CANOPY 4X8

CANOPY 8X30

Arrowsic
 Name: D'SOUZA, JONATHAN T
 HAGANS, JENNIFER

Valuation Report

12/15/2023
 Page 401
 006-001-004
 FIELD ROAD

Account: 204 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/28/2021
 Sale Price 1,225,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1482P059

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	90,000.00	90,000	100%		90,000
0.50	Acres-EXCESS MARSH FR	8,000.00	4,000	100%		4,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
2.00	Acres-Salt Marsh	100.00	200	100%		200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.50			Land Total			113,200

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,080 Sqft	Grade C 110	Base	175,437
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,564
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,237
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	Floor & Stairs			Attic	3,564
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	Typical	Typical	Above Average	Typical	186,624
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	138,102	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storr Frame	1980	300	C 110	24.420	Ava+	74%	100%	100%	18,071
Wood Deck	2005	409	C 100	3.272	Ava.	90%	100%	100%	2,945
One Storr Frame	1980	240	C 110	19.536	Ava+	74%	100%	100%	14,457
1.75 Storr/Basement	1980	872	C 110	108.965	Ava+	74%	100%	100%	80,634
One Storr Frame	1980	140	C 110	11.396	Ava+	74%	100%	100%	8,433
RES. GREENHOUSE	2000	182	D 100	2.184	Fair	79%	100%	100%	1,725
Open Frame Porch	1980	32	C 110	986	Ava+	74%	100%	100%	730
Frame Garaae	1840	480	B 100	16.225	Ava.	67%	100%	100%	10,871
Barn	1840	1836	B 100	47.150	Ava.	67%	100%	100%	31,590
4,096 SFLA						Outbuilding Total			169,456

Acpt Land

113,200

Accepted Bldg

307,600 **Total**

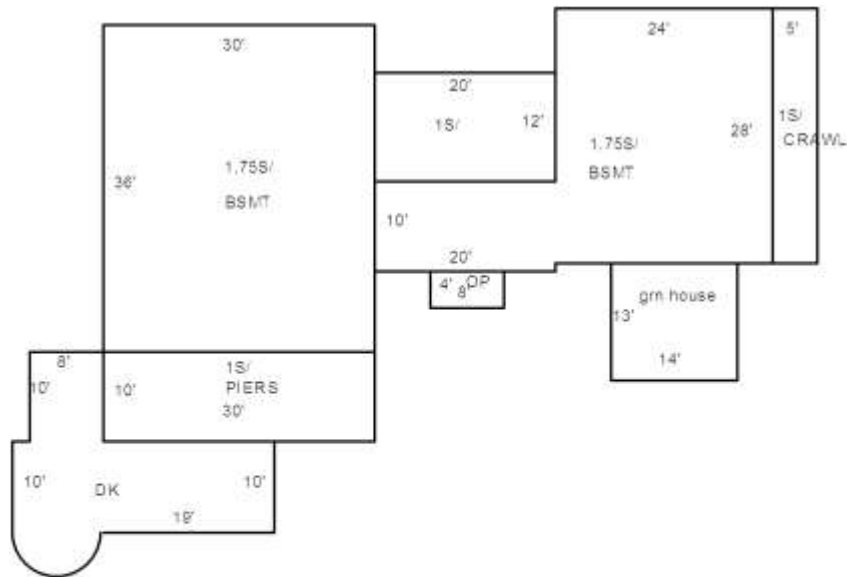
420,800

Arrowsic
Name: D'SOUZA, JONATHAN T
HAGANS, JENNIFER
Account: 204 Card: 1 of 1

Valuation Report

12/15/2023
Page 402
006-001-004
FIELD ROAD

Map/Lot:
Location:



GAR 16X30
1.5 BARN 54X34

Arrowsic
 Name: COOPER, JOHN J
 COOPER, ARLENE J

Valuation Report

12/15/2023

Page 403

Account: 205 Card: 1 of 1

Map/Lot:
 Location:

006-013
 17 PREBLE POINT ROAD

Neighborhood 32 HANSON BAY AREA

Sale Data

Zoning/Use RUR RES 1 & SP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 03/21/2019
 Sale Price 297,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2718P37

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 19 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-WATERFRONT LOT	160,000	67,882	100%		67,882
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.36			Land Total			82,882

Dwelling Description

Replacement Cost New

Conventional	Two Story	696 Sqft	Grade C 110	Base	150,487
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-6,125
Fin. Basement Area	1 Sqft, Grade 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,594
Rooms	3	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	22,537
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1984	Typical	Typical	Above Average	Typical	172,593
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				74%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				127,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Storr Frame	1900	504	C 110	65.641	Ava+	74%	100%	100%	48,574
Open Frame Porch	1900	48	C 110	1.478	Ava+	74%	100%	100%	1.094
Encl Frame Porch	1900	176	C 110	7.744	Ava+	74%	100%	100%	5.731
Wood Deck	2006	216	C 100	1.728	Ava-	86%	100%	100%	1.486
Frame Shed	1945	228	C 100	2.280	Fair	45%	100%	100%	1.026
RAMP	2022	120	B 100	1.250	Ava.	97%	100%	100%	1.212
FLOAT	2022	96	B 100	2.500	Ava.	97%	100%	100%	2.425
2,400 SFLA									
Outbuilding Total									61,548

Acpt Land

82,900

Accepted Bldg

189,300

Total

272,200

Arrowsic
 Name: COOPER, JOHN J
 COOPER, ARLENE J

Valuation Report

12/15/2023

Page 404

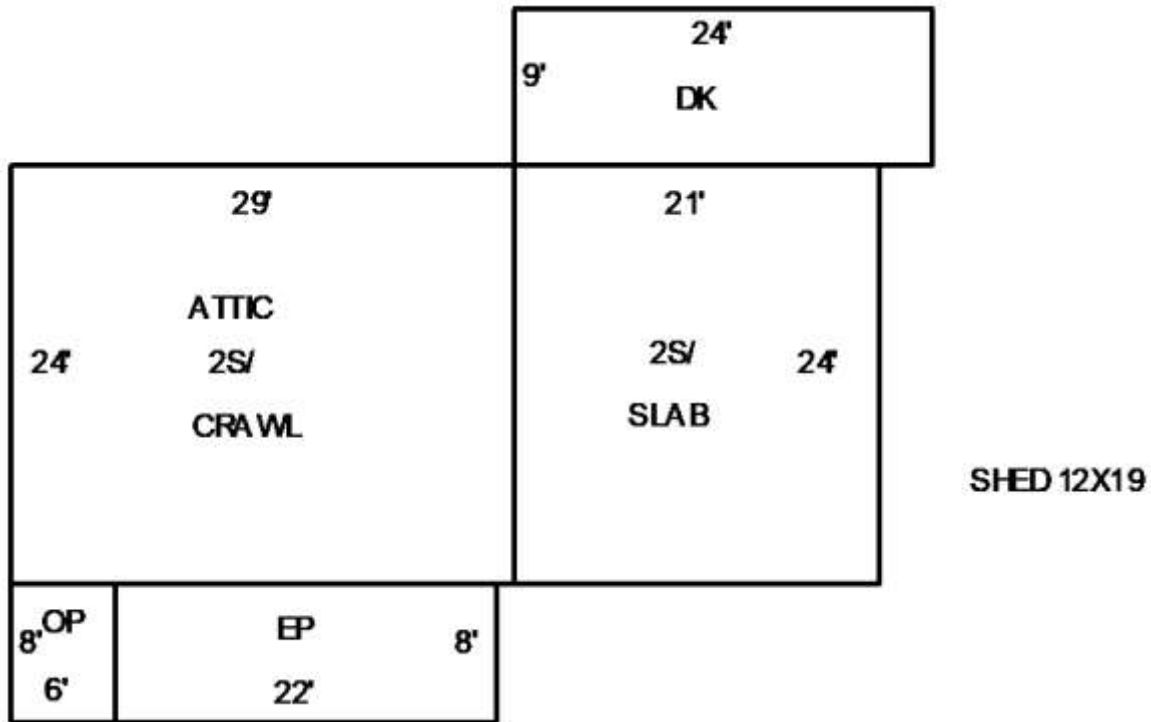
Map/Lot:

006-013

Account: 205 Card: 1 of 1

Location:

17 PREBLE POINT ROAD



Arrowsic
 Name: PETROSKI, HENRY
 PETROSKI, CATHERINE (JT)
 Account: 208 Card: 1 of 2

Valuation Report

12/15/2023

Page 405

Map/Lot:
 Location:

004-016-001
 SPINNEY MILL ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B1523P032,B1523P035

Reference 2

Tran/Land/Bldg 3 10 11

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.71	Acres-EXCESS FRONTAGE	40,000.00	28,400	100%		28,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 2.71			Land Total			283,400

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,280 Sqft	Grade C 100	Base	170,683
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-10,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1970	1990	Typical	Typical	Good	84%	100%	100%	168,943
Functional Obsolescence		Economic Obsolescence						
None		None						141,912

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	520	C 100	14.020	Ava.	73%	100%	100%	10,235
1,920 SFLA									
Outbuilding Total									10,235

Acpt Land 283,400 **Accepted Bldg** 152,100 **Total** 435,500

Arrowsic

Valuation Report

12/15/2023

Name: PETROSKI, HENRY

Page 406

PETROSKI, CATHERINE (JT)

Map/Lot:

004-016-001

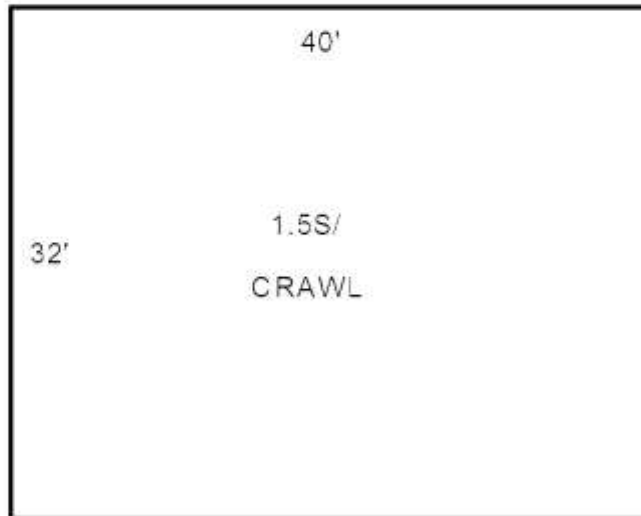
Account: 208 Card: 1 of 2

Location:

SPINNEY MILL ROAD



GAR 20X26



Arrowsic
 Name: PETROSKI, HENRY
 PETROSKI, CATHERINE (JT)
 Account: 208 Card: 2 of 2

Valuation Report

12/15/2023
 Page 407
 004-016-001
 15 SPINNEY MILL ROAD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RESOURCE PROT
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B1523P032,B1523P035
 Reference 2
 Tran/Land/Bldg 3 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 0

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	520 Sqft	Grade C 100	Base	55,085
Exterior	Asbestos/Asphalt	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-4,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-520
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	None	Typical	Average	Typical	50,405	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		68%	90%	100%	30,848
Acpt Land		0	Accepted Bldg		30,800	Total	30,800

Arrowsic

Name: PETROSKI, HENRY

PETROSKI, CATHERINE (JT)

Account: 208 Card: 2 of 2

Valuation Report

Map/Lot:

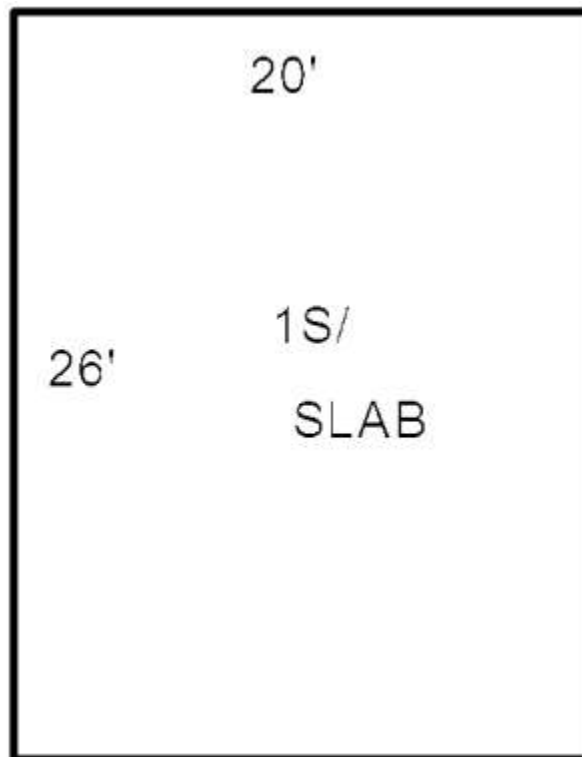
Location:

12/15/2023

Page 408

004-016-001

15 SPINNEY MILL ROAD



Arrowsic
Name: PETROSKI, HENRY
PETROSKI, CATHERINE (JT)
Account: 208

Valuation Report

12/15/2023
Page 409
Map/Lot: 004-016-001
Location: 15 SPINNEY MILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	283,400	152,100	435,500	283,400	152,100	435,500
2	0	30,800	30,800	0	30,800	30,800
TOTAL	283,400	182,900	466,300	283,400	182,900	466,300

Arrowsic
 Name: FITZHERBERT, DAVID A
 FITZHERBERT, MELODY
 Account: 209 Card: 1 of 1

Valuation Report

12/15/2023
 Page 410
 Map/Lot: 004-039
 Location: RTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1348P255
 Reference 2
 Tran/Land/Bldg 3 1 9
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Acres-INLAND LOT	52,500.00	37,493	100%		37,493
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.02			Land Total			52,493

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home	1988	14X67	B 100	38.250	Ava+	45%	100%	100%	17.212
One Storv Frame	1998	430	D 100	25.456	Ava+	45%	100%	100%	11.455
Wood Deck	1990	824	C 100	6.592	Ava.	83%	100%	100%	5.471
Frame Shed	1990	276	D 100	2.208	Ava.	83%	100%	100%	1.833
1/2 ST/GAR	2012	672	C 100	42.836	Ava.	94%	100%	100%	40.266
1,368 SFLA						Outbuilding Total			76,237
Acpt Land		52,500	Accepted Bldg		76,200	Total		128,700	

Arrowsic
Name: FITZHERBERT, DAVID A
FITZHERBERT, MELODY
Account: 209 Card: 1 of 1

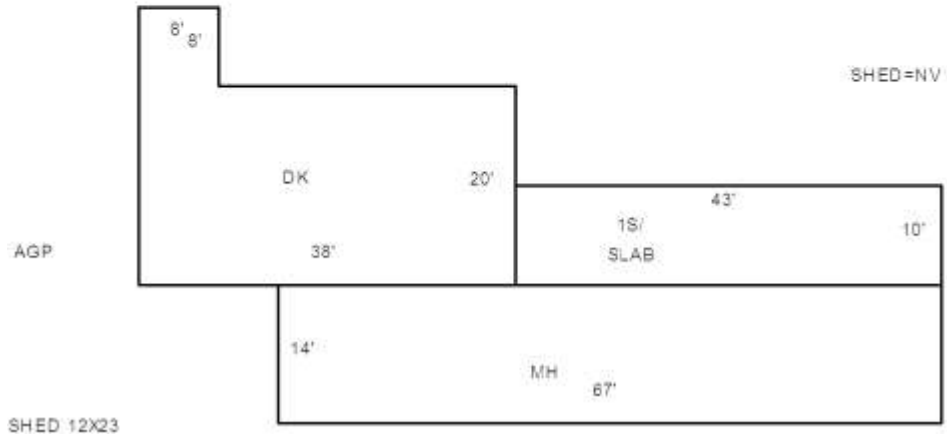
Valuation Report

12/15/2023
Page 411
004-039
RTE 127

Map/Lot:
Location:



.5 LIV/GAR
(AC UPSTAIRS)
24X28



Arrowsic
 Name: HARKINS, TIMOTHY III
 HARKINS, EILEEN

Valuation Report

12/15/2023

Page 412

Account: 210 Card: 1 of 1

Map/Lot:
 Location:

004-047
 395 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use: RUR RES 2
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Date: 05/01/2003
 Sale Price: 262,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B2198P162

Reference 2:

Tran/Land/Bldg: 5 1 1

Farm Land (Year): 0 Open 0

Exemption(s): 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.41	Acres-Rear Land 1-10	2,000.00	820	100%		820
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.41						Land Total 68,320

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 110	Base	156,685
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,376
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,752
Rooms	7	Secondary Heat	Wood Stove		1,100
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	1/2 Finished			Attic	11,638
FirePlaces	2			Fireplace	7,700
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Above Average	Typical	184,449
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	99%	100%
						Value(Rcnld) 162,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	1990	633	C 110	58.489	Ava+	89%	99%	100%	51.534
One Storv Frame	1990	432	C 110	35.165	Ava+	89%	99%	100%	30.984
Wood Deck	1990	364	C 110	3.203	Ava+	89%	99%	100%	2.822
Frame Garage	1990	506	C 110	15.022	Ava+	89%	99%	100%	13.236
2,505 SFLA						Outbuilding Total			98,576

Acpt Land

68,300

Accepted Bldg

261,100 **Total**

329,400

Arrowsic
Name: HARKINS, TIMOTHY III
HARKINS, EILEEN

Valuation Report

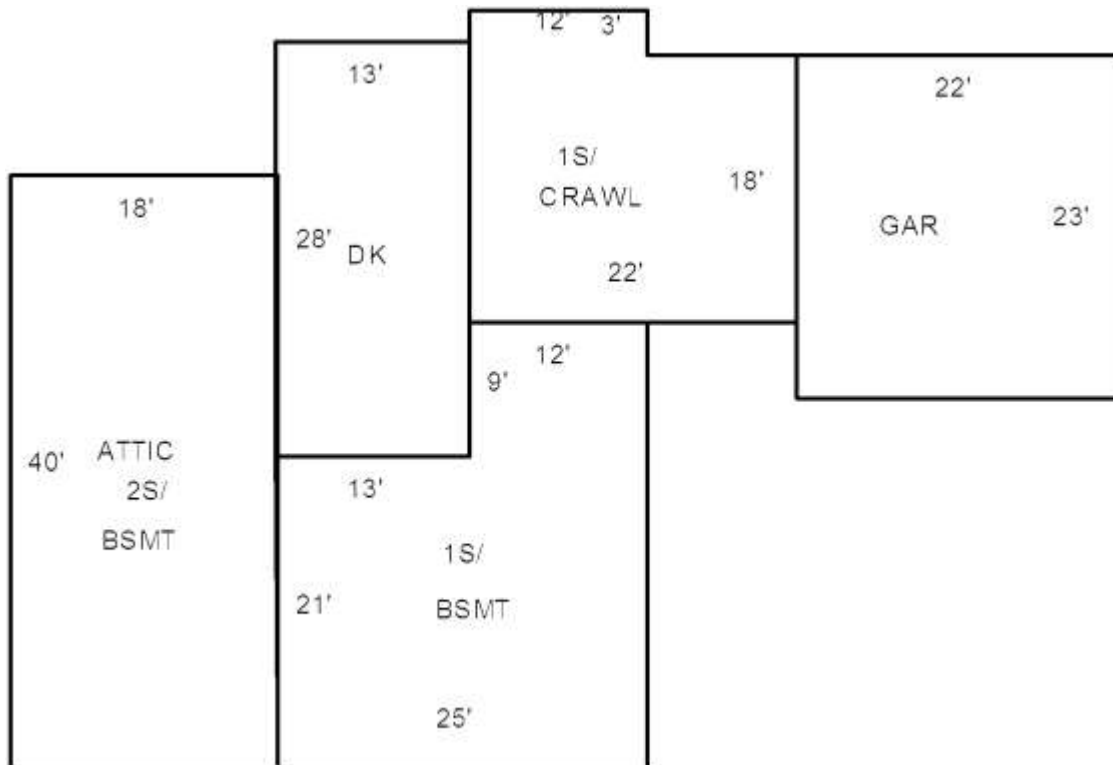
12/15/2023

Page 413

Account: 210 Card: 1 of 1

Map/Lot:
Location:

004-047
395 OLD STAGE ROAD



Arrowsic
Name: MORSE, RICHARD

Valuation Report

12/15/2023

Page 414

Account: 211 Card: 1 of 1

Map/Lot:
Location:

005-002-001-001
RTE 127

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 01/10/2008
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2947P193, B799P262,B1102P115

Reference 2

Tran/Land/Bldg 5 1 9

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.00			Land Total			67,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home	1980	14X72	C 100	33.750	Ava+	45%	100%	100%	15.188
Wood Deck	1980	200	C 100	1.600	Ava+	45%	100%	100%	720
Wood Deck	1980	150	C 100	1.200	Ava+	45%	100%	100%	540
Frame Shed	1980	96	C 100	960	Ava-	66%	100%	100%	634
Frame Shed	1980	384	C 100	3.840	Ava.	78%	100%	100%	2.995
1,008 SFLA						Outbuilding Total			20,077

Acpt Land

67,500

Accepted Bldg

20,100

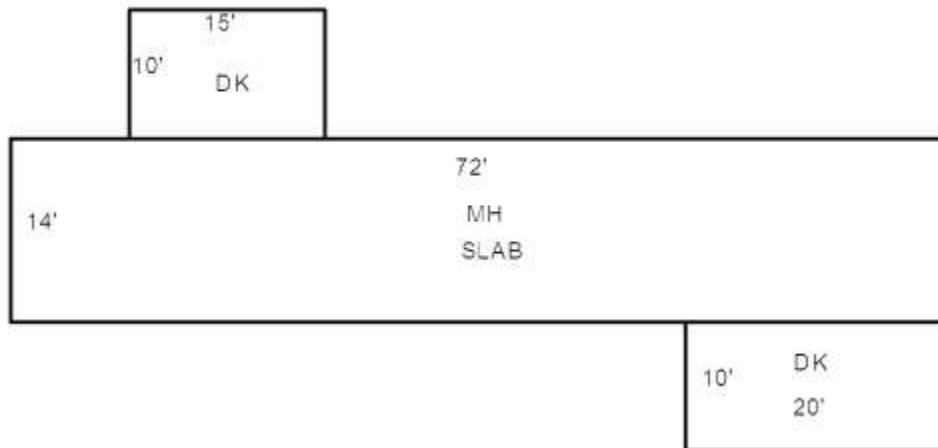
Total

87,600



SHED 8X12

SHED 16X24



Account: 212 Card: 1 of 1

Neighborhood 2 MILL ISLAND

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

SPRING WORK 2022
Reference 1 B1434P100,B1600P299
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 50

Sale Data
Sale Date 08/20/2018
Sale Price 1,310,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

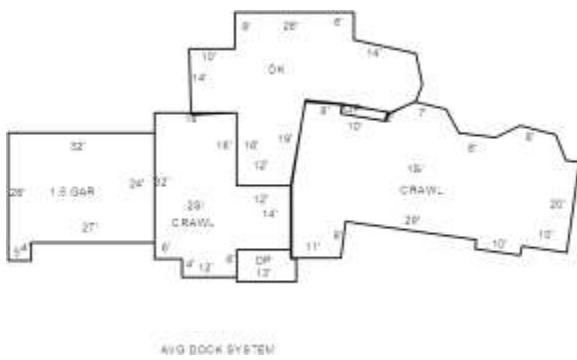
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	638,000	638,000	100%		638,000
1.75	Acres-EXCESS FRONTAGE	20,000.00	35,000	100%		35,000
1.61	Acres-Rear Land 1-10	2,000.00	3,220	100%		3,220
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.36						Land Total 691,220

Dwelling Description				Replacement Cost New		
Conventional	Two Story	792 Sqft	Grade A 100	Base	222,259	
Exterior	Wood Shingle	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Generator	Generator Genera			Generator	7,500	
Foundation	Concrete	Basement	Dry Crawl	Basement	-9,504	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	100% Central Air	Heat	10,692	
Rooms	8	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing	20,250	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	6,000	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			257,197
2000	0	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				88%	100%	100%		226,333

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	89	A 100	3.738	Ava.	88%	100%	100%	3.289
1.50 ST GARAGE	2000	788	A 100	41.076	Ava.	88%	100%	100%	36.147
One Storv Frame	2000	1633	A 100	181.263	Ava.	88%	100%	100%	159.511
Wood Deck	2000	1093	A 100	13.116	Ava.	88%	100%	100%	11.542
Open Frame Porch	2000	20	A 100	840	Ava.	88%	100%	100%	739
DOCK SYSTEM AVE	2000	1	C 100	25.000	Ava.	99%	100%	100%	24.750
SAUNA	2021	80	B 100	2.500	Ava.	97%	100%	100%	2.425
Open Frame Porch	2021	32	B 100	1.120	Ava.	97%	100%	100%	1.086
3,217 SFLA									Outbuilding Total 239,489

Acpt Land 691,200 **Accepted Bldg** 465,800 **Total** 1,157,000



Account: 213 Card: 1 of 2 Map/Lot: Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/01/2017
Sale Price 305,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1504P087

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 105,000

Dwelling Description

Replacement Cost New

Ranch	One Story	696 Sqft	Grade C 100	Base	87,214
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	..... Crawl	Basement	-6,264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,088
Rooms	7	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,500
Attic	1/2 Finished			Attic	10,244
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Typical	Typical	Above Average	Typical	98,782	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	82,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1978	1272	C 100	94.128	Ava+	84%	100%	100%	79,068
Frame Shed	1978	80	C 100	800	Ava+	84%	100%	100%	672
Open Frame Porch	1978	140	C 100	3.920	Ava+	84%	100%	100%	3,293
Wood Deck	1978	96	C 100	768	Ava+	84%	100%	100%	645
Open Frame Porch	1978	212	C 100	5.936	Ava+	84%	100%	100%	4,986
Frame Garage	1978	440	C 100	11.940	Ava+	84%	100%	100%	10,030
Open Frame Porch	1978	32	C 100	896	Ava+	84%	100%	100%	753
Barn	1978	288	C 100	6.760	Ava.	77%	50%	100%	2,602
Frame Shed	1978	144	D 100	1.152	Ava.	77%	100%	100%	887
1,968 SFLA									
Outbuilding Total									102,936

Acpt Land

105,000

Accepted Bldg

185,900

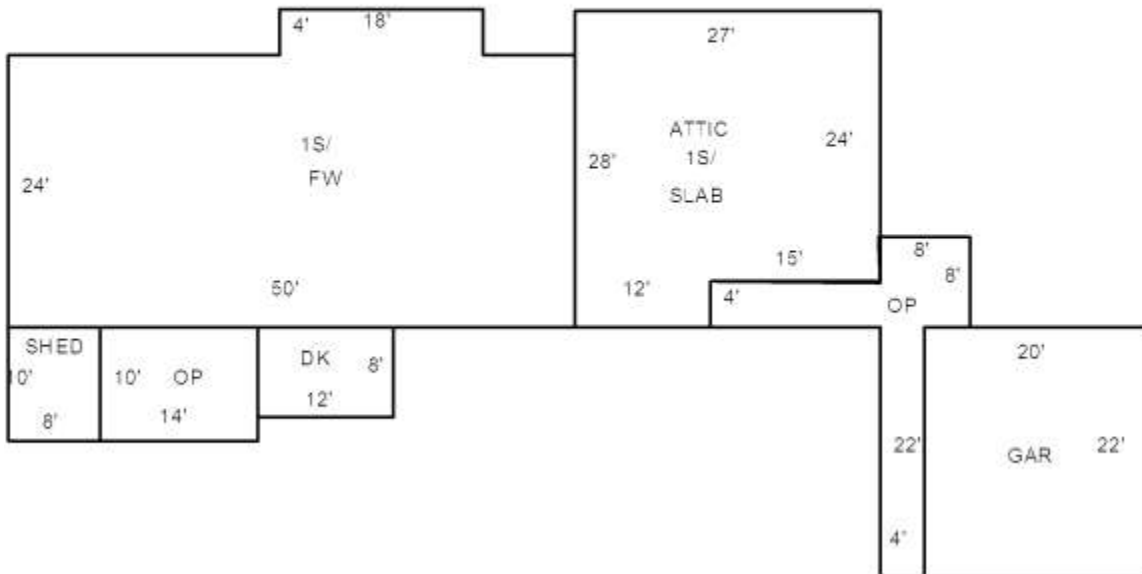
Total

290,900



BARN 12X24

SHED 12X18



Arrowsic
Name: LAPP, DAVID

Valuation Report

12/15/2023
Page 420
005-004-005

Account: 213 Card: 2 of 2 Map/Lot: Location:

Neighborhood 12 WHITMORE'S LANDING

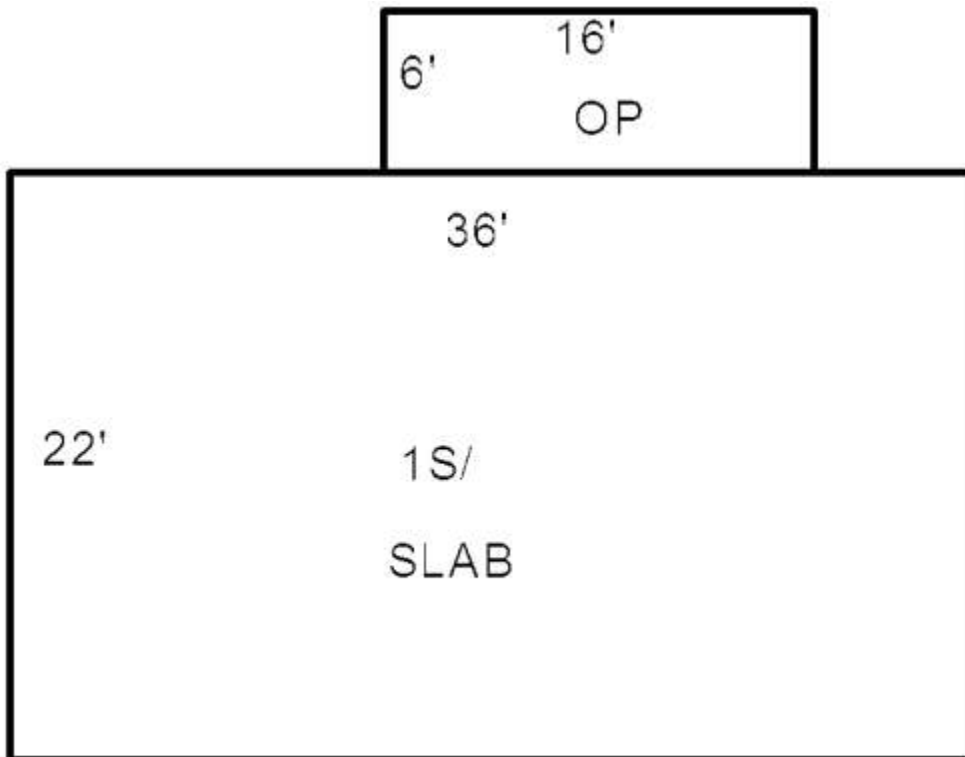
Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/01/2017
Sale Price 305,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1504P087
Reference 2
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

Dwelling Description				Replacement Cost New	
Ranch	One Story	792 Sqft	Grade C 100	Base	94,460
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	..... None	Basement	-8,712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-2,376
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
2013	0	Typical	Typical	Average	94%	100%	100%			83,372
Functional Obsolescence		Economic Obsolescence								
None		None								78,370
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2013	96	C 100	2.688	Ava.	94%	100%	100%	2,527	
792 SFLA									2,527	
Outbuilding Total										2,527
Acpt Land			0	Accepted Bldg		80,900	Total		80,900	



Arrowsic
Name: LAPP, DAVID

Valuation Report

12/15/2023
Page 422
005-004-005

Account: 213

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	105,000	185,900	290,900	105,000	185,900	290,900
2	0	80,900	80,900	0	80,900	80,900
TOTAL	105,000	266,800	371,800	105,000	266,800	371,800

Account: 215 Card: 1 of 1

Map/Lot: 004-050
Location: 66 FREDAS LANE

Neighborhood 15 RTE 127

Zoning/Use: RUR RES 1 & RP
Topography: Rolling
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/14/2022
Sale Price: 400,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg: 5 1 1
Farm Land (Year): 0
Exemption(s): Open Land Schedule 0 2

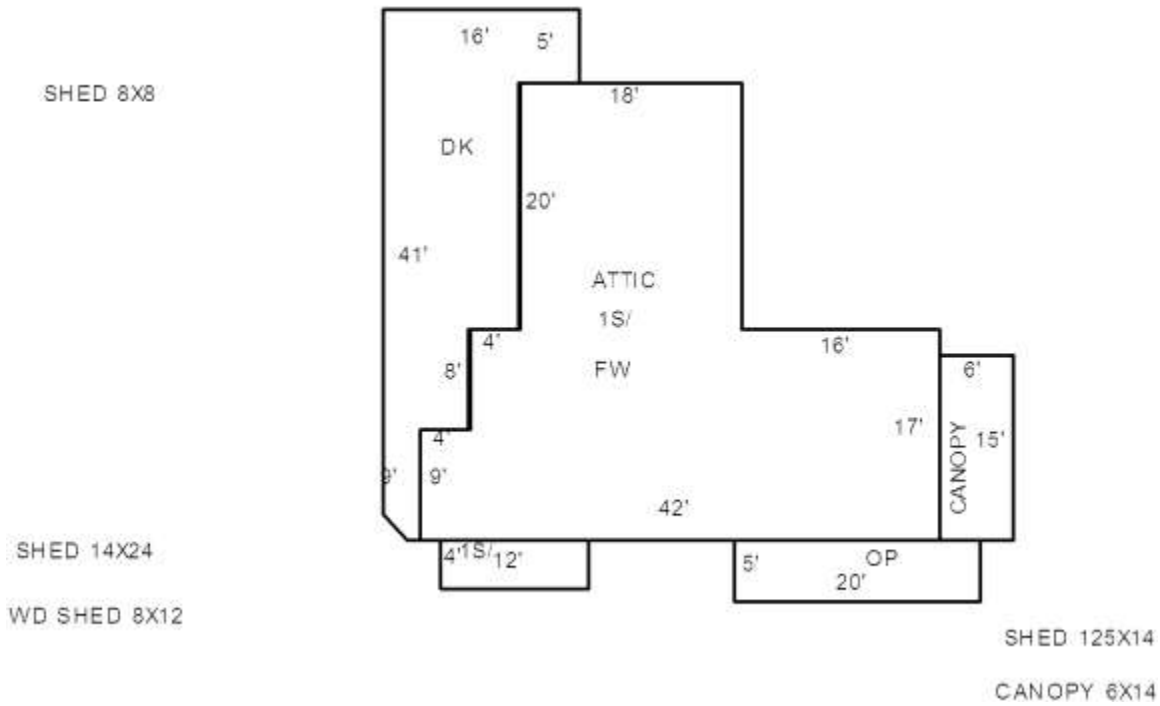
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
40.00	Acres-Waste Land	100.00	4,000	100%		4,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 52.00						Land Total 91,500

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,042 Sqft	Grade C 100	Base	99,997
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	None	Basement	-11,462
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,126
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	15,088
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	101,497
1978	0	Typical	Typical	Average			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	77%	100%	100%	78,153		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1978	48	C 100	3.552	Ava.	77%	100%	100%	2.735
Open Frame Porch	1978	100	C 100	2.800	Ava.	77%	100%	100%	2.156
Canopy	1978	90	C 100	630	Ava.	77%	100%	100%	485
Wood Deck	1978	397	C 100	3.176	Ava.	77%	100%	100%	2.446
Frame Shed	1978	64	C 100	640	Ava.	77%	100%	100%	493
Frame Shed	1978	336	C 100	3.360	Ava-	65%	100%	100%	2.184
Frame Shed	1978	96	E 100	480	Ava-	65%	100%	100%	312
Frame Shed	1978	168	B 100	2.100	Ava-	65%	100%	100%	1.365
Canopy	1978	84	D 100	470	Fair	61%	100%	100%	287
1,090 SFLA									Outbuilding Total 12,463

Acpt Land 91,500 **Accepted Bldg** 90,600 **Total** 182,100



Account: 216 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 2 & RP
 Topography LedgeLedge
 Utilities
 Street

Reference 1 B565P180
 Reference 2
 Tran/Land/Bldg 2 10 11
 Farm Land (Year) 0 Open 0
 Exemption(s) 48 0 0 Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	190,000	190,000	50%	Access	95,000	
22.00	Acres-EXCESS FRONTAGE	40,000.00	880,000	100%		880,000	
30.00	Acres-Salt Marsh	200.00	6,000	100%		6,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000	
232.95	Acres-Rear Land 20 +	1,000.00	232,950	100%		232,950	
Total Acres 306.95			Land Total			1,251,950	
Acpt Land		1,252,000	Accepted Bldg		0	Total	1,252,000

Arrowsic
 Name: SPALDING, MARK J
 BRAESTRUP, ANGELICA E
 Account: 217 Card: 1 of 2

Valuation Report

12/15/2023
 Page 426
 004-005
 551 ARROWSIC RD

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/2021
 Sale Price 740,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1250P277
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	50%	View/Tidal	50,000
1.35	Acres-EXCESS MARSH FR	10,000.00	13,500	25%	View/Tidal	3,375
1.31	Acres-Rear Land 1-10	2,000.00	2,620	100%		2,620
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 4.66			Land Total			76,995

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,764 Sqft	Grade B 100	Base	272,718
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-6,615
Fin. Basement Area	324 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,100
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,923
Rooms	8	Secondary Heat	Split System		3,125
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Typical	Typical	Average	Typical	307,876	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	84%	100%	100%	258,616		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	50	B 100	1.750	Ava.	84%	100%	100%	1.470
Frame Bav Window	1993	48	B 100	4.440	Ava.	84%	100%	100%	3.730
Wood Deck	1993	180	B 100	1.800	Ava.	84%	100%	100%	1.512
1 Storv/Basement	1993	96	B 100	10.080	Ava.	84%	100%	100%	8.467
Open Frame Porch	1993	160	B 100	5.600	Ava.	84%	100%	100%	4.704
1.25 ST GARAGE	1993	440	B 100	17.258	Ava.	84%	100%	100%	14.497
2,790 SFLA									34,380
Outbuilding Total									34,380

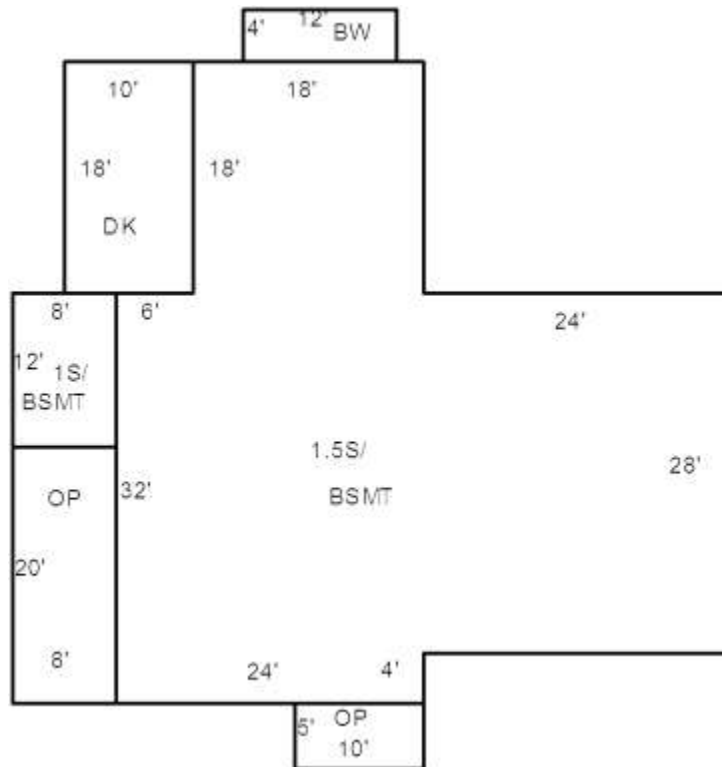
Acpt Land 77,000 **Accepted Bldg** 293,000 **Total** 370,000

Arrowsic
Name: SPALDING, MARK J
BRAESTRUP, ANGELICA E
Account: 217 Card: 1 of 2

Valuation Report

12/15/2023
Page 427
004-005
551 ARROWSIC RD

Map/Lot:
Location:



Arrowsic
 Name: SPALDING, MARK J
 BRAESTRUP, ANGELICA E
 Account: 217 Card: 2 of 2

Valuation Report

12/15/2023
 Page 428
 004-005
 RTE 127

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/2021
 Sale Price 740,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1250P277
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
SMALL GUEST HOUSE	One & 3/4 Story	308 Sqft	Grade C 100	Base	56,650
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-1,617
Rooms	3	Secondary Heat	Split System		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
0	0	Typical	Typical	Average	Typical				54,725	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Small size	None	67%	90%	100%	32,999					
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1SFr Overhano	0	44	C 100	3.256	Ava.	67%	90%	100%	1.964	
Open Frame Porch	0	130	C 100	3.640	Ava.	67%	90%	100%	2.195	
One Storv Frame	0	90	C 100	6.660	Ava.	67%	90%	100%	4.016	
Wood Deck	0	100	C 100	800	Ava.	67%	90%	100%	482	
1.75 ST GARAGE	0	1008	B 100	46.926	Ava+	74%	100%	100%	34.725	
Frame Garaae	0	432	C 100	11.732	Ava.	67%	100%	100%	7.860	
Frame Garaae	0	432	C 100	11.732	Ava.	67%	100%	100%	7.860	
673 SFLA										
Outbuilding Total									59,102	
Acpt Land			0	Accepted Bldg		92,100	Total		92,100	

Arrowsic
 Name: SPALDING, MARK J
 BRAESTRUP, ANGELICA E
 Account: 217 Card: 2 of 2

Valuation Report

12/15/2023
 Page 429
 004-005
 RTE 127

Map/Lot:
 Location:



		heated	
		ATTIC	
36'	36'	76 LIV/	36'
GAR		GAR	GAR
		SLAB	
12'		28'	12'



Arrowsic
Name: SPALDING, MARK J
BRAESTRUP, ANGELICA E
Account: 217

Valuation Report

12/15/2023
Page 430
004-005
RTE 127

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	77,000	293,000	370,000	77,000	293,000	370,000
2	0	92,100	92,100	0	92,100	92,100
TOTAL	77,000	385,100	462,100	77,000	385,100	462,100

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

SPRING WORK 2024
Reference 1 B703P001,B700P114
Reference 2
Tran/Land/Bldg 3 10 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 14 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.85	Acres-EXCESS MARSH FR	8,000.00	14,800	100%		14,800
1.35	Acres-Rear Land 1-10	2,000.00	2,700	100%		2,700
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	50%	Size/SHAPE	25,000
Total Acres 5.20			Land Total			217,500

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	432 Sqft	Grade B 100	Base	134,575
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	540
					0
					0
Foundation	Concrete Slab	Basement	..... None	Basement	-5,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,240
Rooms	6	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	139,290
1983	0	Good	Good	Average		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	110,039
None	None	79%	100%	100%		

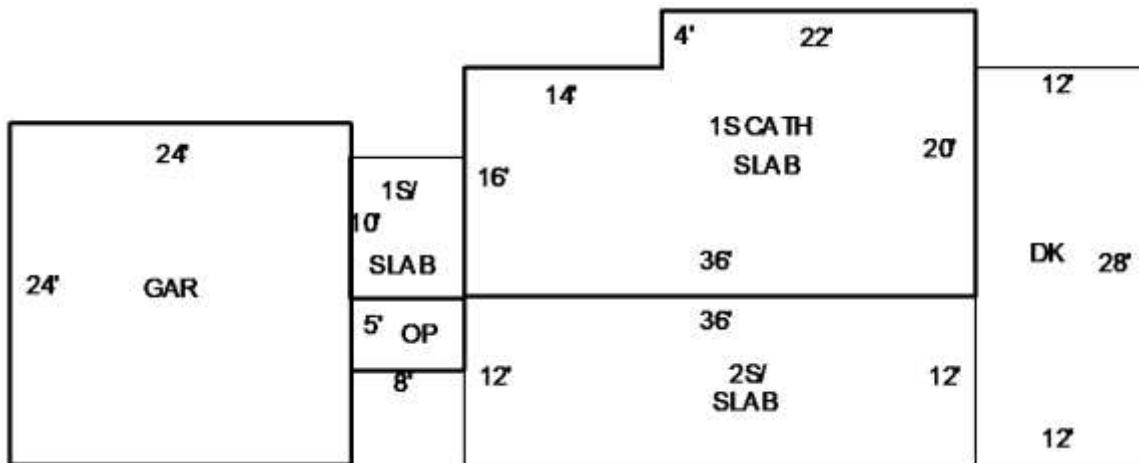
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1983	664	B 100	61.420	Ava.	79%	100%	100%	48,522
One Storv Frame	1983	80	B 100	7.400	Ava.	79%	100%	100%	5,846
Open Frame Porch	1983	40	B 100	1.400	Ava.	79%	100%	100%	1,106
Frame Garage	1983	576	B 100	19.345	Ava.	79%	100%	100%	15,283
Wood Deck	2022	336	C 100	2.688	Ava.	97%	100%	100%	2,607
DOCK/PIER	2022	48	B 100	2.150	Ava.	97%	100%	100%	2,086
RAMP	2022	120	B 100	1.250	Ava.	97%	100%	100%	1,212
FLOAT	2022	120	B 100	2.500	Ava.	97%	100%	100%	2,425
Frame Shed	2000	120	C 100	1.200	Ava.	88%	100%	100%	1,056
Frame Shed	2000	86	C 100	860	Ava.	88%	100%	100%	757
1,608 SFLA									80,900

Acpt Land	217,500	Accepted Bldg	190,900	Total	408,400
------------------	---------	----------------------	---------	--------------	---------

Valuation Report

Account: 218 Card: 1 of 1

Map/Lot:
 Location:



Arrowsic
 Name: NELSON, ROBERT H

Valuation Report

12/15/2023
 Page 433
 006-001-007-A
 RTE 127

Account: 219 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1390P026

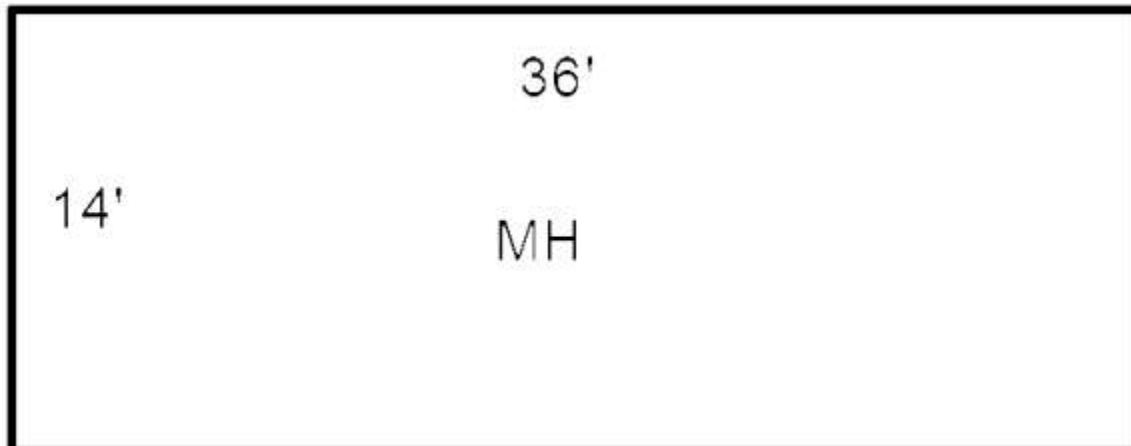
Reference 2

Tran/Land/Bldg 1 1 9

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
14 Mobile Home	1987	14X36	B 100		24.300	Ava.	40%	100%	100%	9,720
504 SFLA							Outbuilding Total			9,720
Accpt Land			0	Accepted Bldg			9,700	Total		9,700



Account: 220 Card: 1 of 2

Map/Lot: 005-004-015
Location: WHITMORES LANDING

Neighborhood 33 RIVER RD N&S

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/18/2020
Sale Price 643,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1481P332,B2213P333

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
3.54	Acres-Rear Land 1-10	2,000.00	7,080	100%		7,080
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.54						Land Total 122,080

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,415 Sqft	Grade B 100	Base	230,605
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,285
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	3	Plumbing	18,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Above Average	Typical	269,890
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	232,105	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
SOLARIUM	1982	208	B 100	13.000	Ava+	86%	100%	100%	11.180	
Patio	1982	1172	B 100	5.860	Ava+	86%	100%	100%	5.040	
Wood Deck	1982	232	B 100	2.320	Ava+	86%	100%	100%	1.995	
Open Frame Porch	1982	108	B 100	3.780	Ava+	86%	100%	100%	3.251	
One Storv Frame	1982	816	B 100	75.480	Ava+	86%	100%	100%	64.913	
Two Storv Frame	1982	60	B 100	8.880	Ava+	86%	100%	100%	7.637	
1S AD/GAR	1982	728	B 100	91.625	Ava+	86%	100%	100%	78.798	
Wood Deck	1982	82	B 100	820	Ava+	86%	100%	100%	705	
Frame Bav Window	1982	18	B 100	1.665	Ava+	86%	100%	100%	1.432	
Frame Shed	1982	192	C 100	1.920	Ava.	79%	100%	100%	1.517	
4,158 SFLA									Outbuilding Total 176,468	

Acpt Land

122,100

Accepted Bldg

408,600

Total

530,700



BHED 12X16



BRICK PATIO=24'7"

Arrowsic
Name: DIXON, BARRETT T

Valuation Report

12/15/2023

Page 437

Map/Lot:

005-004-015

Account: 220 Card: 2 of 2

Location:

WHITMORES LANDING

Neighborhood 33 RIVER RD N&S

Sale Data
Sale Date 12/18/2020
Sale Price 643,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use RUR RES 1
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1481P332,B2213P333
Reference 2
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 5

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	1982	247	C 100	988	Ava.	79%	100%	100%	781
4,158 SFLA									781
Accpt Land				0	Accepted Bldg	800	Total		800

Arrowsic
Name: DIXON, BARRETT T

Valuation Report

12/15/2023

Page 438

Map/Lot:

005-004-015

Location:

WHITMORES LANDING

Account: 220

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	122,100	408,600	530,700	122,100	408,600	530,700
2	0	800	800	0	800	800
TOTAL	122,100	409,400	531,500	122,100	409,400	531,500

Account: 221 Card: 1 of 2

Map/Lot: 002-003
Location: 461 BALD HEAD ROAD

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B574P156,B1526P159,B1629P242

Reference 2 B2716P129

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.68	Acres-EXCESS FRONTAGE	40,000.00	27,200	100%		27,200
2.57	Acres-Rear Land 1-10	2,000.00	5,140	100%		5,140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.25						Land Total 237,340

Dwelling Description				Replacement Cost New	
Conventional	Two Story	682 Sqft	Grade B 100	Base	168,936
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-6,820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	15,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1978	1985	Typical	Typical	Above Average	Typical		183,366
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	84%	100%	100%	154,027		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1978	1018	B 100	106.890	Ava+	84%	100%	100%	89.788
One Storv Frame	1978	102	B 100	9.435	Ava+	84%	100%	100%	7.925
1 Storv/Basement	1978	190	B 100	19.950	Ava+	84%	100%	100%	16.758
Wood Deck	1978	264	B 100	2.640	Ava+	84%	100%	100%	2.218
1SFr Overhano	1978	66	B 100	6.105	Ava+	84%	100%	100%	5.128
One Storv Frame	1978	500	B 100	46.250	Ava+	84%	100%	100%	38.850
Wood Deck	1978	64	B 100	640	Ava+	84%	100%	100%	538
One Storv Frame	1978	390	B 100	36.075	Ava+	84%	100%	100%	30.303
Frame Garaae	1978	672	B 100	22.465	Ava+	84%	100%	100%	18.871
Patio	1978	80	B 100	400	Ava+	84%	100%	100%	336
3,630 SFLA									Outbuilding Total 210,715

Acpt Land 237,300 **Accepted Bldg** 364,700 **Total** 602,000



Arrowsic
Name: STONE, JOHN K P

Valuation Report

12/15/2023

Page 441

Map/Lot:

002-003

Account: 221 Card: 2 of 2

Location:

461 BALD HEAD ROAD

Neighborhood 61

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B574P156,B1526P159,B1629P242
Reference 2 B2716P129
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 0

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Open Frame Porch	1978	15	B 100	525	Ava.	84%	100%	100%	441
Frame Shed	1978	240	C 100	2.400	Ava-	65%	100%	100%	1.560
Frame Shed	1978	112	D 100	896	Ava-	65%	100%	100%	582
Camper Trailer	1978	8X30	C 100	8.639	Ava.	40%	100%	100%	3.456
DOCK SYSTEM AVE	1978	1	C 100	25.000	Ava.	99%	100%	100%	24.750
3,870 SFLA									
Outbuilding Total									30,789
Acpt Land			0	Accepted Bldg			30,800	Total	30,800

Arrowsic
Name: STONE, JOHN K P

Valuation Report

12/15/2023

Page 442

Map/Lot:

002-003

Location:

461 BALD HEAD ROAD

Account: 221

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	237,300	364,700	602,000	237,300	364,700	602,000
2	0	30,800	30,800	0	30,800	30,800
TOTAL	237,300	395,500	632,800	237,300	395,500	632,800

Arrowsic
 Name: BERBERICH, RICHARD
 STANTON, COREEN E

Valuation Report

12/15/2023

Page 443

Account: 222 Card: 1 of 1

Map/Lot:
 Location:

003-036
 928 Arrowsic Rd

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 1 & RP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 12/28/2010
 Sale Price 269,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B572P206

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 14 0 Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	65%	Restiction	123,500
2.00	Acres-EXCESS FRONTAGE	40,000.00	80,000	65%	Restiction	52,000
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 11.00			Land Total			204,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	122,800
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,000
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	128,800
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	36	C 100	288	Ava.	82%	100%	100%	236
Frame Garage	1988	440	C 100	11,940	Ava.	82%	100%	100%	9,791
Frame Shed	1988	160	D 100	1,280	Ava.	82%	100%	100%	1,050
1,200 SFLA									
Outbuilding Total									11,077

Acpt Land

204,500

Accepted Bldg

116,700

Total

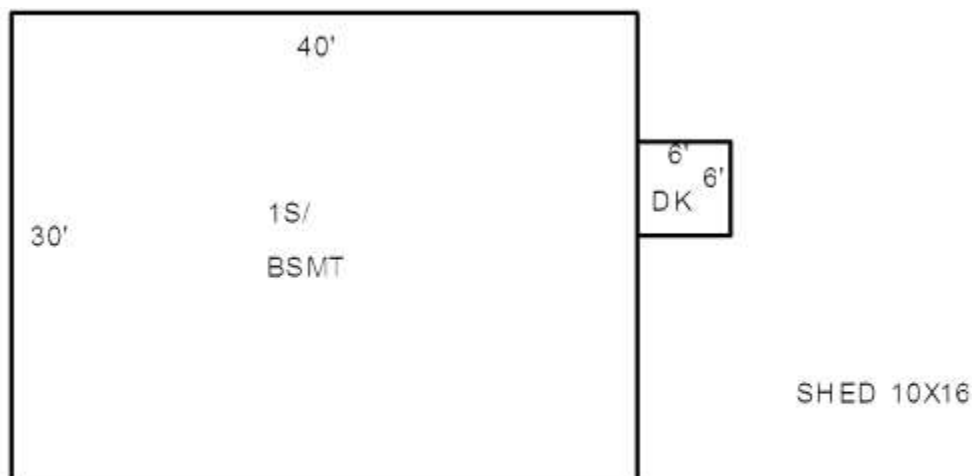
321,200

Arrowsic
Name: BERBERICH, RICHARD
STANTON, COREEN E
Account: 222 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 444
003-036
928 Arrowsic Rd



GAR 20X22

Arrowsic
Name: SAYCE, DENNIS

Valuation Report

12/15/2023

Page 445

MAHONEY, MAHONEY, SARAH

Map/Lot:

003-043

Account: 223 Card: 1 of 1

Location:

INDIAN REST ROAD

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 2 & RP
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 01/22/2016
Sale Price 525,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B651P180,B1048P240,B1468P123

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 14 0 Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.00	Acres-EXCESS FRONTAGE	40,000.00	40,000	100%		40,000
1.00	Acres-Salt Marsh	100.00	100	100%		100
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.20			Land Total			251,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,126 Sqft	Grade B 100	Base	234,648
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	484 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,100
Heating	100% Radiant Floor	Cooling	0% None	Heat	11,260
Rooms	5	Secondary Heat	Gas Stove		4,690
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	16,875
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2002	Typical	Typical	Above Average	Typical	290,823
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						Value(Rcnld)
						215,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1940	416	B 100	4.160	Ava+	74%	100%	100%	3,078
Wood Deck	1940	32	B 100	320	Ava+	74%	100%	100%	237
1 Storv/Basement	1940	204	B 100	21.420	Ava+	74%	100%	100%	15,851
Open Frame Porch	1940	84	B 100	2.940	Ava+	74%	100%	100%	2,176
Encl Frame Porch	1940	36	B 100	1.800	Ava+	74%	100%	100%	1,332
Wood Deck	1940	630	B 100	6.300	Ava+	74%	100%	100%	4,662
DOCK SYSTEM AVE	1940	1	C 100	25.000	Ava.	99%	100%	100%	24,750
Frame Shed	1940	120	D 100	960	Ava.	67%	100%	100%	643
Frame Garage	1940	784	C 100	20.884	Ava.	67%	100%	100%	13,992
2,456 SFLA									
Outbuilding Total									66,721

Acpt Land

251,500

Accepted Bldg

281,900

Total

533,400

Arrowsic
Name: SAYCE, DENNIS
MAHONEY, MAHONEY, SARAH
Account: 223 Card: 1 of 1

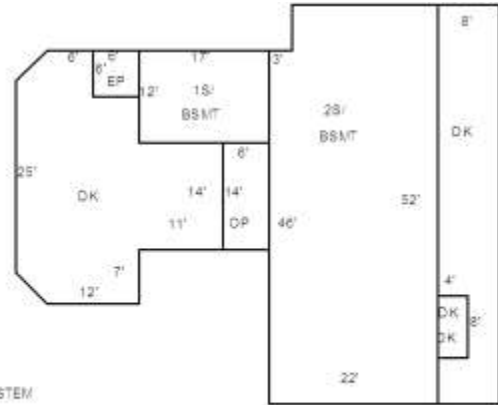
Valuation Report

12/15/2023

Page 446

Map/Lot:
Location:

003-043
INDIAN REST ROAD



DOCK SYSTEM

SHED 10X12

GAR 28X28

Account: 224 Card: 1 of 1 Map/Lot: Location:

Neighborhood 29 CROSBY RD

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/01/2000
Sale Price 180,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1213P267

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
8.02	Acres-Rear Land 1-10	2,000.00	16,040	100%		16,040
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 10.02						Land Total 83,540

Dwelling Description

Replacement Cost New

Ranch	One Story	620 Sqft	Grade C 100	Base	81,478
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	None	Basement	-6,820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,860
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Average	Inadeq.	86,018	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	95%	100%	65,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1985	279	C 100	26.840	Ava.	80%	95%	100%	20.398
Open Frame Porch	1985	40	C 100	1.120	Ava.	80%	95%	100%	851
1 & 3/4 Storv Fr	1985	609	C 100	63.092	Ava.	80%	95%	100%	47.950
Frame Bav Window	1985	12	C 100	888	Ava.	80%	95%	100%	675
Canopv	1985	16	C 100	112	Ava.	80%	95%	100%	86
Frame Garage	1985	720	C 100	19.220	Ava.	80%	100%	100%	15.376
Frame Shed	1985	200	D 100	1.600	Ava.	80%	100%	100%	1.280
2,116 SFLA						Outbuilding Total			86,616

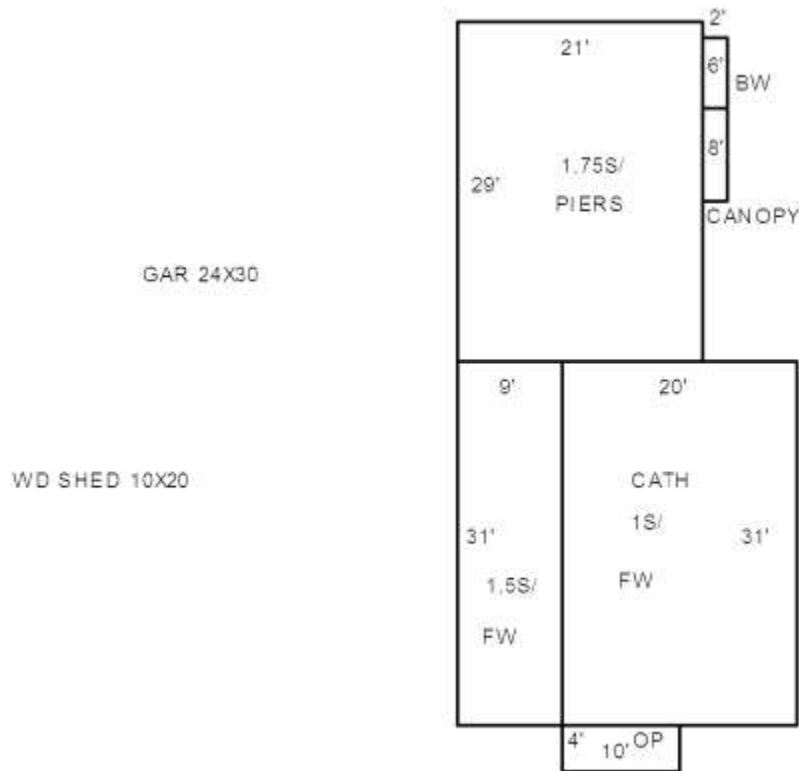
Acpt Land

83,500

Accepted Bldg

152,000 **Total**

235,500



Arrowsic
Name: BROWN, HALEY

Valuation Report

12/15/2023

Page 449

Map/Lot:

004-002

Location:

RTE 127

Account: 225 Card: 1 of 1

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 2 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 05/01/2021
Sale Price 300,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B722P038,B1644P117

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.00						Land Total 75,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	768 Sqft	Grade C 90	Base	114,448
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Wood Stove		900
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,050
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Below Average	Inadeq.	119,398
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	95%	100%
						Value(Rcnd)
						80,534

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1989	740	C 90	5.328	Ava-	71%	95%	100%	3.594
One Storv Frame	1989	96	C 90	6.394	Ava-	71%	95%	100%	4.313
1 Storv/Basement	1989	384	C 90	29.030	Ava-	71%	95%	100%	19.580
1,824 SFLA									
Outbuilding Total									27,487

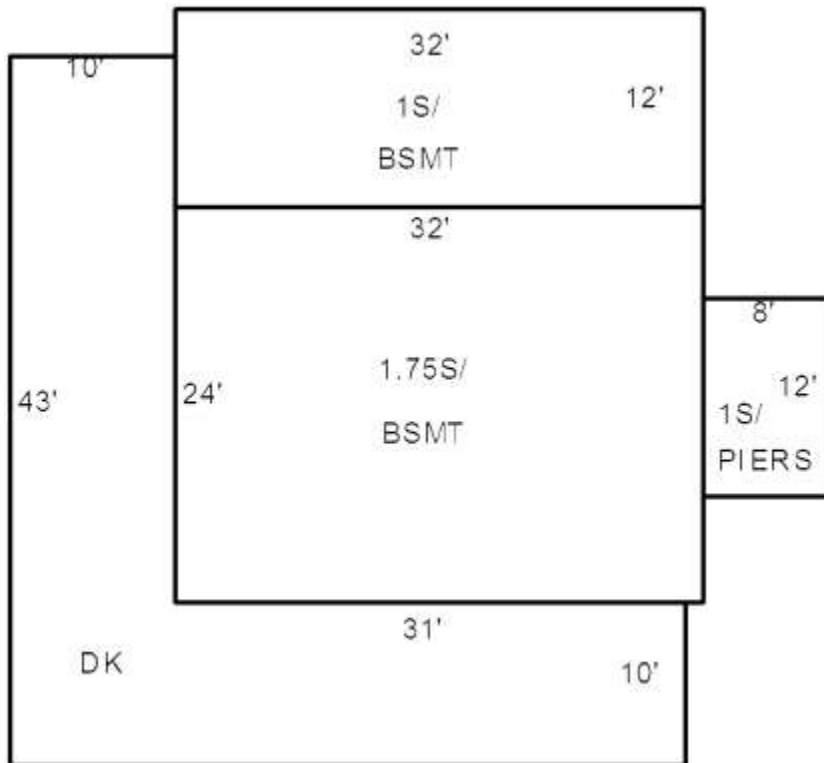
Acpt Land

75,500

Accepted Bldg

108,000 **Total**

183,500



Account: 226 Card: 1 of 2

Map/Lot: 002-004
Location: BALD HEAD ROAD

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/01/1997
Sale Price 100,000
Sale Type Land Only
Financing Private Finance
Verified Buyer
Validity Other Non Valid

Reference 1 B738P220,B903P284,B1501P284

Reference 2

Tran/Land/Bldg 3 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

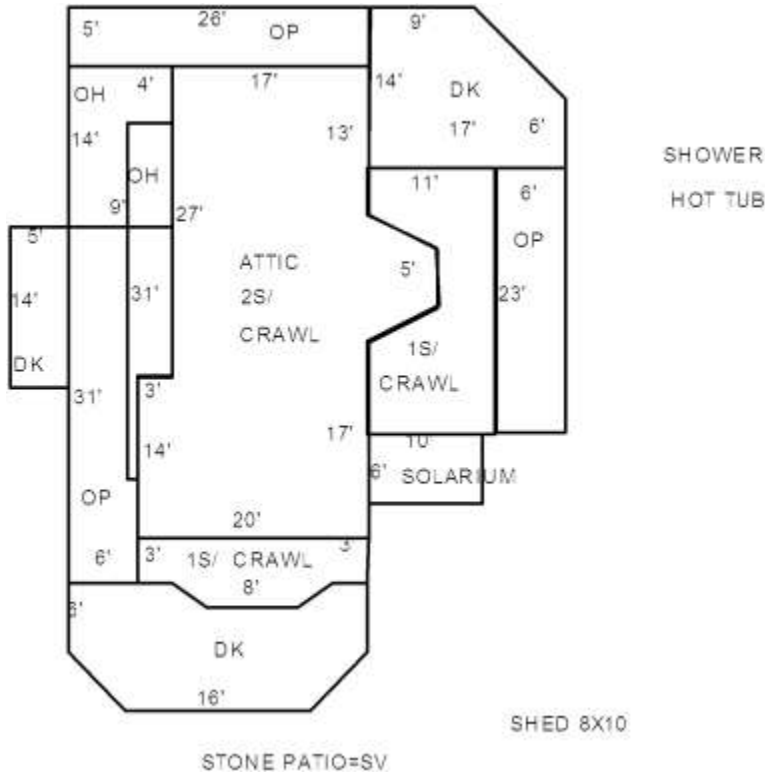
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.80	Acres-EXCESS FRONTAGE	40,000.00	72,000	100%		72,000
2.98	Acres-Rear Land 1-10	2,000.00	5,960	100%		5,960
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 6.78			Land Total			332,960

Dwelling Description				Replacement Cost New	
Conventional	Two Story	787 Sqft	Grade B 100	Base	184,476
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-7,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-5,903
Rooms	5	Secondary Heat	Wood Stove		1,250
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	1/4 Finished			Attic	7,199
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built 1989	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Typical	189,777
Functional Obsolescence None	Economic Obsolescence None	Phys. % 82%	Func. % 100%	Econ. % 100%	Value(Rcnld)	155,617

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1989	102	B 100	9.435	Ava.	82%	100%	100%	7.737
One Storv Frame	1989	204	B 100	18.870	Ava.	82%	100%	100%	15.473
Wood Deck	1989	239	B 100	2.390	Ava.	82%	100%	100%	1.960
Wood Deck	1989	206	B 100	2.060	Ava.	82%	100%	100%	1.689
Wood Deck	1989	70	B 100	700	Ava.	82%	100%	100%	574
SOLARIUM	1989	60	B 100	3.750	Ava.	82%	75%	100%	2.306
Open Frame Porch	1989	138	B 100	4.830	Ava.	82%	100%	100%	3.961
Open Frame Porch	1989	130	B 100	4.550	Ava.	82%	100%	100%	3.731
Open Frame Porch	1989	225	B 100	7.875	Ava.	82%	100%	100%	6.458
1SFr Overhand	1989	126	B 100	11.655	Ava.	82%	100%	100%	9.557
2,006 SFLA									Outbuilding Total 53,446

Acpt Land 333,000 **Accepted Bldg** 209,100 **Total** 542,100



Account: 226 Card: 2 of 2

Map/Lot: 002-004
Location: BALD HEAD ROAD

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/01/1997
Sale Price 100,000
Sale Type Land Only
Financing Private Finance
Verified Buyer
Validity Other Non Valid

Reference 1 B738P220,B903P284,B1501P284

Reference 2

Tran/Land/Bldg 3 1 99

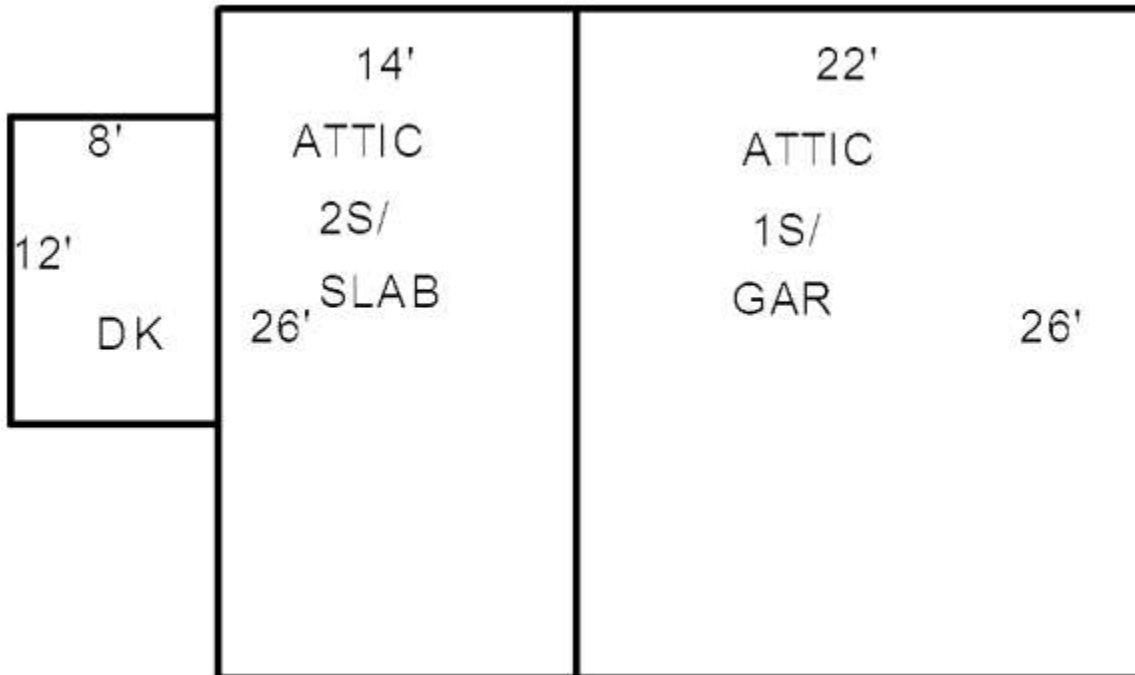
Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Dwelling Description				Replacement Cost New	
Conventional	Two Story	364 Sqft	Grade C 100	Base	99,448
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,004
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-2,184
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	3/4 Finished			Attic	8,394
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)	
1979	0	Typical	Typical	Average	77%	100%	100%			106,154	
Functional Obsolescence		Economic Obsolescence									
None		None								81,739	
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
1SFr Overhans	1979	126	B 100	11.655	Ava.	77%	100%	100%	8.974		
1SFr Overhans	1979	97	B 100	8.972	Ava.	77%	100%	100%	6.908		
OUTSIDE SHOWER	1979	1	C 100	500	Ava.	77%	100%	100%	385		
Patio	1979			- - - - S O U N D V A L U E - - - -						1.000	
Frame Shed	1979	80	C 100	800	Ava.	77%	100%	100%	616		
1S AD/GAR	1979	572	C 100	57.700	Ava.	77%	100%	100%	44.429		
Wood Deck	1979	96	C 100	768	Ava.	77%	100%	100%	591		
1,523 SFLA									Outbuilding Total		
									62,903		

Acpt Land 0 **Accepted Bldg** 144,600 **Total** 144,600



Arrowsic
Name: MILLER, ALLEN LAIRD

Valuation Report

12/15/2023

Page 455

Map/Lot:

002-004

Location:

BALD HEAD ROAD

Account: 226

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	333,000	209,100	542,100	333,000	209,100	542,100
2	0	144,600	144,600	0	144,600	144,600
TOTAL	333,000	353,700	686,700	333,000	353,700	686,700

Arrowsic
Name: MAINE, STATE OF

Valuation Report

12/15/2023

Page 456

Map/Lot:

003-052

Account: 227 Card: 1 of 1

Location:

OLD STAGE RD.

Neighborhood 19 BACK RIVER

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Gravel

Reference 1 B171P338,B1389P029,B1810P251

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 41 0 0 Land Schedule 52

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-MARSH FRONT	100,000	100,000	50%	Access	50,000	
6.00	Acres-Salt Marsh	100.00	600	50%	Access	300	
6.40	Acres-Salt Marsh	100.00	640	100%		640	
Total Acres 14.40			Land Total			50,940	
Acpt Land		50,900	Accepted Bldg		0	Total	
						50,900	

Neighborhood 15 RTE 127

Sale Data	
Sale Date	12/22/2020
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1529P289

Reference 2

Tran/Land/Bldg 5 1 9

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	95%	Restiction	49,875
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.04			Land Total			64,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home	1999	14X72	C 100	33.750	Ava+	45%	100%	100%	15.188
Wood Deck	1999	336	C 100	2.688	Ava+	45%	100%	100%	1.210
SHOP/SHED	1999	784	D 100	9.408	Ava-	81%	100%	100%	7.620
Frame Garage	1980	720	C 100	19.220	Fair	63%	100%	100%	12.109
1,008 SFLA						Outbuilding Total			36,127

Acpt Land

65,000

Accepted Bldg

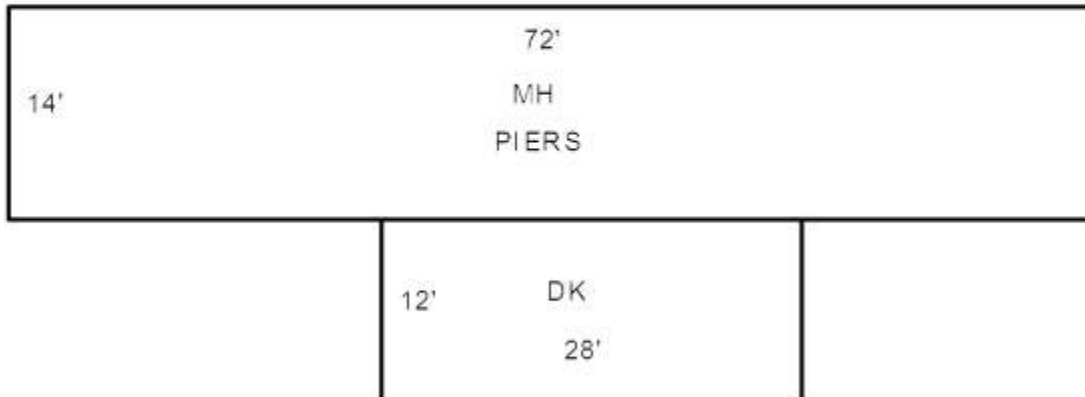
36,100

Total

101,100



SHOP 28X28



GAR 24X30

Neighborhood 26 BALD HEAD RD
Zoning/Use RUR RES 2 & RP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/18/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B626P319
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.81	Acres-MARSH FRONT	100,000	95,131	100%		95,131
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.81			Land Total			110,131

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	480 Sqft	Grade C 90	Base		87,595
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Crawl	Basement		-3,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	6	Secondary Heat	Wood Stove			900
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1920	1970	Typical	Typical	Above Average	Typical		84,607
Functional Obsolescence							Value(Rcnld)
Economic Obsolescence							
None		None		74%	97%	100%	60,731

Outbuildings/Additions/Improvements										Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storr Frame	1920	312	C 90	20.779	Ava+	74%	97%	100%		14,915
One Storr Frame	1920	126	C 90	8.392	Ava+	74%	97%	100%		6,024
One Storr Frame	1920	72	C 90	4.795	Ava+	74%	97%	100%		3,442
Encl Frame Porch	1920	36	C 90	1.296	Ava+	74%	97%	100%		930
Frame Shed	1920			---- S O U N D V A L U E ----						100
Frame Garage	1920	480	C 100	12.980	Ava-	50%	100%	100%		6,490
Frame Shed	1920			---- S O U N D V A L U E ----						100
Frame Shed	1920			---- S O U N D V A L U E ----						100
1,350 SFLA				Outbuilding Total						32,101

Acpt Land 110,100 **Accepted Bldg** 92,800 **Total** 202,900

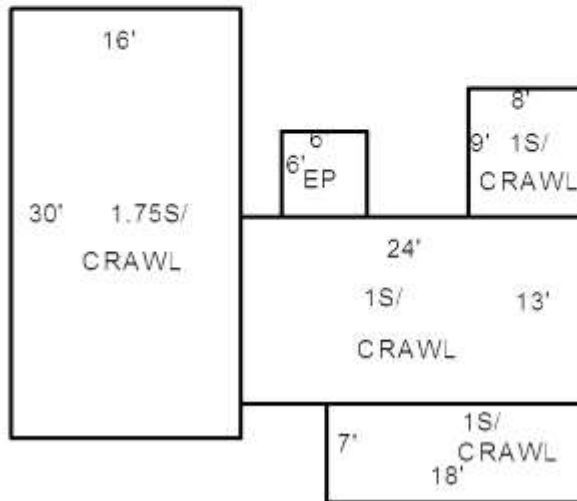


SHED=SV

GAR 24X20

SHED=SV

SHED=SV



Arrowsic
 Name: PACKARD, NANCY C

Valuation Report

12/15/2023
 Page 461
 003-044-001

Account: 230 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
4.50	Acres-EXCESS MARSH FR	10,000.00	45,000	100%		45,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.30	Acres-Rear Land 11-20	1,800.00	2,340	100%		2,340
Total Acres 17.80			Land Total			167,340
Acpt Land		167,300	Accepted Bldg		0	Total
						167,300

Arrowsic
Name: GEROW, STEVEN

Valuation Report

12/15/2023

Page 462

Map/Lot: 004-050-009

Account: 231 Card: 1 of 1

Location: 267 OLD STAGE ROAD

Neighborhood 10 OLD STAGE

Sale Data

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 10/15/2015
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1349P289

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.46	Acres-Rear Land 1-10	2,000.00	10,920	100%		10,920
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.46						Land Total 78,420

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	114,387
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1056 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,168
Rooms	9	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	143,175
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						117,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1988	128	C 100	1.024	Ava.	82%	100%	100%	840
Wood Deck	1988	36	C 100	288	Ava.	82%	100%	100%	236
Frame Shed	1988	96	D 100	768	Ava.	82%	100%	100%	630
Wood Deck	1988	112	D 100	717	Ava.	82%	100%	100%	588
1.50 ST GARAGE	1988	576	C 100	20.219	Ava.	82%	100%	100%	16,580
1,056 SFLA						Outbuilding Total			18,874

Acpt Land

78,400

Accepted Bldg

136,300 **Total**

214,700

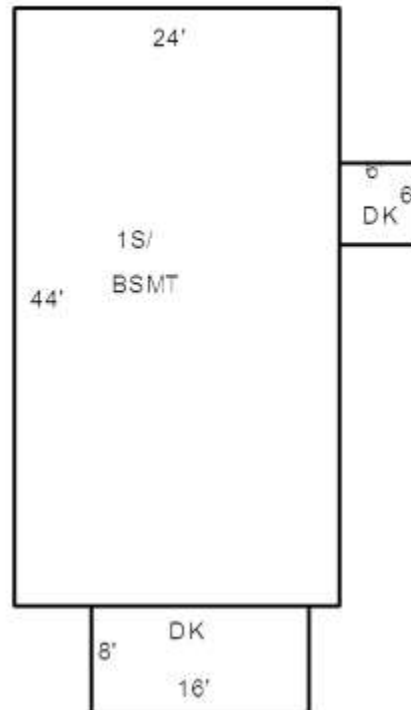


SHED 8X12

AGP=NV

DK 8X14

1.5 GAR 24X26



Arrowsic
 Name: KNIGHT, MICHAEL
 KNIGHT, BONNIE

Valuation Report

12/15/2023
 Page 464
 005-047

Account: 233 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B227P361,B1079P084

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
3.00	Acres-EXCESS FRONTAGE	40,000.00	120,000	100%		120,000
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 11.00						Land Total 337,000

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	650 Sqft	Grade D 90	Base	47,290
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,872
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Obsolete	None	Fair	Typical	35,626
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	45%	87%	100%	13,948	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1950									100
650 SFLA										100
----- S O U N D V A L U E -----										
Outbuilding Total										100

Acpt Land 337,000 **Accepted Bldg** 14,000 **Total** 351,000

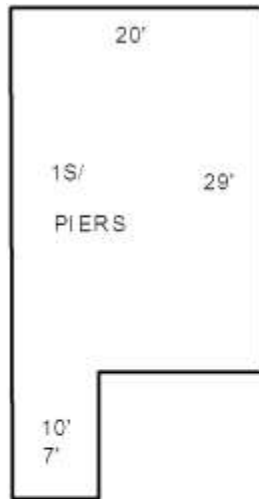
Arrowsic
Name: KNIGHT, MICHAEL
KNIGHT, BONNIE

Valuation Report

12/15/2023
Page 465
005-047

Account: 233 Card: 1 of 1

Map/Lot:
Location:



SHED = SV

OUT HOUSE

Arrowsic
 Name: BISSON, ROLAND
 BISSON, JACQUELINE A
 Account: 234 Card: 1 of 1

Valuation Report

12/15/2023
 Page 466
 005-044
 95 Parshley Road

Map/Lot:
 Location:

Neighborhood 18 SASANOVA RIVER

Sale Data

Zoning/Use: RUR RES 1 & Shoreland
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Gravel

Sale Date: 12/01/2014
 Sale Price: 355,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B287P064
 Reference 2:
 Tran/Land/Bldg: 5 1 36
 Farm Land (Year): 0 Open: 0
 Exemption(s): Land Schedule: 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.50	Acres-EXCESS FRONTAGE	40,000.00	60,000	50%	Topography	30,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.50			Land Total			243,000

Dwelling Description

Replacement Cost New

Seasonal Camp	One Story	438 Sqft	Grade C 100	Base	53,130
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-3,504
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,752
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2017	Typical	Typical	Above Average	Typical	47,874
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	35,427	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
DOCK SYSTEM AVE	1950	1	C 100	25.000	Ava.	99%	100%	100%	24.750
Frame Bav Window	1950	16	C 100	1.184	Ava+	74%	100%	100%	876
454 SFLA									
Outbuilding Total									25,626

Acpt Land 243,000 **Accepted Bldg** 61,100 **Total** 304,100

Arrowsic

Valuation Report

12/15/2023

Name: BISSON, ROLAND

Page 467

BISSON, JACQUELINE A

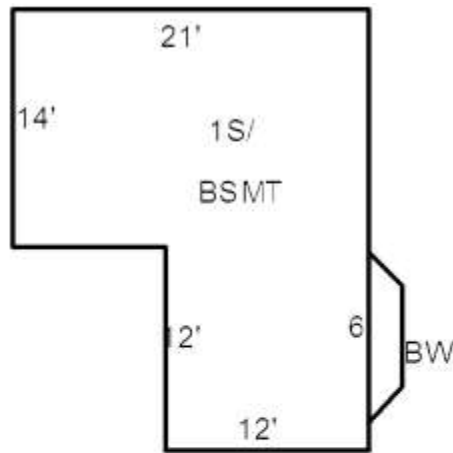
Map/Lot:

005-044

Account: 234 Card: 1 of 1

Location:

95 Parshley Road



EXT STONE FIREPLACE

AVG DOCK SYSTEM

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/27/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 10 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

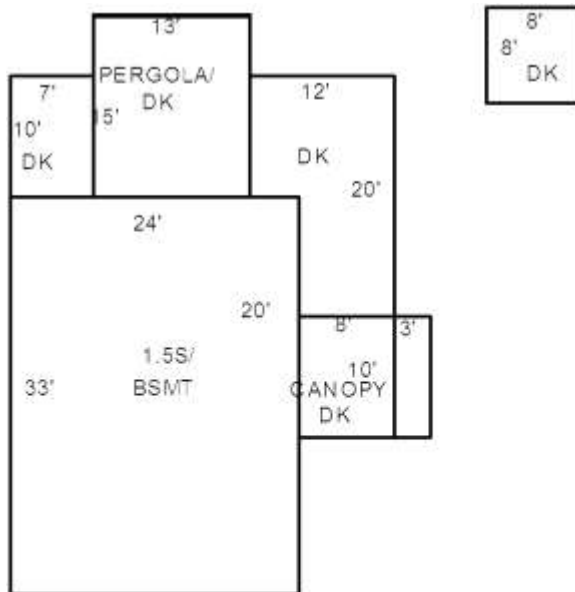
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.50	Acres-EXCESS FRONTAGE	40,000.00	100,000	100%		100,000
1.71	Acres-Rear Land 1-10	2,000.00	3,420	100%		3,420
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.21						Land Total 308,420

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	792 Sqft	Grade C 100	Base		108,351
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,564
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		118,915
1989	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	97,510

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1989	575	C 100	4.600	Ava.	82%	100%	100%	3.772	
Canopy	1989	80	C 100	560	Ava.	82%	100%	100%	459	
Wood Deck	1989	64	C 100	512	Ava.	82%	100%	100%	420	
PERGOLA	1989	195	C 100	1.560	Ava.	82%	100%	100%	1.279	
OUTSIDE SHOWER	1989	1	C 100	500	Ava.	82%	100%	100%	410	
DOCK SYSTEM AVE	1989	1	C 100	25.000	Ava.	99%	100%	100%	24.750	
1,188 SFLA									Outbuilding Total 31,090	

Acpt Land 308,400 **Accepted Bldg** 128,600 **Total** 437,000



OUTDOOR SHOWER

AVG FLOAT & RAMP SYSTEM

Arrowsic
 Name: 415 BALD HEAD RD LLC

Valuation Report

12/15/2023

Page 470

Map/Lot:

002-017-004

Location:

BALD HEAD ROAD

Account: 236 Card: 1 of 1

Neighborhood 8 PATIS BLUFF

Sale Data
 Sale Date 06/27/2022
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B576P030

Reference 2

Tran/Land/Bldg 4 10 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.00	Acres-EXCESS FRONTAGE	40,000.00	80,000	100%		80,000
3.68	Acres-Rear Land 1-10	2,000.00	7,360	100%		7,360
Total Acres 7.68			Land Total			277,360

Acpt Land 277,400 **Accepted Bldg** 0 **Total** 277,400

Arrowsic
 Name: HEWLETT, HERBERT R
 HEWLETT, LOIS M (JT)

Valuation Report

12/15/2023

Page 471

Account: 237 Card: 1 of 1

Map/Lot:
 Location:

005-004-004
 143 WHITMORES LANDING

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 09/01/1998
 Sale Price 170,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1440P347,B1620P177

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
4.60	Acres-Rear Land 1-10	2,000.00	9,200	100%		9,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.60						Land Total 104,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,288 Sqft	Grade B 90	Base	189,119
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	..... Crawl	Basement	-11,592
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,521
Rooms	6	Secondary Heat	Wood Stove		1,125
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,063
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Average	Typical	190,236	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	152,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1985	184	B 90	1.656	Ava.	80%	100%	100%	1.325
Open Frame Porch	1985	12	B 90	378	Ava.	80%	100%	100%	302
Wood Deck	1985	204	D 100	1.306	Ava.	80%	100%	100%	1.045
Frame Garage	1985	336	C 100	9.236	Ava.	80%	100%	100%	7.389
Canopy	1985	96	C 100	672	Ava.	80%	100%	100%	538
Patio	1985	256	C 100	1.024	Ava.	80%	100%	100%	819
Frame Shed	1985	112	D 100	896	Ava.	80%	100%	100%	717
1,932 SFLA									Outbuilding Total 12,135

Acpt Land

104,200

Accepted Bldg

164,300 **Total**

268,500

Arrowsic
Name: HEWLETT, HERBERT R
HEWLETT, LOIS M (JT)
Account: 237 Card: 1 of 1

Valuation Report

12/15/2023
Page 472
005-004-004
143 WHITMORES LANDING

Map/Lot:
Location:

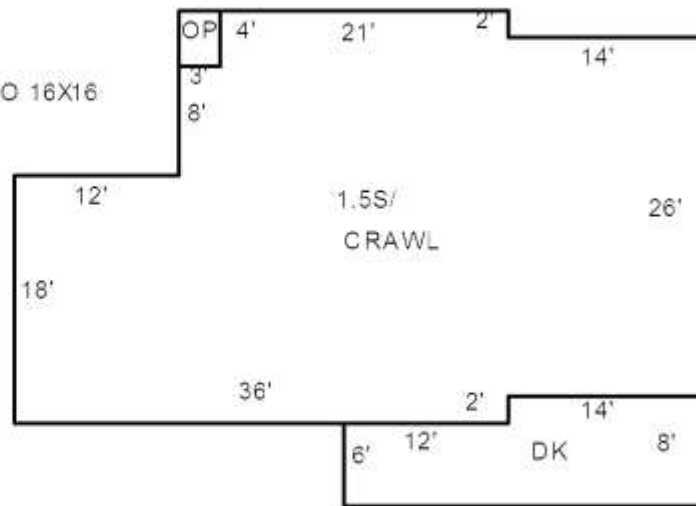


DECK 12X17

GAR 14X24

CANOPY 4X24

PATIO 16X16



WD SHED 8X14

Arrowsic
 Name: BOUFARD, ERIN-ELIZABETH
 KELLEY, KASIE MAE

Valuation Report

12/15/2023

Page 473

Account: 238 Card: 1 of 1

Map/Lot:
 Location:

003-031-005
 23 MOSQUITO RUN

Neighborhood 3 ARROWHEAD ESTATES

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/16/2021
 Sale Price 287,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B664P210 , B2801P154

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.07						Land Total 115,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,051 Sqft	Grade C 110	Base	122,951
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,468
Rooms	5	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1984	0	Typical	Typical	Above Average	Typical	127,519	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	110,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1984	696	C 110	20.456	Ava+	87%	100%	100%	17,797
Wood Deck	1984	87	C 110	766	Ava+	87%	100%	100%	666
BSMT ENTRY	1984	36	C 110	396	Ava+	87%	100%	100%	345
Frame Shed	1984	144	C 100	1.440	Fair	66%	100%	100%	950
Outbuilding Total									19,758

Acpt Land

115,100

Accepted Bldg

130,700 **Total**

245,800

Arrowsic
Name: BOUFARD, ERIN-ELIZABETH
KELLEY, KASIE MAE

Valuation Report

12/15/2023

Page 474

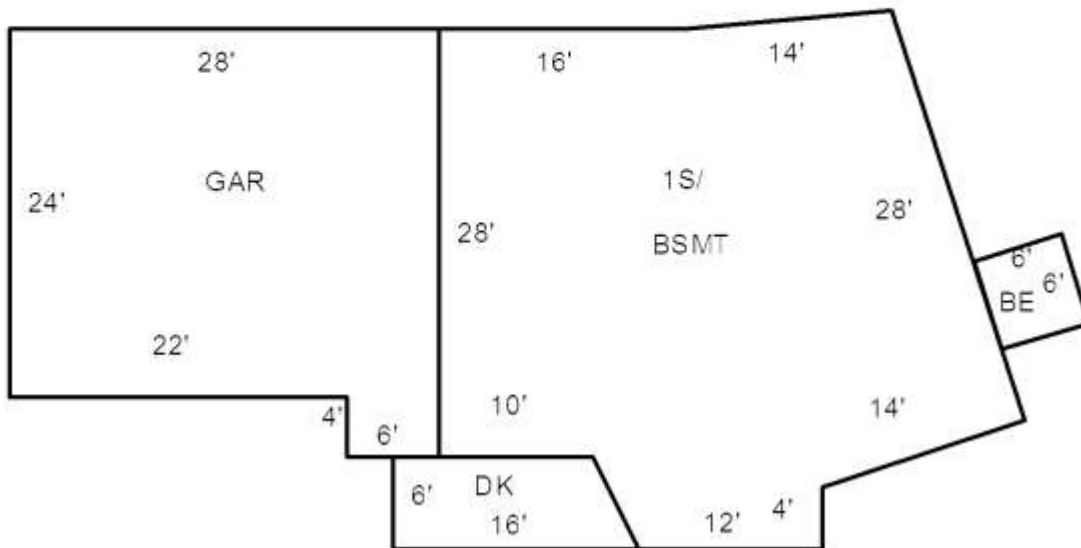
Account: 238 Card: 1 of 1

Map/Lot:
Location:

003-031-005
23 MOSQUITO RUN



SHED 8X12



Arrowsic
 Name: HEARD, ROGER B
 HEARD, SUZANNAH B
 Account: 239 Card: 1 of 2

Valuation Report

12/15/2023
 Page 475
 004-057-001
 OLD STAGE ROAD

Map/Lot:
 Location:

Neighborhood 20 MILL POND

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/01/1997
 Sale Price 161,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1479P148
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.90	Acres-EXCESS FRONTAGE	20,000.00	18,000	100%		18,000
5.50	Acres-Rear Land 1-10	2,000.00	11,000	100%		11,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.40						Land Total 204,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 110	Base	109,202
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,500
Foundation	Frost Wall	Basement	Dry Crawl	Basement	-4,752
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,772
Rooms	7	Secondary Heat	Wood Stove		1,100
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,250
Attic	Floor & Stairs			Attic	1,584
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	462
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	1996	Typical	Typical	Average	Typical	124,118
Functional Obsolescence	None	Economic Obsolescence	None	Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	95,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	1979	528	C 110	60.171	Ava.	77%	100%	100%	46.332
Wood Deck	1979	40	C 110	352	Ava.	77%	100%	100%	271
Wood Deck	1979	230	C 110	2.024	Ava.	77%	100%	100%	1.558
Open Frame Porch	1979	160	C 110	4.928	Ava.	77%	100%	100%	3.795
One Storv Frame	1979	160	C 110	13.024	Ava.	77%	100%	100%	10.028
Wood Deck	1979	52	C 110	458	Ava.	77%	100%	100%	353
Canopy	1979	24	C 110	185	Ava.	77%	100%	100%	142
Frame Shed	1979	120	C 100	1.200	Ava.	77%	100%	100%	924
Frame Shed	1979	192	B 100	2.400	Ava.	77%	100%	100%	1.848
Frame Shed	1979	240	C 100	2.400	Ava-	65%	100%	100%	1.560
1,924 SFLA									Outbuilding Total 66,811

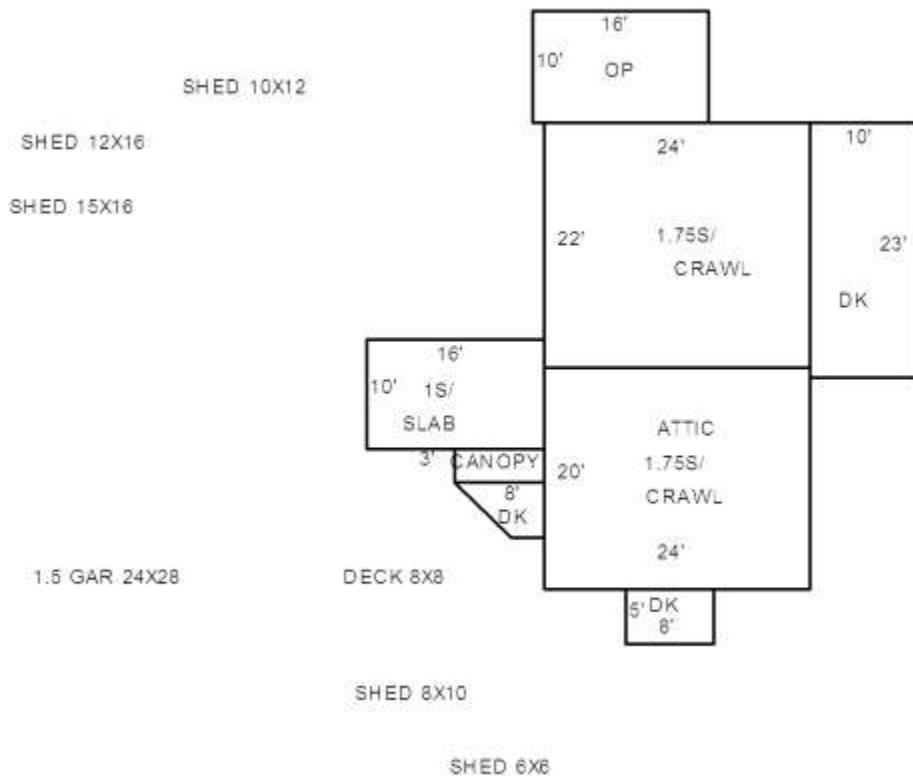
Acpt Land 204,000 **Accepted Bldg** 162,400 **Total** 366,400

Arrowsic
Name: HEARD, ROGER B
HEARD, SUZANNAH B
Account: 239 Card: 1 of 2

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 476
004-057-001
OLD STAGE ROAD



Arrowsic
 Name: HEARD, ROGER B
 HEARD, SUZANNAH B

Valuation Report

12/15/2023

Page 477

Account: 239 Card: 2 of 2

Map/Lot:
 Location:

004-057-001
 OLD STAGE ROAD

Neighborhood 20 MILL POND

Sale Data

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 03/01/1997
 Sale Price 161,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1479P148

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST GARAGE	1979	672	C 100	23.464	Ava.	77%	100%	100%	18,067
Wood Deck	1979	64	C 100	512	Ava.	77%	100%	100%	394
Frame Shed	1979	80	D 100	640	Ava-	65%	100%	100%	416
Frame Shed	1979	36	D 100	288	Ava-	65%	100%	100%	187
1,924 SFLA									
Outbuilding Total									19,064

Acpt Land

0

Accepted Bldg

19,100

Total

19,100

Arrowsic
Name: HEARD, ROGER B
HEARD, SUZANNAH B
Account: 239

Valuation Report

12/15/2023
Page 478
004-057-001
OLD STAGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	204,000	162,400	366,400	204,000	162,400	366,400
2	0	19,100	19,100	0	19,100	19,100
TOTAL	204,000	181,500	385,500	204,000	181,500	385,500

Arrowsic
Name: TOWN OF ARROWSIC

Valuation Report

12/15/2023

Page 479

Map/Lot:

004-004

Location:

RTE 127

Account: 240 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 07/01/1997
Sale Price 42,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B1304P202

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 43 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
1.75	Acres-EXCESS MARSH FR	10,000.00	17,500	100%		17,500
2.87	Acres-Rear Land 1-10	2,000.00	5,740	100%		5,740
Total Acres 6.62			Land Total			123,240
Acpt Land		123,200	Accepted Bldg		0	Total
						123,200

Arrowsic
 Name: GEIGER, MARK C
 GEIGER, JENNIFER L

Valuation Report

12/15/2023

Page 480

Account: 241 Card: 1 of 1

Map/Lot:
 Location:

004-042

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/1992
 Sale Price 140,650
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1252P160

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
2.00	Acres-Waste Land	100.00	200	100%		200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00						Land Total 107,200

Dwelling Description

Replacement Cost New

Conventional	Two Story	300 Sqft	Grade C 110	Base	98,912
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,980
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	1994	Typical	Typical	Above Average	Inadeq.	110,242
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	95%	100%	78,547	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Storv/Basement	1951	390	C 110	48.734	Ava+	75%	95%	100%	34.723
1 Storv/Basement	1951	286	C 110	26.426	Ava+	75%	95%	100%	18.829
Wood Deck	1951	519	C 110	4.567	Ava+	75%	95%	100%	3.254
1S AD/GAR	1951	569	C 110	63.140	Ava+	75%	95%	100%	44.987
Frame Shed	1951	64	D 100	512	Ava-	50%	100%	100%	256
Frame Shed	1951	192	C 100	1.920	Ava.	67%	100%	100%	1.286
Frame Shed	1951								100
----- S O U N D V A L U E -----									100
2,137 SFLA									Outbuilding Total 103,435

Acpt Land

107,200

Accepted Bldg

182,000

Total

289,200

Valuation Report

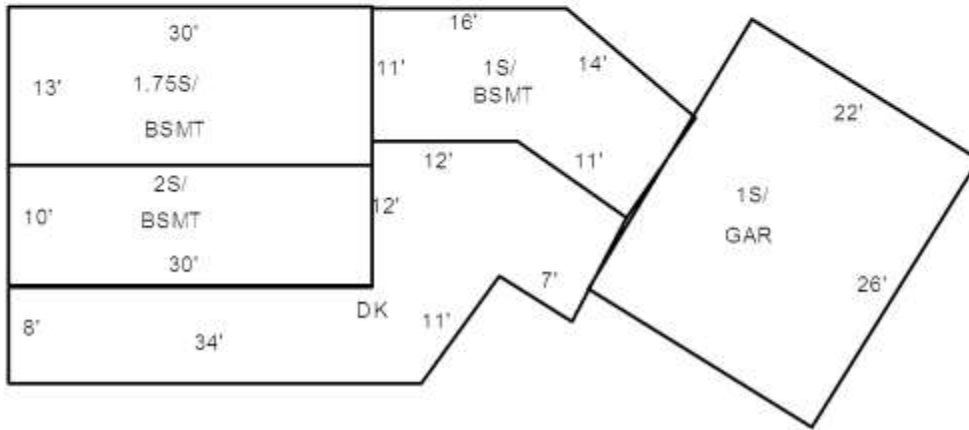
Map/Lot:
 Location:



A frame SHED=SV

SHED 8X8

SHED 12X16



Arrowsic
 Name: PIEH, JEROME
 PIEH, LUCY

Valuation Report

12/15/2023

Page 482

Account: 243 Card: 1 of 1

Map/Lot:
 Location:

004-018
 SPINNEY MILL ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & RP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B541P304
 Reference 2
 Tran/Land/Bldg 1 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.62	Acres-EXCESS FRONTAGE	40,000.00	104,800	100%		104,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.62			Land Total			309,800

Dwelling Description				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade B 90	Base	146,116
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,625
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,079
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,772
Rooms	8	Secondary Heat	Wood Stove		1,125
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,438
Attic	Full Finished			Attic	20,529
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1850	1990	Typical	Typical	Good	Typical		182,526
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	78%	100%	100%	142,370		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	117	B 90	3.686	Good	78%	100%	100%	2.875
One Storv Frame	1850	304	B 90	25.308	Good	78%	100%	100%	19.740
1 & 1/2 Storv Fr	1850	532	B 90	57.575	Good	78%	100%	100%	44.908
Canovv	1850	90	B 90	709	Good	78%	100%	100%	553
Open Frame Porch	1850	30	B 90	945	Good	78%	100%	100%	737
Frame Shed	1850	252	C 100	2.520	Ava.	67%	100%	100%	1.688
1.75 ST GARAGE	1850	468	C 100	17.885	Ava+	74%	100%	100%	13.235
1.50 ST GARAGE	1850	378	D 100	10.821	Ava-	50%	100%	100%	5.410
DOCK SYSTEM AVE	1850	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,334 SFLA									
Outbuilding Total									113,896

Acpt Land 309,800 **Accepted Bldg** 256,300 **Total** 566,100

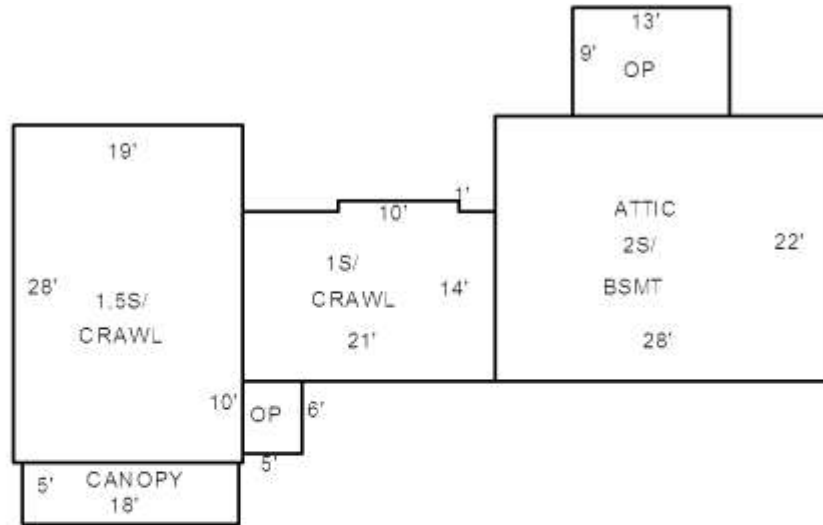
Arrowsic
Name: PIEH, JEROME
PIEH, LUCY
Account: 243

Valuation Report

12/15/2023
Page 483
004-018
SPINNEY MILL ROAD

Card: 1 of 1

Map/Lot:
Location:



SHED 14X18

1.75 GAR 18X26

1.5 GAR 18X21

ABOVE AVG DOCK SYSTEM

Account: 244 Card: 1 of 1

Map/Lot: 004-050-011
Location: OLD STAGE ROAD

Neighborhood 10	OLD STAGE	Sale Data
Zoning/Use	RUR RES 1 & SP	Sale Date 04/01/1998
Topography	Rolling	Sale Price 42,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 P1369P275,B1538P037,B1573P209
Reference 2
Tran/Land/Bldg 1 1 9
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

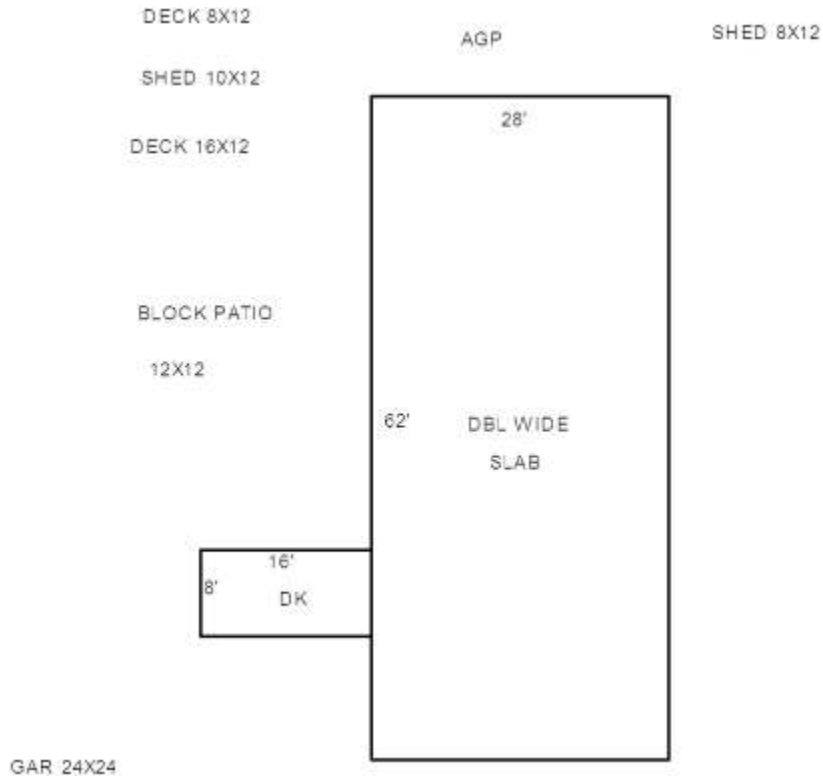
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.30	Acres-Waste Land	100.00	530	100%		530
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.30						Land Total 68,030

Dwelling Description				Replacement Cost New	
Other	One Story	1,736 Sqft	Grade D 110	Base	142,968
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,520
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Average	Typical	134,964
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value(Rcnld)
						118,768

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Value Rcnld	
Wood Deck	2001	128	D 110	901	Ava.	793	
Wood Deck	2001	96	C 100	768	Ava.	676	
Frame Shed	2001	120	B 100	1.500	Ava.	1.320	
Wood Deck	2001	192	C 100	1.536	Ava.	1.352	
Patio	2001	144	C 100	576	Ava.	507	
Frame Garage	2001	576	C 100	15.476	Ava.	13.619	
Frame Shed	2001	96	C 100	960	Ava.	845	
1,736 SFLA						Outbuilding Total	19,112

Acpt Land	68,000	Accepted Bldg	137,900	Total	205,900
------------------	--------	----------------------	---------	--------------	---------



Neighborhood 16 OLD STAGE RD

Zoning/Use: RUR RES 2
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/09/2009
Sale Price: 182,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B561P282,B1699P060
Reference 2: B2818P117
Tran/Land/Bldg: 5 1 1
Farm Land (Year): 0 Open 0
Exemption(s): 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.30					Land Total	68,100

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,250 Sqft	Grade D 110	Base	111,320	
Exterior	Wood Shingle	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,100	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,300	
Rooms	5	Secondary Heat	Wood Stove		880	
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Typical	Typical	Below Average	Typical	116,600
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	58,300	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1958	272	D 110	1.915	Ava-	958
Frame Shed	1958	96	D 100	768	Ava.	515
1.75 ST GARAGE	1958	660	C 100	24.874	Ava.	16,666
Frame Shed	1958	360	D 100	2.880	Ava.	1,930
1,250 SFLA						20,069
Outbuilding Total						20,069

Acpt Land 68,100 **Accepted Bldg** 78,400 **Total** 146,500

Arrowsic
Name: BEANE, JEREMY

Valuation Report

12/15/2023

Page 487

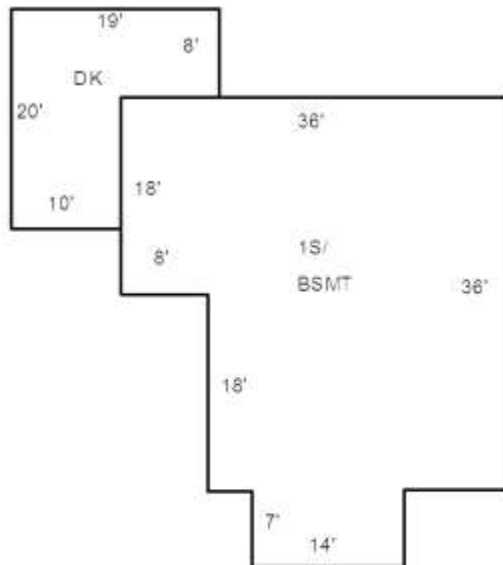
Map/Lot:

003-030

Location:

592 OLD STAGE ROAD

Account: 245 Card: 1 of 1



SHED 8X12

1.75 GAR 22X30

SHED 12X30

Arrowsic
Name: PINETTE, JEFFERY

Valuation Report

12/15/2023

Page 488

Map/Lot: 004-054

Account: 247 Card: 1 of 1

Location: 270 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

SPRING WORK 2024
Reference 1 B2381P188
Reference 2

Tran/Land/Bldg 3 1 9
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

Sale Data
Sale Date 04/01/2004
Sale Price 18,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-INLAND LOT	52,500.00	37,676	100%		37,676
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.03			Land Total			52,676

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home	1970	12X70	C 100	30.680	Ava.	40%	100%	100%	12.272
Open Frame Porch	1970	64	D 100	1.434	Ava.	73%	100%	100%	1.047
Wood Deck	1970	64	D 100	410	Ava.	73%	100%	100%	299
Frame Shed	1970	288	C 100	2.880	Fair	54%	100%	100%	1.555
Frame Shed	1970	144	D 100	1.152	Ava-	58%	100%	100%	668
Frame Shed	1970								200
840 SFLA									16,041

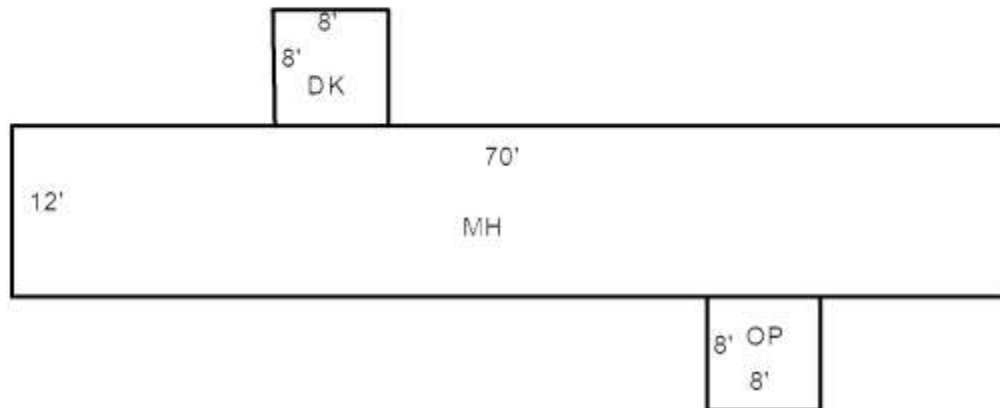
Acpt Land 52,700 **Accepted Bldg** 16,000 **Total** 68,700



SHED=SV

SHED 12X12

SHED 12X24



Account: 248 Card: 1 of 1

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/19/2013
Sale Price 465,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1408P233,B1657P192,B1657P194

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-WATERFRONT LOT	160,000	80,000	100%		80,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.50			Land Total			95,000

Dwelling Description

Replacement Cost New

Contemporary	Two Story	832 Sqft	Grade A 100	Base	233,950
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	7,500
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	9,984
Rooms	5	Secondary Heat	Wood Stove		1,500
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	13,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,000
Insulation	Heavy			Insulation	1,248
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Good	Good	Good	Typical	269,938
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	100%	100%
						Value(Rcnld)
						251,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Storv/Basement	2000	498	A 100	62.748	Good	93%	100%	100%	58.356	
1.75 ST GARAGE	2000	528	A 100	30.104	Good	93%	100%	100%	27.997	
Open Frame Porch	2000	155	A 100	6.510	Good	93%	100%	100%	6.054	
Wood Deck	2000	121	A 100	1.452	Good	93%	100%	100%	1.350	
Patio	2000	100	C 100	400	Ava.	88%	100%	100%	352	
DOCK SYSTEM AVE	2000	1	C 100	25.000	Ava.	99%	50%	100%	12.375	
2,162 SFLA									Outbuilding Total	106,484

Acpt Land

95,000

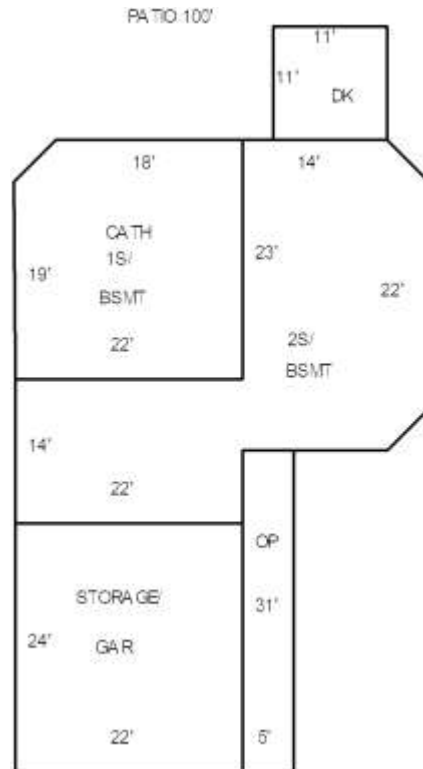
Accepted Bldg

357,500 **Total**

452,500

Account: 248 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
 Name: SHERLOCK, JOSEPH DAVID
 NASTVOGEL, ERIKA L

Valuation Report

12/15/2023

Page 492

Account: 249 Card: 1 of 1

Map/Lot:
 Location:

004-056
 334 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 09/30/2019
 Sale Price 164,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1060P206,B1750P261
 Reference 2 B3005P190
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-INLAND LOT	52,500.00	36,562	100%		36,562
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.97			Land Total			51,562

Dwelling Description

Replacement Cost New

Other	One Story	1,250 Sqft	Grade D 100	Base	101,200
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Crawl	Basement	-9,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,000
Rooms	4	Secondary Heat	Pellet Stove		1,200
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Below Average	Typical	90,400	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		72%	100%	100%	65,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1990	48	D 90	968	Fair	71%	100%	100%	687
Frame Shed	1990	120	D 100	960	Fair	71%	100%	100%	682
Frame Shed	1990	96	D 100	768	Ava.	83%	100%	100%	637
Wood Deck	2020	80	D 100	512	Ava-	72%	100%	100%	369
1,250 SFLA						Outbuilding Total			2,375

Acpt Land

51,600

Accepted Bldg

67,500 **Total**

119,100

Arrowsic
Name: SHERLOCK, JOSEPH DAVID
NASTVOGEL, ERIKA L

Valuation Report

12/15/2023

Page 493

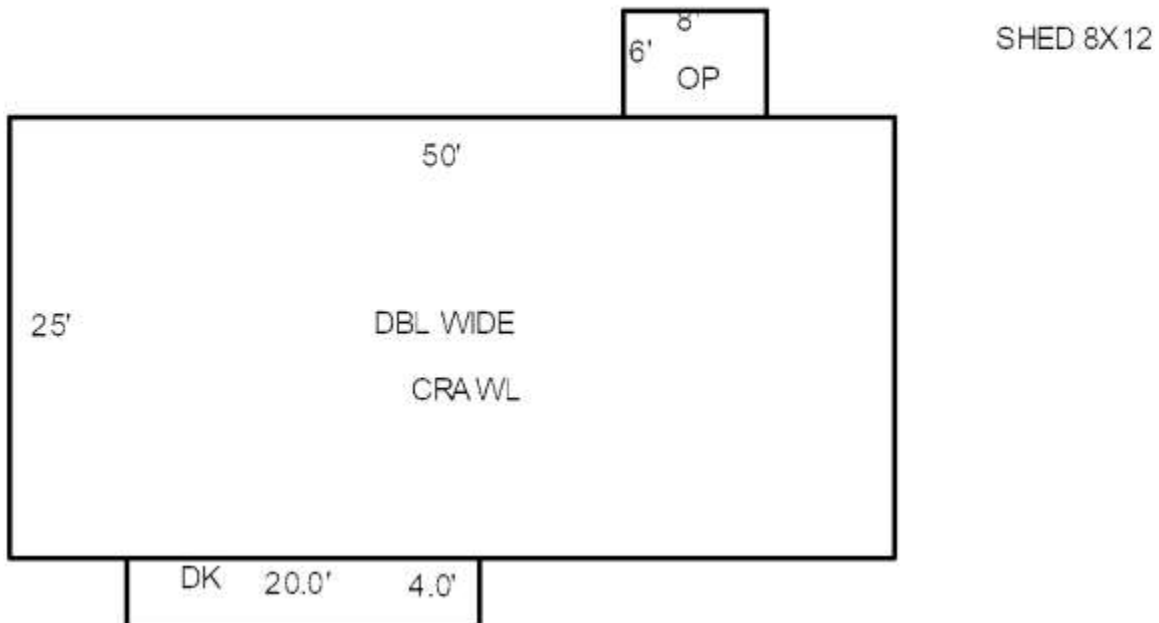
Account: 249 Card: 1 of 1

Map/Lot:
Location:

004-056
334 OLD STAGE ROAD



SHED 10X12



Arrowsic
 Name: SHELDON, DONALD F
 LYNAS, ANDREW R

Valuation Report

12/15/2023
 Page 494
 003-007
 COTTAGE RD

Account: 250 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/22/2020
 Sale Price 425,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 5 10 36
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.75	Acres-EXCESS FRONTAGE	40,000.00	70,000	100%		70,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.90						Land Total 275,300

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,632 Sqft	Grade B 100	Base	197,329
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	2,040
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,500
Heating	100% Forced Hot Air	Cooling	100% Central Air	Heat	3,060
Rooms	5	Secondary Heat	Pellet Stove		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	13,125
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,750
Insulation	Heavy			Insulation	1,020
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1960	2021	Typical	Typical	Good	81%	100%	100%	259,074
Functional Obsolescence					None			209,850

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2021	56	B 100	560	Good	81%	100%	100%	454
Wood Deck	2021	768	B 100	7,680	Good	81%	100%	100%	6,221
1,632 SFLA									6,675
Outbuilding Total									6,675

Acpt Land 275,300 **Accepted Bldg** 216,500 **Total** 491,800

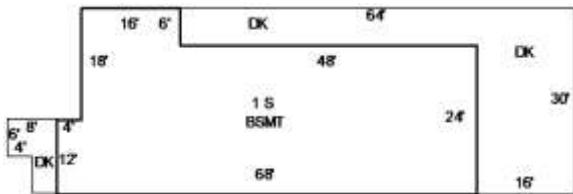
Arrowsic
Name: SHELDON, DONALD F
LYNAS, ANDREW R

Valuation Report

12/15/2023
Page 495
003-007
COTTAGE RD

Account: 250 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
 Name: CARR, JOHN F
 CARR, PATRICIA A

Valuation Report

12/15/2023

Page 496

Account: 251 Card: 1 of 1

Map/Lot: 004-028
 Location: 98 DOUBLING POINT ROAD

Neighborhood 11 FIDDLER'S REACH

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/01/2017
 Sale Price 442,600
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1256P258,B166P273,B1793P006

Reference 2

Tran/Land/Bldg 5 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 14 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.05	Acres-EXCESS FRONTAGE	40,000.00	2,000	100%		2,000
1.77	Acres-Rear Land 1-10	2,000.00	3,540	100%		3,540
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.82						Land Total 210,540

Dwelling Description

Replacement Cost New

Conventional	One Story	1,579 Sqft	Grade B 100	Base	169,702
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	518 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,360
Heating	100% Split System	Cooling	0% Central Air	Heat	-1,974
Rooms	7	Secondary Heat	Pellet Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	1/4 Finished			Attic	14,129
FirePlaces	2			Fireplace	8,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Old Type	Typical	Average	Typical	210,342
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						Value(Rcnld)
						153,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1970	586	B 100	61.530	Ava.	73%	100%	100%	44,917
Frame Garage	1970	623	B 100	20.872	Ava.	73%	100%	100%	15,237
Frame Shed	1970	36	B 100	450	Ava.	73%	100%	100%	328
Encl Frame Porch	1970	183	B 100	9.150	Ava.	73%	100%	100%	6,680
Open Frame Porch	1970	130	B 100	4.550	Ava.	73%	100%	100%	3,322
One Storv Frame	1970	64	B 100	5.920	Ava.	73%	100%	100%	4,322
DOCK SYSTEM AVE	1970	1	C 100	25.000	Ava.	99%	100%	100%	24,750
2,229 SFLA									
Outbuilding Total									99,556

Acpt Land

210,500 **Accepted Bldg**

253,100 **Total**

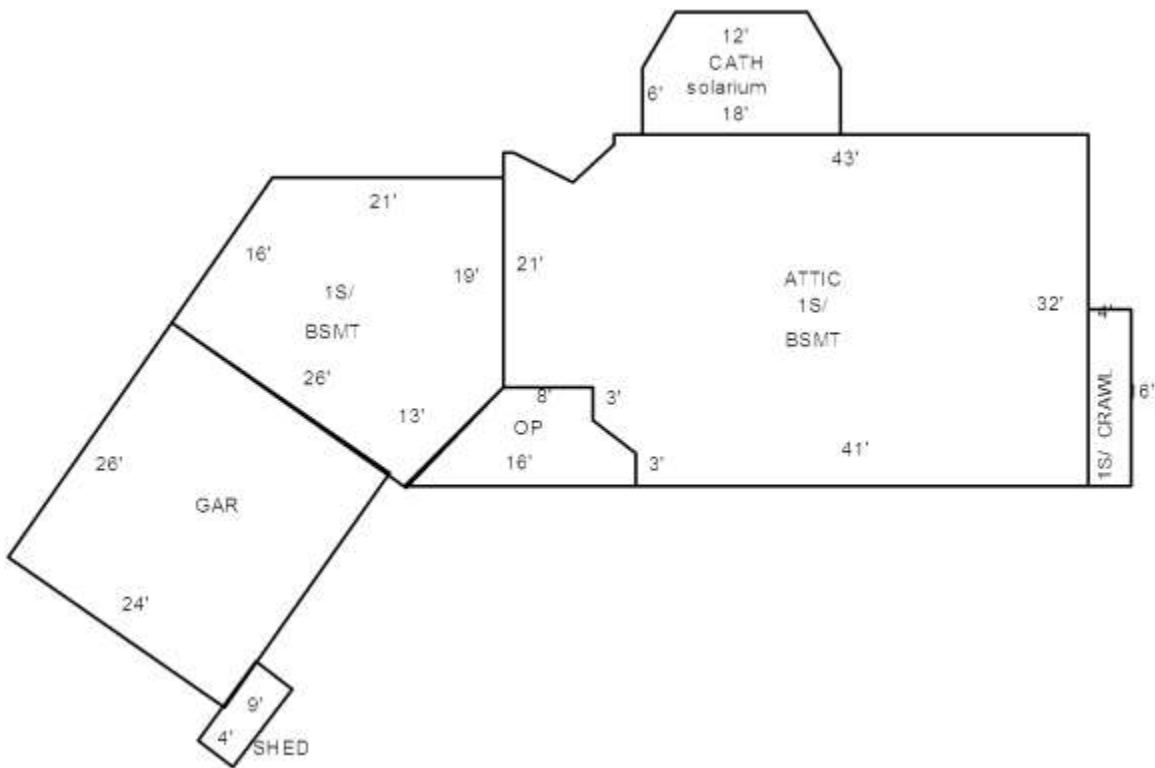
463,600

Arrowsic
Name: CARR, JOHN F
CARR, PATRICIA A
Account: 251 Card: 1 of 1

Valuation Report

12/15/2023
Page 497
004-028
98 DOUBLING POINT ROAD

Map/Lot:
Location:



Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Right of Way

Sale Data
Sale Date 02/25/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2053P333

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-WATERFRONT LOT	160,000	138,564	100%		138,564
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.50			Land Total			153,564

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,064 Sqft	Grade B 110	Base	155,012
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,389
Rooms	6	Secondary Heat	Pellet Stove		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	20,625
Attic	1/2 Finished			Attic	21,170
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Good	Good	Good	Typical	199,733	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	183,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1900	484	B 110	55.902	Good	92%	100%	100%	51,430
Open Frame Porch	1995	110	B 110	4.235	Good	92%	100%	100%	3,896
1.50 ST GARAGE	1995	576	B 110	27.801	Good	92%	100%	100%	25,577
Open Frame Porch	1995	88	B 110	3.388	Good	92%	100%	100%	3,117
1 Storv/Basement	1995	104	B 110	12.012	Good	92%	100%	100%	11,051
Encl Frame Porch	2000	224	B 110	12.320	Good	92%	100%	100%	11,334
Patio	1995	380	C 100	1.520	Ava.	85%	100%	100%	1,292
Frame Shed	1900	81	D 100	648	Ava-	50%	100%	100%	324
Frame Shed	1900	288	D 100	2.304	Ava-	50%	100%	100%	1,152
2S Frame Shed	1970	192	D 100	2.411	Ava.	73%	100%	100%	1,760
1,652 SFLA									
Outbuilding Total									110,933

Acpt Land

153,600 **Accepted Bldg**

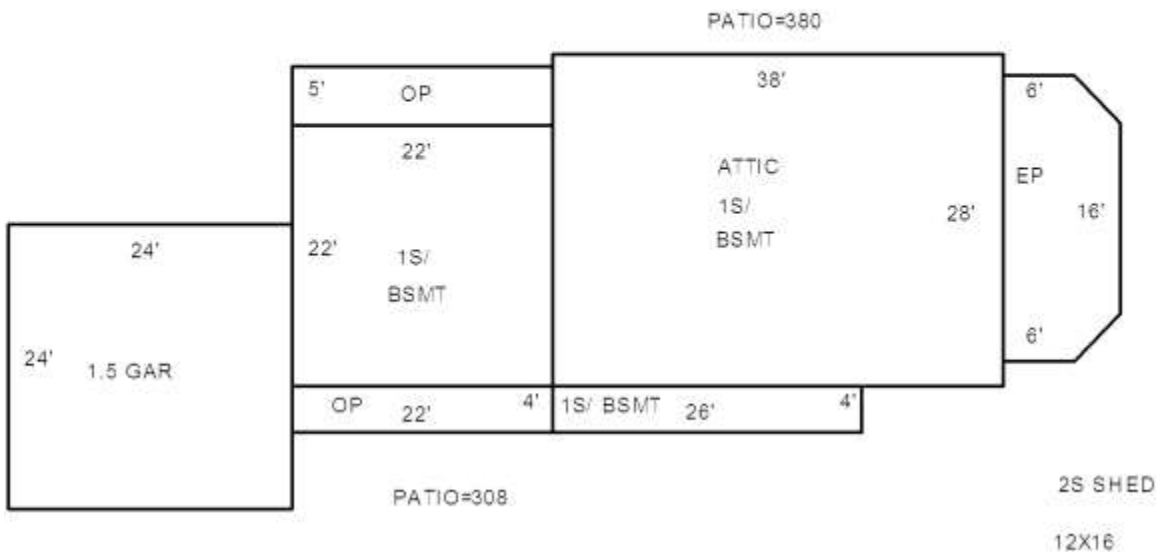
294,700 **Total**

448,300



SHED 9X9

SHED 12X24



Arrowsic
 Name: BANKS, JOSHUA H
 BANKS, JILL A

Valuation Report

12/15/2023

Page 500

Account: 253 Card: 1 of 3

Map/Lot:
 Location:

004-057-002
 344 OLD STAGE ROAD

Neighborhood 20 MILL POND

Sale Data

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/01/2021
 Sale Price 975,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B789P287,B805P115,B1583P113

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.80	Acres-EXCESS FRONTAGE	20,000.00	16,000	100%		16,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 4.90			Land Total			245,200

Dwelling Description

Replacement Cost New

Contemporary	Two Story	616 Sqft	Grade B 100	Base	159,168
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,850
Fin. Basement Area	396 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,920
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,160
Rooms	7	Secondary Heat	Pellet Stove		
Bedrooms	3	Add Fixtures	5		
Baths	2	Half Baths	1	Plumbing	18,750
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2000	Typical	Typical	Average	Typical	196,898
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	167,363	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 & 1/2 Storv Fr	1994	1060	B 100	127.465	Ava.	85%	100%	100%	108,345	
Open Frame Porch	1994	235	B 100	8.225	Ava.	85%	100%	100%	6,991	
Wood Deck	1994	246	B 100	2.460	Ava.	85%	100%	100%	2,091	
Wood Deck	1994	128	B 100	1.280	Ava.	85%	100%	100%	1,088	
Canopv	1994	24	B 100	210	Ava.	85%	100%	100%	178	
One Storv Frame	1994	308	B 100	28.490	Ava.	85%	100%	100%	24,216	
Open Frame Porch	2021	36	B 100	1.260	Ava.	85%	100%	100%	1,071	
Encl Frame Porch	2021	54	B 100	2.700	Ava.	85%	100%	100%	2,295	
One Storv Frame	2023	108	B 100	9.990	Ava.	85%	100%	100%	8,492	
Open Frame Porch	2023	36	B 100	1.260	Ava.	85%	100%	100%	1,071	
3,238 SFLA									Outbuilding Total	155,838

Acpt Land

245,200

Accepted Bldg

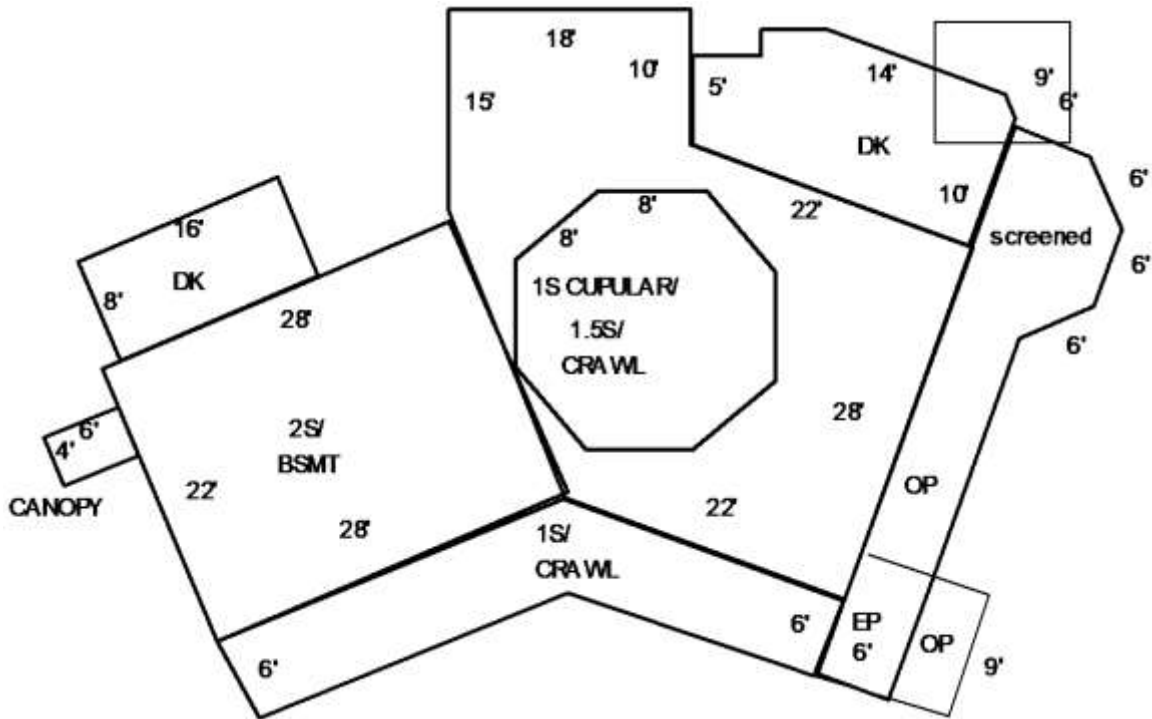
323,200 **Total**

568,400

Arrowsic
Name: BANKS, JOSHUA H
BANKS, JILL A
Account: 253 Card: 1 of 3

Valuation Report

12/15/2023
Page 501
004-057-002
Map/Lot:
Location: 344 OLD STAGE ROAD



Arrowsic
 Name: BANKS, JOSHUA H
 BANKS, JILL A

Valuation Report

12/15/2023
 Page 502
 004-057-002

Account: 253 Card: 2 of 3

Map/Lot:
 Location:

Neighborhood 20 MILL POND

Sale Data	
Sale Date	04/01/2021
Sale Price	975,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B789P287,B805P115,B1583P113

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
RETAIL	1994	2584	B 100	157.850	B Gr	85%	100%	100%	134.172
RETAIL	1994	1570	B 100	100.812	B Gr	85%	100%	100%	85.690
Open Frame Porch	1994	48	B 100	1.680	B Gr	85%	100%	100%	1.428
Wood Deck	1994	426	B 100	4.260	B Gr	85%	100%	100%	3.621
Wood Deck	1994	334	B 100	3.340	B Gr	85%	100%	100%	2.839
3,238 SFLA									
Outbuilding Total									227,750
Acpt Land			0	Accepted Bldg		227,800	Total		227,800

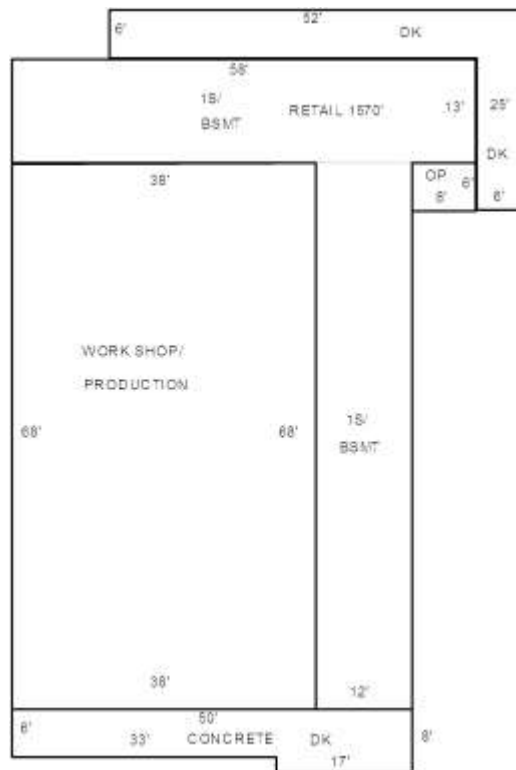
Arrowsic
Name: BANKS, JOSHUA H
BANKS, JILL A
Account: 253

Card: 2 of 3

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 503
004-057-002



Arrowsic
 Name: BANKS, JOSHUA H
 BANKS, JILL A

Valuation Report

12/15/2023

Page 504

Account: 253 Card: 3 of 3

Map/Lot:
 Location:

004-057-002
 OLD STAGE ROAD

Neighborhood 20 MILL POND

Sale Data

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/01/2021
 Sale Price 975,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B789P287,B805P115,B1583P113

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Dwelling Description

Replacement Cost New

Conventional	Two Story	432 Sqft	Grade C 100	Base	107,660
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Frost Wall	Basement	Crawl	Basement	-3,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-2,592
Rooms	3	Secondary Heat	Pellet Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	104,180
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	91,678	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Canopy	2000	20	C 100	140	Ava.	88%	100%	100%	123
Open Frame Porch	2000	96	C 100	2.688	Ava.	88%	100%	100%	2.365
Frame Garage	2000	384	C 100	10.484	Ava.	88%	100%	100%	9.226
Frame Garage	2000	540	C 100	14.540	Ava.	88%	100%	100%	12.795
864 SFLA									
Outbuilding Total									24,509

Acpt Land

0 **Accepted Bldg**

116,200 **Total**

116,200

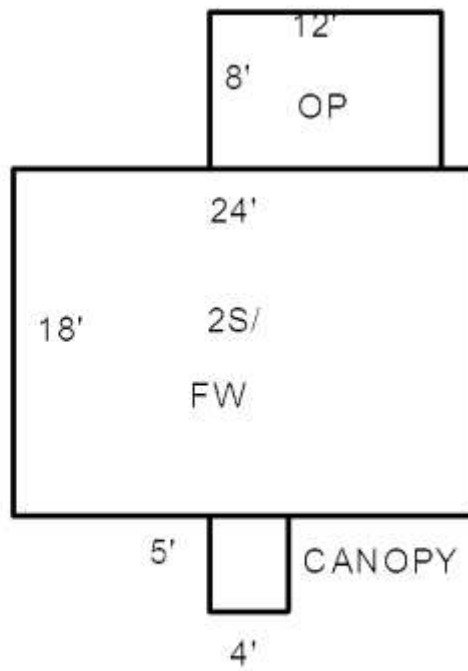
Arrowsic
Name: BANKS, JOSHUA H
BANKS, JILL A
Account: 253

Card: 3 of 3

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 505
004-057-002
OLD STAGE ROAD



GAR 16X24+20X27

Arrowsic
Name: BANKS, JOSHUA H
BANKS, JILL A
Account: 253

Valuation Report

12/15/2023
Page 506
004-057-002
OLD STAGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	245,200	323,200	568,400	245,200	323,200	568,400
2	0	227,800	227,800	0	227,800	227,800
3	0	116,200	116,200	0	116,200	116,200
TOTAL	245,200	667,200	912,400	245,200	667,200	912,400

Arrowsic
 Name: PUFF, DAVID M
 PUFF, KATHLEEN S

Valuation Report

12/15/2023
 Page 507
 004-053-001

Account: 254 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 37 PALACE COVE

Zoning/Use RUR RES 1 & SP
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 4

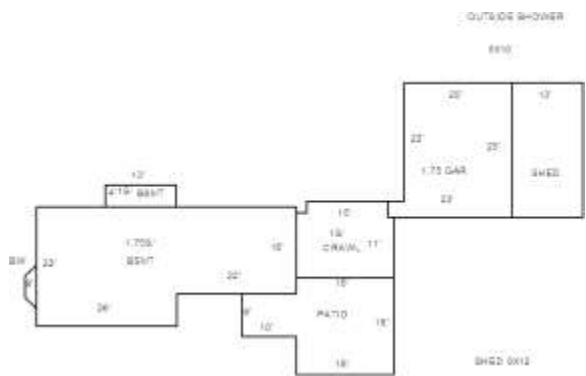
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	80%	Topography	128,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 11-20	1,800.00	10,800	100%		10,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 18.00						Land Total 173,800

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	924 Sqft	Grade C 100	Base		146,193
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		924
						0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,851
Rooms	7	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			157,196
1850	1990	Typical	Typical	Good				
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		78%	100%	100%	122,613	

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Bav Window	1850	12	C 100	888	Good	78%	100%	100%	693	
Patio	1850	404	C 100	1.616	Good	78%	100%	100%	1.260	
One Storv Frame	1850	245	C 100	18.130	Good	78%	100%	100%	14.141	
1.75 ST GARAGE	1850	509	C 100	19.378	Good	78%	100%	100%	15.115	
Frame Shed	1850	325	C 100	3.250	Good	78%	100%	100%	2.535	
1 Storv/Basement	1850	52	C 100	4.368	Good	78%	100%	100%	3.407	
OUTSIDE SHOWER	1850	1	C 100	500	Ava.	67%	100%	100%	335	
Frame Shed	1850	108	C 100	1.080	Ava-	50%	100%	100%	540	
1,926 SFLA						Outbuilding Total			38,026	

Acpt Land 173,800 **Accepted Bldg** 160,600 **Total** 334,400



Arrowsic
Name: FERRELL, CAROL C

Valuation Report

12/15/2023

Page 509

Map/Lot:

003-051

Account: 255 Card: 1 of 1

Location:

DUCK CAMP ROAD

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 03/27/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B311P388,B1551P240,B1559P083

Reference 2

Tran/Land/Bldg 5 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.65	ACRES-DUCK CAMP LOT	100,000	89,369 80%	Access	71,495
Total Acres 0.65				Land Total	71,495

Dwelling Description

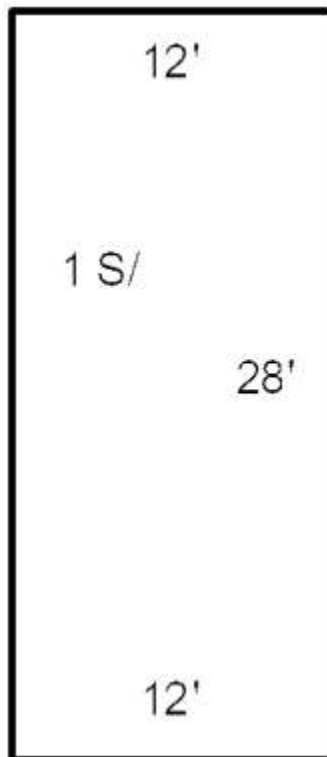
Replacement Cost New

Primitive	One Story	336 Sqft	Grade D 100	Base	24,017
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-269
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	.....			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	336	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Obsolete	None	Below Average	Inadeq.	16,385
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Style		None		100%	75%	100%
						Value(Rcnd)
						12,289

Acpt Land 71,500 **Accepted Bldg** 12,300 **Total** 83,800



Account: 257 Card: 1 of 1

Location: WHITMORES LANDING ROAD

Neighborhood 33 RIVER RD N&S

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B737P218,B1680P216

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 101 0 Land Schedule 5

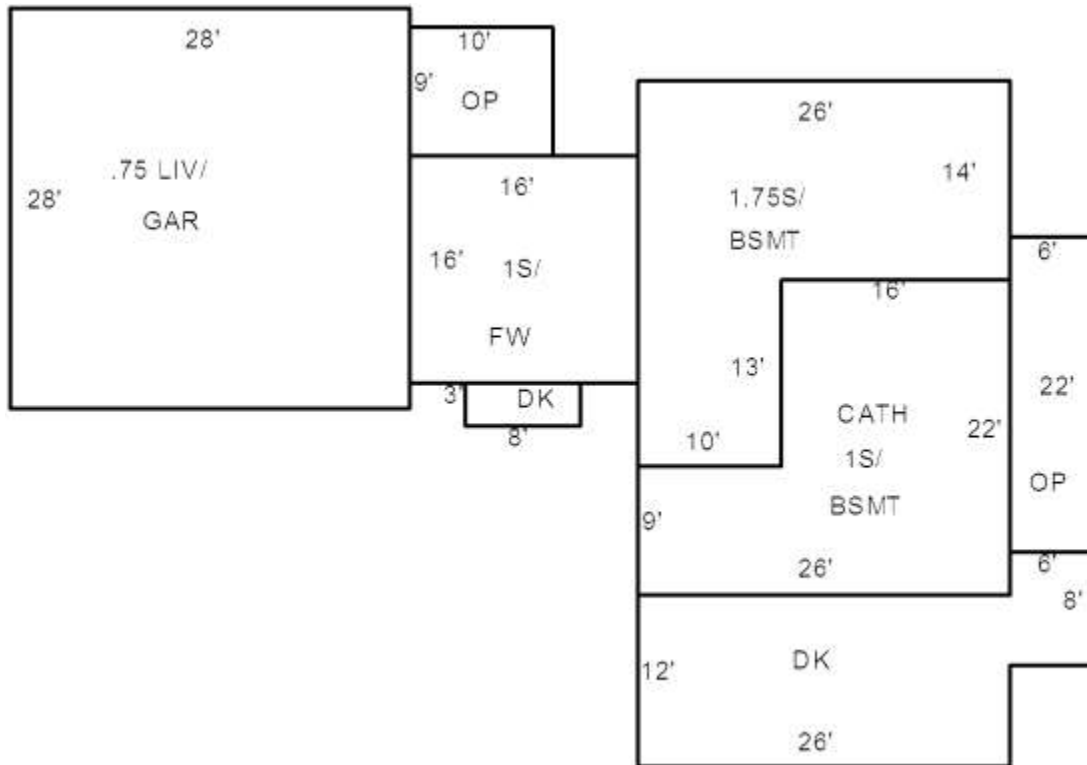
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00					Land Total	121,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	494 Sqft	Grade C 110	Base		108,656
Exterior	Log	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,851
Rooms	5	Secondary Heat	Wood Stove			1,100
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,950
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2000	2007	Typical	Typical	Average	Typical		117,557
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	88%	100%	100%	103,450		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	2000	442	C 110	40.841	Ava.	88%	100%	100%	35.940
Wood Deck	2000	360	C 110	3.168	Ava.	88%	100%	100%	2.788
Open Frame Porch	2000	132	C 110	4.066	Ava.	88%	100%	100%	3.578
One Storv Frame	2000	256	C 110	20.838	Ava.	88%	100%	100%	18.337
Wood Deck	2000	24	C 110	211	Ava.	88%	100%	100%	186
Open Frame Porch	2000	90	C 110	2.772	Ava.	88%	100%	100%	2.439
3/4 ST/GAR	2000	784	C 110	73.854	Ava.	88%	100%	100%	64.992
SOLAR MOD	2018	1	C 100	10.000	Ava.	99%	100%	100%	9.900
1,562 SFLA									
Outbuilding Total									138,160

Acpt Land 121,000 **Accepted Bldg** 241,600 **Total** 362,600



Account: 258 Card: 1 of 1

Neighborhood 8 PATIS BLUFF
Zoning/Use RUR RES 1 & Shoreland
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/23/2011
Sale Price 540,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B535P291,B1828P197,B2029P254
Reference 2 B3298P179
Tran/Land/Bldg 3 10 1
Farm Land (Year) 0 Open 0
Exemption(s) 14 3 0 Land Schedule 3

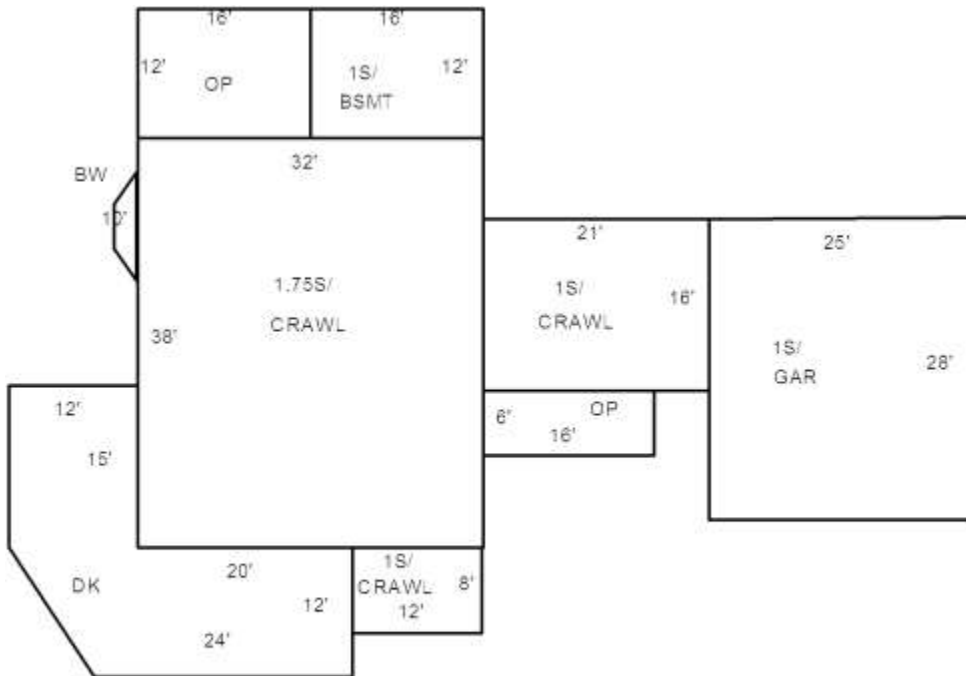
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.37	Acres-EXCESS FRONTAGE	40,000.00	54,800	100%		54,800
3.89	Acres-Rear Land 1-10	2,000.00	7,780	100%		7,780
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.26						Land Total 267,580

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,216 Sqft	Grade B 100	Base		221,311
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Concrete	Basement	Crawl	Basement		-12,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		10,640
Rooms	8	Secondary Heat	Wood Stove			1,250
Bedrooms	3	Add Fixtures	2			
Baths	3	Half Baths	0	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	Value
1989	2002	Typical	Typical	Average	Phys. %	Econ. %	(Rcnld)
None				82%	100%	100%	198,679

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
									Rcnld
Wood Deck	1989	516	B 100	5.160	Ava.	82%	100%	100%	4.231
One Storv Frame	1989	96	B 100	8.880	Ava.	82%	100%	100%	7.282
One Storv Frame	1989	336	B 100	31.080	Ava.	82%	100%	100%	25.486
Open Frame Porch	1989	96	B 100	3.360	Ava.	82%	100%	100%	2.755
1S AD/GAR	1989	700	B 100	88.125	Ava.	82%	100%	100%	72.262
1 Storv/Basement	1989	192	B 100	20.160	Ava.	82%	100%	100%	16.531
Open Frame Porch	1989	192	B 100	6.720	Ava.	82%	100%	100%	5.510
Frame Bav Window	1989	14	B 100	1.295	Ava.	82%	100%	100%	1.062
1.25 ST SHED	1989	462	B 100	6.641	Ava.	82%	100%	100%	5.446
DOCK SYSTEM AVE	1989	1	C 100	25.000	Ava.	99%	100%	100%	24.750
3,466 SFLA									Outbuilding Total 165,315

Acpt Land 267,600 **Accepted Bldg** 364,000 **Total** 631,600



1.25 HEATED SHED 21X22

Neighborhood 3 ARROWHEAD ESTATES

Zoning/Use RUR RES 1 & RP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2

Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 101 0 Land Schedule 52

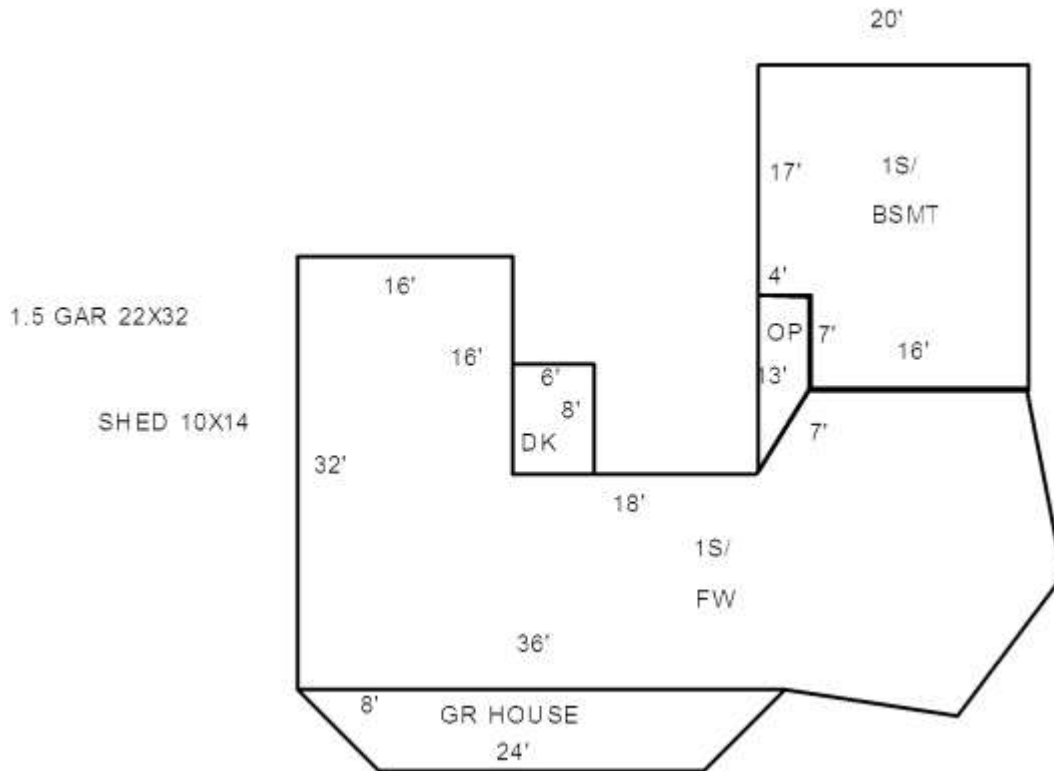
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	64,000.00	64,000	100%		64,000
4.70	Acres-Rear Land 1-10	2,000.00	9,400	100%		9,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
4.00	Acres-Waste Land	100.00	400	100%		400
Total Acres 10.70			Land Total			88,800

Dwelling Description				Replacement Cost New		
Conventional	One Story	452 Sqft	Grade C 100	Base		68,797
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-2,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% No heat	Cooling	0% None	Heat		-1,808
Rooms	6	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	64,729
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	53,725	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	38	C 100	1.064	Ava.	83%	100%	100%	883
One Storv Frame	1990	1259	C 100	93.166	Ava.	83%	90%	100%	69,595
RES. GREENHOUSE	1990	180	C 100	2.700	Ava.	83%	100%	100%	2,241
Wood Deck	1990	48	C 100	384	Ava.	83%	100%	100%	319
1.50 ST GARAGE	1990	704	C 110	27.000	Ava.	83%	90%	100%	20,169
Frame Shed	1990	140	E 100	700	Ava-	74%	100%	100%	518
SOLAR MOD	2010	1	C 100	10.000	Ava.	99%	100%	100%	9,900
1,711 SFLA									
Outbuilding Total									103,625

Acpt Land	88,800	Accepted Bldg	157,400	Total	246,200
------------------	--------	----------------------	---------	--------------	---------



Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B481P167

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 24 3 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
4.65	Acres-Rear Land 20 +	1,000.00	4,650	100%		4,650
Total Acres 26.65			Land Total			137,650

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,170 Sqft	Grade C 110	Base		175,878
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,792
Rooms	8	Secondary Heat	Wood Stove			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,950
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,400
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						Layout		Total
Built	Renovated	Kitchens	Baths	Condition		Typical		191,020
1920	1985	Typical	Typical	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	67%	100%	100%	127,983			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.5 Storr/Basement	1985	696	C 110	81.306	Ava.	67%	100%	100%	54,475
Patio	1985	450	D 100	1.440	Ava.	80%	100%	100%	1.152
Frame Garage	1985	400	C 100	10.900	Ava.	80%	100%	100%	8,720
Frame Shed	1985	120	C 100	1.200	Ava-	70%	100%	100%	840
1.50 ST GARAGE	1985	704	C 100	24.545	Ava-	70%	100%	100%	17,182
Frame Shed	1985	70	E 100	350	Ava-	70%	100%	100%	245
2,799 SFLA									82,614
Outbuilding Total									82,614

Acpt Land

137,700

Accepted Bldg

210,600 **Total**

348,300

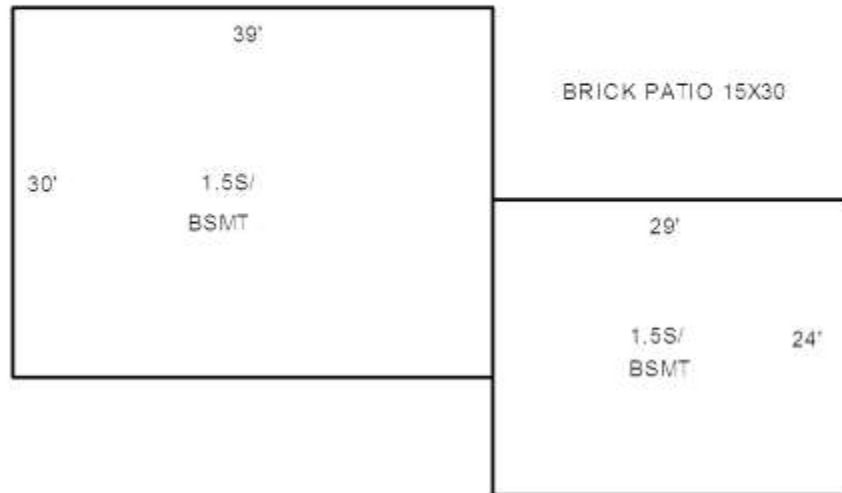


GAR 20X20

SHED 10X12

1.5 GAR 22X32

SHED 5X14



Arrowsic
 Name: ROOT, DONALD N
 ROOT, MARY J

Valuation Report

12/15/2023

Page 519

Account: 261 Card: 1 of 1

Map/Lot:
 Location:

003-021
 823 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & RP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B791P226
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 14 3 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-MARSH FRONT	100,000	89,443	100%		89,443
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.60			Land Total			104,443

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,200 Sqft	Grade C 100	Base		125,256
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,600
Rooms	4	Secondary Heat	Wood Stove			1,000
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Inadeq.	132,856
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	95%	100%
						104,757

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1991	200	C 100	1.600	Ava.	1.262
1,200 SFLA						1,262
Outbuilding Total						1,262

Acpt Land 104,400 **Accepted Bldg** 106,000 **Total** 210,400

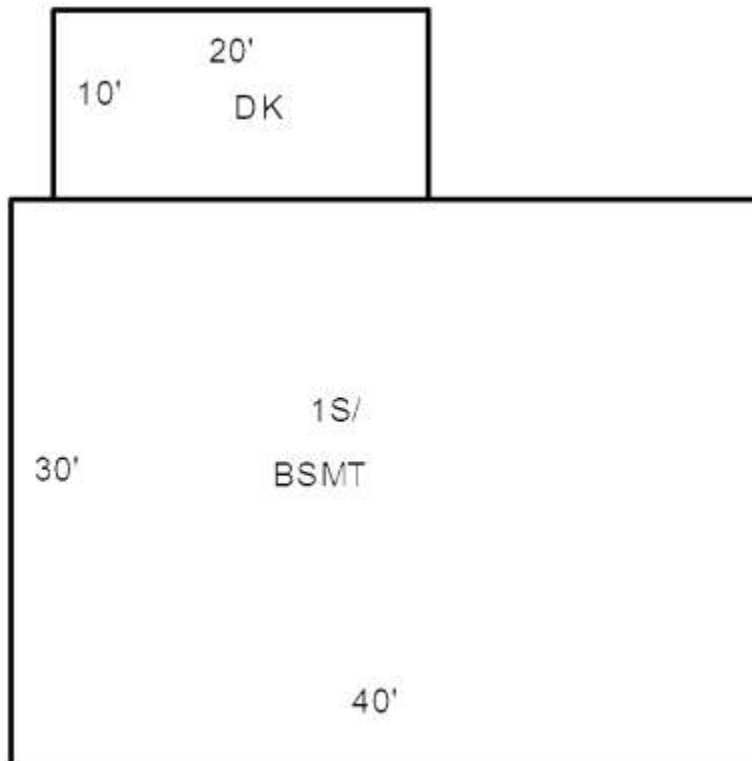
Arrowsic
Name: ROOT, DONALD N
ROOT, MARY J
Account: 261

Valuation Report

Card: 1 of 1

Map/Lot:
Location:

12/15/2023
Page 520
003-021
823 ARROWSIC RD



Arrowsic
Name: ROSS, WILLIAM

Valuation Report

12/15/2023

Page 521

Account: 262 Card: 1 of 1

Map/Lot:
Location:

005-004-021
32 MEADOW ROAD

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1388P076
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 12 3 0 Land Schedule 3

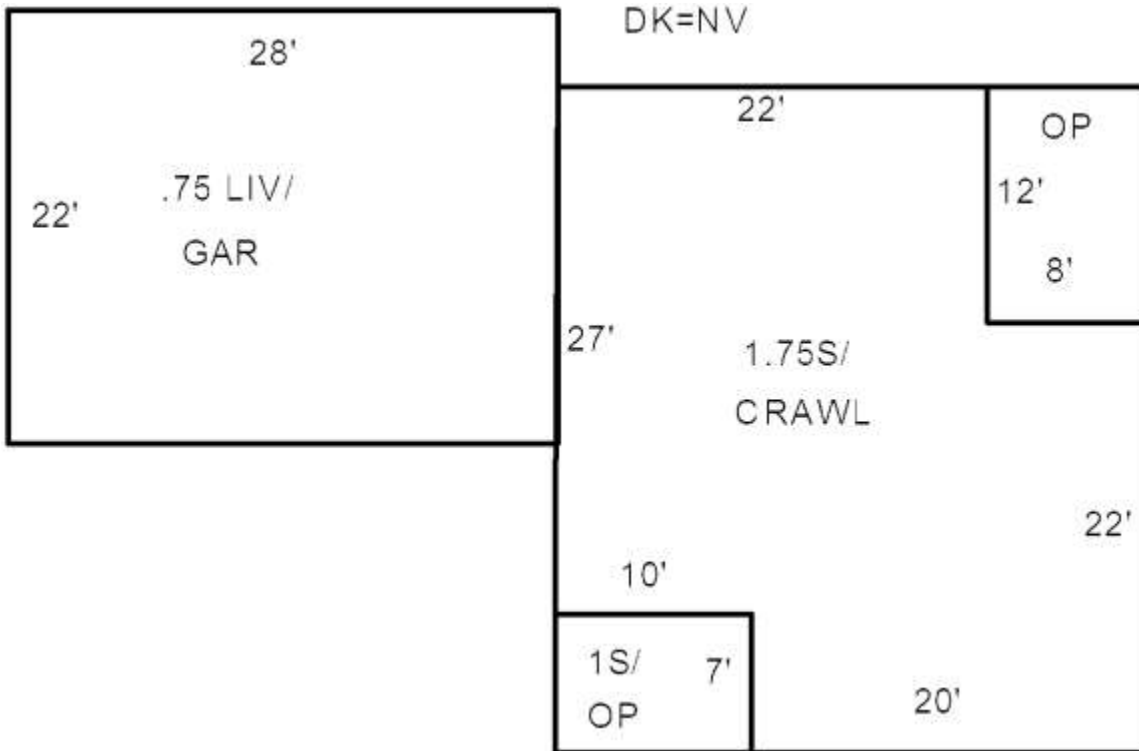
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
3.40	Acres-Rear Land 1-10	2,000.00	6,800	100%		6,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.40						Land Total 101,800

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	854 Sqft	Grade C 110	Base		152,675
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% No heat	Cooling	0% None	Heat		-6,574
Rooms	6	Secondary Heat	Wood Stove			1,100
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	147,201
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	120,705	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1989	70	C 110	5.698	Ava.	4.672
Open Frame Porch	1989	70	C 110	2.156	Ava.	1.768
Open Frame Porch	1989	96	C 110	2.957	Ava.	2.425
3/4 ST/GAR	1989	616	C 110	58.146	Ava.	47.680
1,564 SFLA						56,545
Outbuilding Total						56,545

Acpt Land	101,800	Accepted Bldg	177,300	Total	279,100
------------------	---------	----------------------	---------	--------------	---------



Arrowsic
 Name: SCHLEIN, PAUL
 SCHLEIN, MONA

Valuation Report

12/15/2023
 Page 523
 005-004-003
 WHITMORES LANDING

Account: 263 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B729P003,B889P175

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
6.60	Acres-Rear Land 1-10	2,000.00	13,200	100%		13,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.60						Land Total 108,200

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,080 Sqft	Grade C 100	Base		143,539
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	..... None	Basement		-15,120
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-5,670
Rooms	6	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1980	0	Typical	Typical	Average	Typical		128,249
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	100,034

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1980	50	C 100	400	Ava.	78%	100%	100%	312	
Wood Deck	1980	218	C 100	1.744	Ava.	78%	100%	100%	1.360	
Open Frame Porch	1980	140	C 100	3.920	Ava.	78%	100%	100%	3.058	
One Storv Frame	1980	586	C 100	43.364	Ava.	78%	100%	100%	33.824	
Frame Shed	1980	54	C 100	540	Ava.	78%	100%	100%	421	
1.50 ST GARAGE	1980	560	C 100	19.678	Ava.	78%	100%	100%	15.349	
Canopv	1980	280	C 100	1.960	Ava.	78%	100%	100%	1.529	
Frame Shed	1980	96	C 100	960	Ava.	78%	100%	100%	749	
2,476 SFLA										
Outbuilding Total									56,602	

Acpt Land 108,200 Accepted Bldg 156,600 Total 264,800

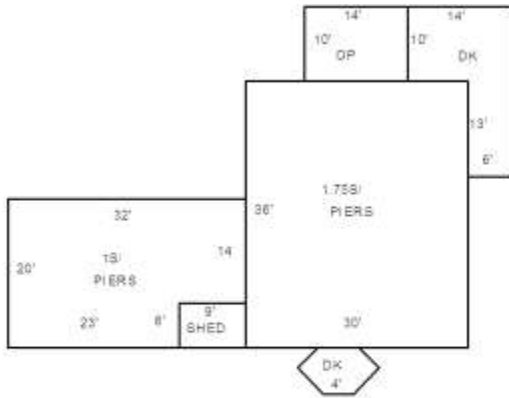
Arrowsic
Name: SCHLEIN, PAUL
SCHLEIN, MONA
Account: 263

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 524
005-004-003
WHITMORES LANDING



1.55 GAR 20X28

CANOPY 10X28

SHED 8X12

Arrowsic
Name: RICHTER, JULIAN

Valuation Report

12/15/2023

Page 525

Map/Lot: 003-040

Account: 265 Card: 1 of 1

Location: INDIAN REST ROAD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 02/27/2009
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B665P332

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	90%	Access	47,250
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
1.40	Acres-Salt Marsh	100.00	140	100%		140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.40						Land Total 64,390

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 100	Base	139,648
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-5,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,320
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	145,708
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						122,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	48	C 100	384	Ava.	84%	100%	100%	323
2 ST GARAGE	1992	720	C 100	30.952	Ava.	84%	100%	100%	26,000
1,440 SFLA									
Outbuilding Total									26,323

Acpt Land

64,400

Accepted Bldg

148,700

Total

213,100

Arrowsic
Name: RICHTER, JULIAN

Valuation Report

12/15/2023

Page 526

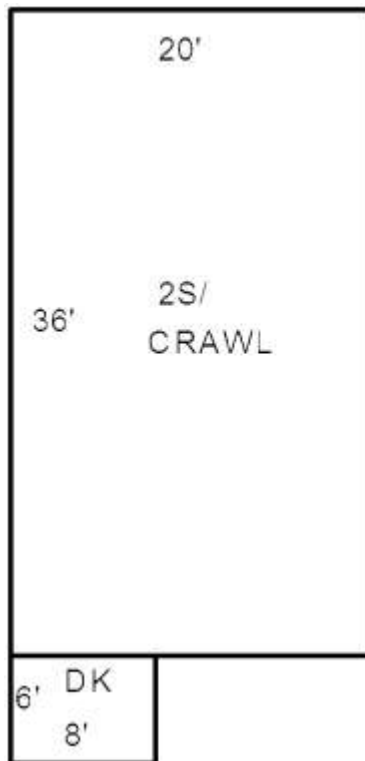
Map/Lot:

003-040

Location:

INDIAN REST ROAD

Account: 265 Card: 1 of 1



2S GAR 24X30

Arrowsic
Name: CORREALE, ANTHONY

Valuation Report

12/15/2023

Page 527

Map/Lot:

003-046

Account: 266 Card: 1 of 1

Location:

OLD STAGE ROAD

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities None
Street Gravel

Sale Date 07/27/2012
Sale Price 98,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B322P247,B1589P106,B1589P108

Reference 2

Tran/Land/Bldg 5 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	ACRES-DUCK CAMP LOT	100,000	82,440	100%	82,440
Total Acres 0.29			Land Total		82,440

Dwelling Description

Replacement Cost New

Seasonal Camp	One & 3/4 Story	280 Sqft	Grade C 100	Base	55,158
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Solar Voltaic	Minimal Solar			Solar Voltaic	5,000
Foundation	Piers	Basement	None	Basement	-3,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,960
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-980
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2013	Old Type	None	Above Average	Typical	48,798
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	90%	100%
						Value(Rcnld)
						34,256

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	32	C 100	256	Ava+	78%	90%	100%	180
490 SFLA									180
Outbuilding Total									180

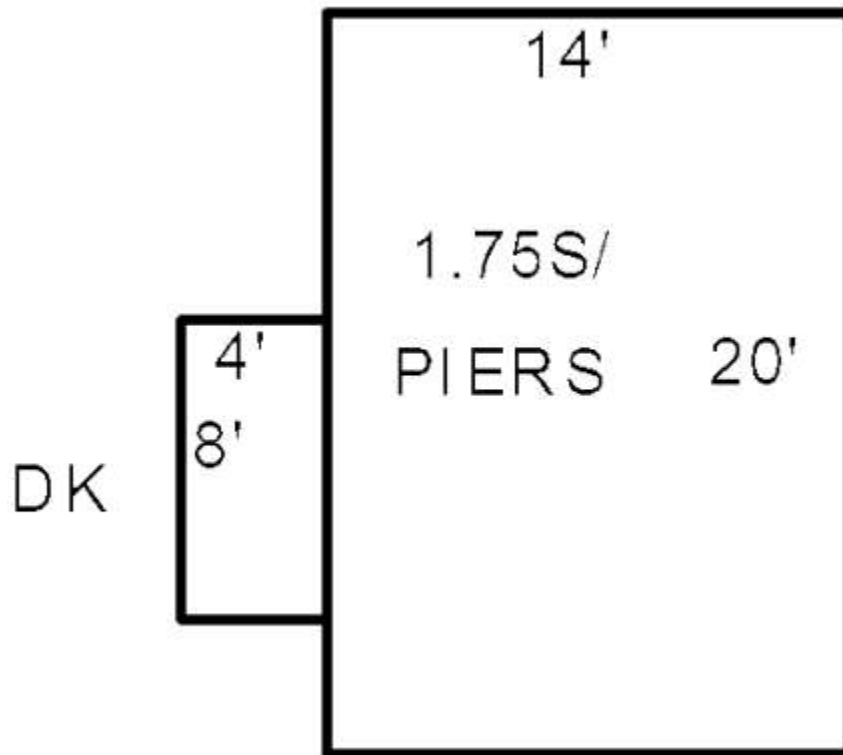
Acpt Land

82,400

Accepted Bldg

34,400 **Total**

116,800



Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

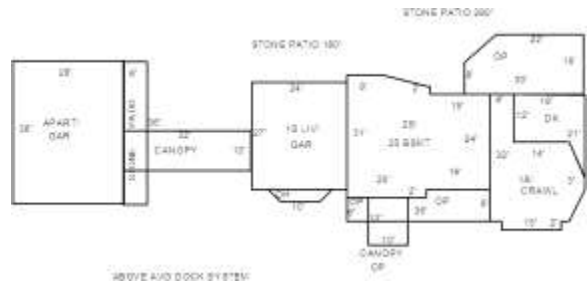
Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.25	Acres-EXCESS FRONTAGE	40,000.00	50,000	100%		50,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
15.55	Acres-Rear Land 20 +	1,000.00	15,550	100%		15,550
2.00	Acres-Salt Marsh	100.00	200	100%		200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 40.80			Land Total			308,750

Dwelling Description				Replacement Cost New		
Conventional	Two Story	991 Sqft	Grade B 110	Base		212,521
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,875
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement		-9,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		8,176
Rooms	7	Secondary Heat	Split System			3,438
Bedrooms	3	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing		20,625
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1986	0	Good	Good	Above Average	Typical		247,597
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnd)	
None	None	87%	100%	100%		215,409	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1S AD/GAR	1986	648	B 110	89.788	Ava+	87%	100%	100%	78.116
1SFr Overhano	1986	39	B 110	3.969	Ava+	87%	100%	100%	3.453
Open Frame Porch	1986	248	B 110	9.548	Ava+	87%	100%	100%	8.307
Canopv	1986	120	B 110	1.155	Ava+	87%	100%	100%	1.005
One Storv Frame	1986	548	B 110	55.759	Ava+	87%	100%	100%	48.510
Wood Deck	1986	236	B 110	2.596	Ava+	87%	100%	100%	2.259
Open Frame Porch	1986	422	B 110	16.247	Ava+	87%	100%	100%	14.135
Canopv	1986	320	B 110	3.080	Ava+	87%	100%	100%	2.680
APT/GAR	1986	1008	B 110	139.689	Ava+	87%	100%	100%	121.529
Patio	1986	216	B 110	1.188	Ava+	87%	100%	100%	1.034
3,217 SFLA									281,028



Arrowsic
 Name: SEWALL, EDWARD III

Valuation Report

12/15/2023

Page 531

Map/Lot:

005-029

Account: 267 Card: 2 of 2

Location:

74 PARSHLEY ROAD

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN Cond	Phy	Func	Econ		
Patio	1986	180	C 100	720 Ava.	81%	100%	100%	583	
Patio	1986	280	C 100	1.120 Ava.	81%	100%	100%	907	
DOCK SYSTEM AB	1986	1	C 100	35.000 Ava.	99%	100%	100%	34.650	
3,217 SFLA									
Outbuilding Total								36,140	
Acpt Land			0	Accepted Bldg			36,100	Total	36,100

Arrowsic
Name: SEWALL, EDWARD III

Valuation Report

12/15/2023

Page 532

Map/Lot:

005-029

Location:

74 PARSHLEY ROAD

Account: 267

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	308,800	496,400	805,200	308,800	496,400	805,200
2	0	36,100	36,100	0	36,100	36,100
TOTAL	308,800	532,500	841,300	308,800	532,500	841,300

Account: 268 Card: 1 of 1

Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/01/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B667P121,B922P319,B1749P249

Reference 2 EACH OWNS 1/2 INTEREST

Tran/Land/Bldg 1 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.42	Acres-EXCESS FRONTAGE	40,000.00	16,800	100%		16,800
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.42						Land Total 221,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	572 Sqft	Grade B 110	Base	171,280
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	787
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,719
Rooms	8	Secondary Heat	Split System		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	16,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Good	Good	Average	Typical	198,786	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	184,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	2010	176	B 110	20.328	Ava.	93%	100%	100%	18.905
2 Storv/Basement	2010	506	B 110	89.333	Ava.	93%	100%	100%	83.080
1 Storv/Basement	2010	330	B 110	38.115	Ava.	93%	100%	100%	35.447
Wood Deck	2010	1740	B 110	19.140	Ava.	93%	100%	100%	17.800
DOCK SYSTEM AVE	2010	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,662 SFLA									
Outbuilding Total									179,982

Acpt Land

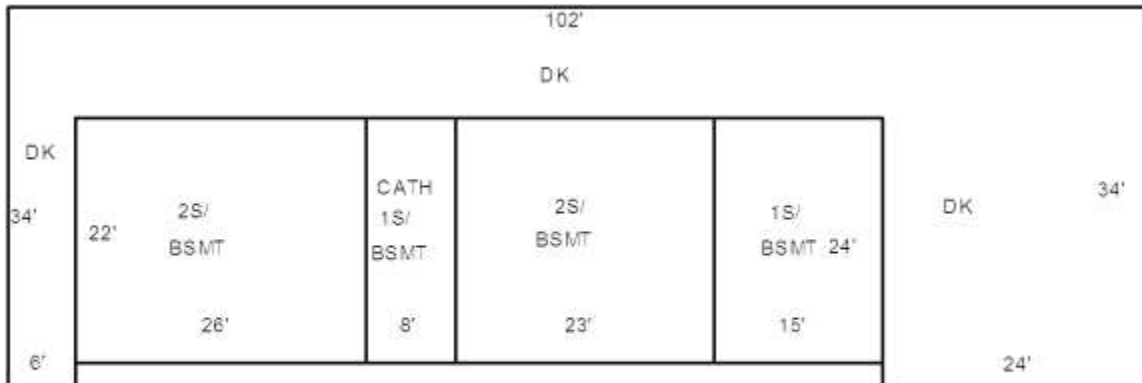
221,800

Accepted Bldg

364,900

Total

586,700



AVERAGE DOCK SYSTEM

Arrowsic
 Name: BEVERIDGE, KATHRYN R
 BEVERIDGE, RICHARD

Valuation Report

12/15/2023
 Page 535
 004-014-001

Account: 269 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 SPINNEY RD INLAND

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2002
 Sale Price 415,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B572P281B1977P33

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00						Land Total 121,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	862 Sqft	Grade B 100	Base	195,576
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Solar Voltaic	Minimal Solar			Solar Voltaic	6,250
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,388
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	8,620
Rooms	10	Secondary Heat	Wood Stove		1,250
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2003	Typical	Typical	Above Average	Typical	226,933
Functional Obsolescence						Value(Rcnld)
None		None		86%	100%	195,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
1 Storv/Basement	1982	165	B 100	17.325	Ava+	86%	100%	100%	14.900	
1SFr Overhans	1982	92	B 100	8.510	Ava+	86%	100%	100%	7.319	
Frame Bav Window	1982	28	B 100	2.590	Ava+	86%	100%	100%	2.227	
Encl Frame Porch	1982	242	B 100	12.100	Ava+	86%	100%	100%	10.406	
3/4 ST/GAR	1982	512	B 100	55.025	Ava+	86%	100%	100%	47.322	
Frame Shed	1982	208	B 100	2.600	Ava+	86%	100%	100%	2.236	
Wood Deck	1982	985	B 100	9.850	Ava+	86%	100%	100%	8.471	
Frame Shed	1982	392	A 100	5.880	Ava+	84%	100%	100%	4.939	
Canopv	1982	76	C 100	532	Ava.	79%	100%	100%	420	
2,009 SFLA									Outbuilding Total 98,240	

Acpt Land

121,000

Accepted Bldg

293,400

Total

414,400

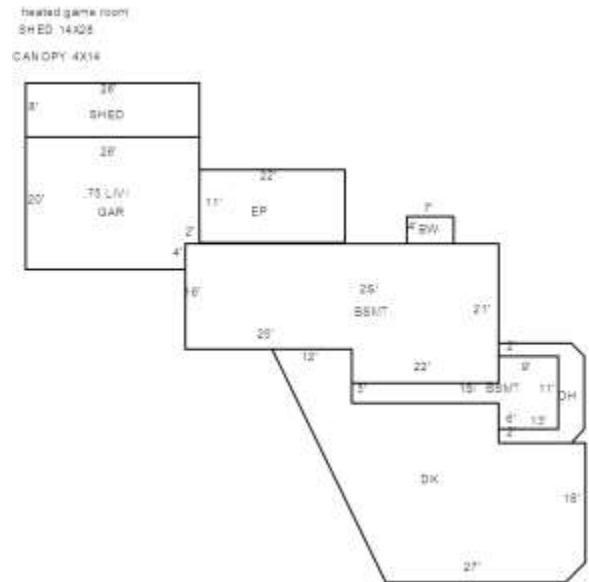
Arrowsic
Name: BEVERIDGE, KATHRYN R
BEVERIDGE, RICHARD

Valuation Report

12/15/2023
Page 536
004-014-001

Account: 269 Card: 1 of 1

Map/Lot:
Location:



Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/09/2014
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B597P266

Reference 2

Tran/Land/Bldg 4 10 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.87	Acres-EXCESS FRONTAGE	40,000.00	34,800	100%		34,800
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.47			Land Total			241,000

Dwelling Description

Replacement Cost New

Seasonal Camp	One Story	480 Sqft	Grade C 100	Base	56,728
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-480
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,440
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	67,968
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	45,539	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	144	C 100	1.152	Ava.	67%	100%	100%	772
Wood Deck	1950	32	C 100	256	Ava.	67%	100%	100%	172
DOCK SYSTEM AVE	2000	1	C 100	25.000	Ava.	99%	100%	100%	24,750
480 SFLA									
Outbuilding Total									25,694

Acpt Land

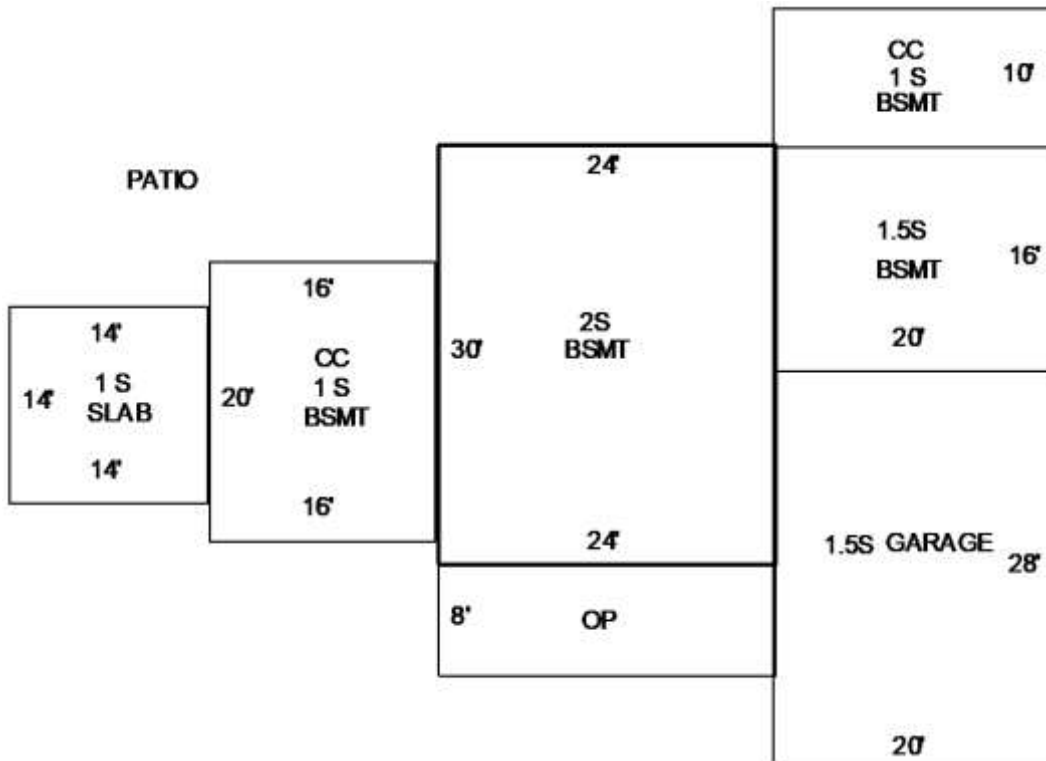
241,000

Accepted Bldg

71,200

Total

312,200



Arrowsic
 Name: LEEMAN, ANTHONY
 BUONADONNA, WHITNEY

Valuation Report

12/15/2023

Page 539

Account: 271 Card: 1 of 1

Map/Lot:
 Location:

004-009

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/23/2019
 Sale Price 225,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B975P321

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.00			Land Total			67,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,426 Sqft	Grade C 110	Base	153,476
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,706
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	Typical	Typical	Average	Inadeq.	167,532	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	95%	100%	136,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1997	192	C 110	2.112	Ava.	86%	95%	100%	1,725
Wood Deck	1997	192	C 110	1.690	Ava.	86%	95%	100%	1,380
Wood Deck	1997	176	C 110	1.549	Ava.	86%	95%	100%	1,265
Wood Deck	1997	32	C 110	282	Ava.	86%	95%	100%	231
Wood Deck	2020	110	C 110	968	Ava.	86%	95%	100%	790
Canopy	2020	110	C 110	847	Ava.	86%	95%	100%	692
1,426 SFLA						Outbuilding Total			6,083

Acpt Land

67,500

Accepted Bldg

143,000 **Total**

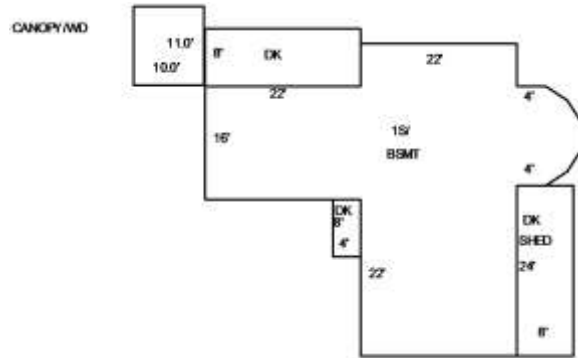
210,500

Arrowsic
Name: LEEMAN, ANTHONY
BUONADONNA, WHITNEY
Account: 271 Card: 1 of 1

Valuation Report

12/15/2023
Page 540
004-009

Map/Lot:
Location:



Arrowsic
 Name: BACHMAN, KEVIN C
 SCHULTZ, TONDRA

Valuation Report

12/15/2023

Page 541

Account: 272 Card: 1 of 1

Map/Lot:
 Location:

005-032-001
 21 MCFADDEN RD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 05/15/2015
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1 B668P139

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.22	Acres-Rear Land 1-10	2,000.00	10,440	100%		10,440
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.22						77,940

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade B 100	Base	169,154
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,500
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,680
Rooms	7	Secondary Heat	Wood Stove		1,250
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	15,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Average	Typical	217,584	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	167,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1S AD/GAR	1979	722	B 100	90.875	Ava.	77%	100%	100%	69,974
Wood Deck	1979	352	B 100	3.520	Ava.	77%	100%	100%	2,710
One Storv Frame	1979	112	B 100	10.360	Ava.	77%	100%	100%	7,977
1SFr Overhano	1979	14	B 100	1.295	Ava.	77%	100%	100%	997
1SFr Overhano	1979	22	B 100	2.035	Ava.	77%	100%	100%	1,567
Open Frame Porch	1979	6	B 100	210	Ava.	77%	100%	100%	162
Patio	1979	48	C 100	192	Ava.	77%	100%	100%	148
Frame Shed	1979	100	D 100	800	Ava.	77%	100%	100%	616
2,118 SFLA									
Outbuilding Total									84,151

Acpt Land

77,900

Accepted Bldg

251,700

Total

329,600

Arrowsic
Name: BACHMAN, KEVIN C
SCHULTZ, TONDRA

Valuation Report

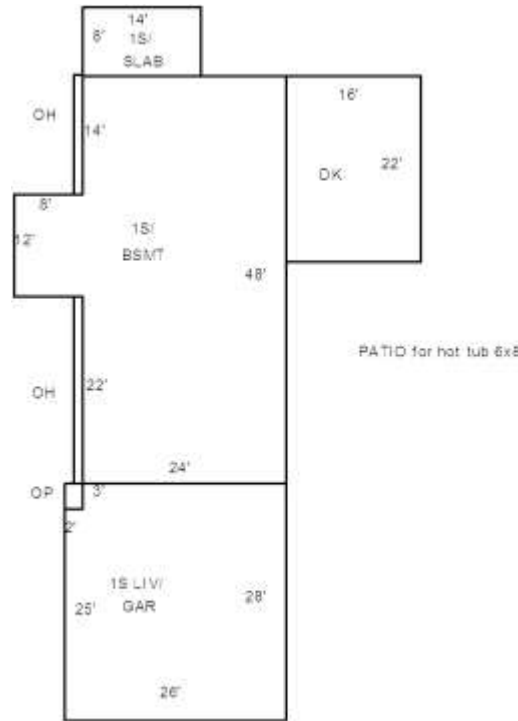
12/15/2023

Page 542

Account: 272 Card: 1 of 1

Map/Lot:
Location:

005-032-001
21 MCFADDEN RD



WD SHED 10X10

Arrowsic
Name: BRIGGS, WALTER H
BRIGGS, JANE WB

Valuation Report

12/15/2023

Page 543

Account: 273 Card: 1 of 2

Map/Lot:
Location:

004-014
SPINNEY MILL ROAD

Neighborhood 35 SPINNEY RD INLAND

Zoning/Use RUR RES 2 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B572P281,B1034P035,B1351P259

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 1

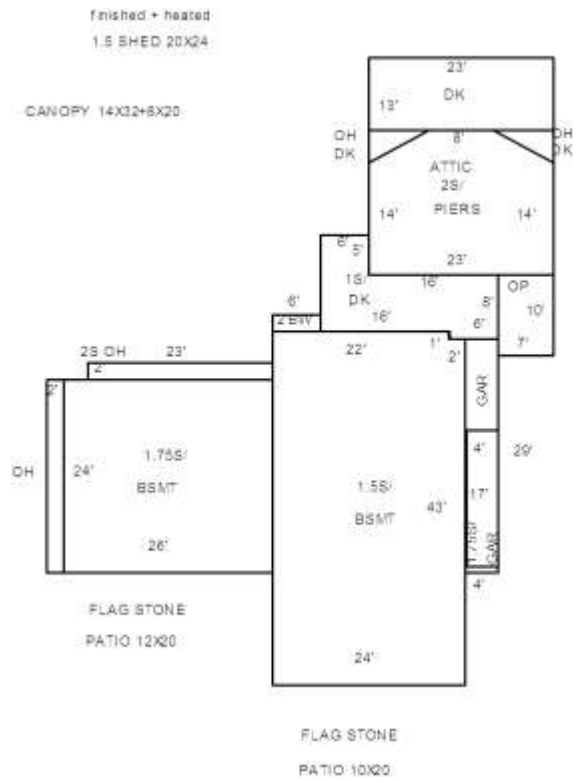
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.50	Acres-Salt Marsh	100.00	1,050	100%		1,050
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
24.07	Acres-Rear Land 20 +	1,000.00	24,070	100%		24,070
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 56.57			Land Total			178,120

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,678 Sqft	Grade C 110	Base		243,585
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		1,846
						0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt		3,960
Heating	100% Hot Water BB	Cooling	0% None	Heat		9,689
Rooms	7	Secondary Heat	Wood Stove			1,100
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	268,430
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	100%	100%	217,428	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
1 & 3/4 Storv Fr	1987	68	C 110	7.750	Ava.	81%	100%	100%	6.278
Frame Garage	1987	116	C 110	3.868	Ava.	81%	100%	100%	3.133
Frame Bav Window	1987	12	C 110	977	Ava.	81%	100%	100%	791
Wood Deck	1987	190	C 110	1.672	Ava.	81%	100%	100%	1.354
One Storv Frame	1987	190	C 110	15.466	Ava.	81%	100%	100%	12.527
Open Frame Porch	1987	70	C 110	2.156	Ava.	81%	100%	100%	1.746
Two Storv Frame	1987	384	C 110	50.013	Ava.	81%	100%	100%	40.511
1SFr Overhano	1987	15	C 110	1.221	Ava.	81%	100%	100%	989
1SFr Overhano	1987	15	C 110	1.221	Ava.	81%	100%	100%	989
1.75 Storv/Basement	1987	624	C 110	77.975	Ava.	81%	100%	100%	63.160
5,147 SFLA						Outbuilding Total			131,478

Acpt Land 178,100 **Accepted Bldg** 348,900 **Total** 527,000



Arrowsic
 Name: BRIGGS, WALTER H
 BRIGGS, JANE WB

Valuation Report

12/15/2023

Page 545

Account: 273 Card: 2 of 2

Map/Lot:
 Location:

004-014
 154 SPINNEY MILL ROAD

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 2 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B572P281,B1034P035,B1351P259

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Wood Deck	1987	237	C 100	2.086	C Gr	81%	100%	100%	1.690
Canopy	1987	608	C 100	4.256	Ava.	81%	100%	100%	3.447
Patio	1987	240	C 100	960	Ava.	81%	100%	100%	778
Patio	1987	200	C 100	800	Ava.	81%	100%	100%	648
2S Fr Overhanda	1987	46	C 100	4.554	C Gr	81%	100%	100%	3.689
1SFr Overhanda	1987	48	C 100	3.552	C Gr	81%	100%	100%	2.877
1.5 ST SHED	1987	480	A 100	9.360	Ava.	81%	100%	100%	7.582
5,287 SFLA									
Outbuilding Total								20,711	
Accpt Land			0	Accepted Bldg			20,700	Total	20,700

Arrowsic
Name: BRIGGS, WALTER H
BRIGGS, JANE WB
Account: 273

Valuation Report

12/15/2023
Page 546
004-014
154 SPINNEY MILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	178,100	348,900	527,000	178,100	348,900	527,000
2	0	20,700	20,700	0	20,700	20,700
TOTAL	178,100	369,600	547,700	178,100	369,600	547,700

Arrowsic
Name: BLAIKLOCK, JEREMY

Valuation Report

12/15/2023

Page 547

Account: 274 Card: 1 of 1

Map/Lot:
Location:

005-002-001
365 Arrowsic Rd

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 05/16/2022
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B350P563

Reference 2

Tran/Land/Bldg 3 1 9

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.00			Land Total			67,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home	1977	14X68	C 100	32.250	Ava-	35%	100%	100%	11,288
Wood Deck	1977	64	C 100	512	Ava-	35%	100%	100%	179
One Storv Frame	1977	100	C 100	7.400	Ava-	35%	100%	100%	2,590
Frame Shed	1977	96	D 100	768	Ava-	64%	100%	100%	492
Frame Garage	1977	400	C 100	10.900	Fair	60%	100%	100%	6,540
1,052 SFLA						Outbuilding Total			21,089

Acpt Land

67,500

Accepted Bldg

21,100

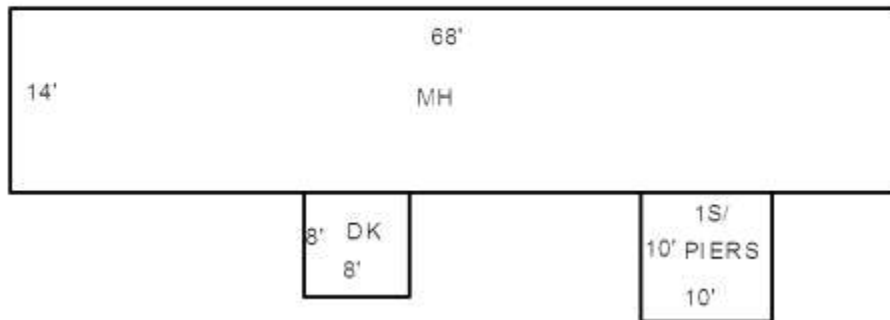
Total

88,600



SHED 8X12

GAR 20X20



Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/21/2012
Sale Price 215,375
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1010P260 B1987P45 B2860P50

Reference 2

Tran/Land/Bldg 5 1 9

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-MARSH FRONT	100,000	83,666	100%		83,666
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.40			Land Total			98,666

Dwelling Description

Replacement Cost New

Conventional	One Story	1,008 Sqft	Grade C 100	Base	108,592
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,000
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,024
Rooms	4	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,306
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,016
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Average	Typical	121,906	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	108,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	2002	140	C 100	560	Ava.	89%	100%	100%	498
PERGOLA	2002	140	C 100	1.120	Ava.	89%	100%	100%	997
Frame Shed	2002			----- S O U N D V A L U E -----					100
Wood Deck	2002	48	C 100	384	Ava.	89%	100%	100%	342
Frame Shed	2002	50	D 100	400	Ava.	89%	100%	100%	356
One Story Frame	2002	224	B 100	20.720	Ava.	89%	100%	100%	18,441
Wood Deck	2002	40	C 100	320	Ava.	89%	100%	100%	285
1,232 SFLA				Outbuilding Total					21,019

Acpt Land

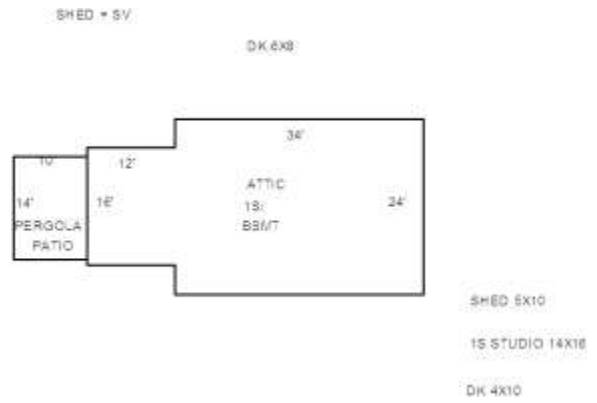
98,700

Accepted Bldg

129,500

Total

228,200



Arrowsic
Name: BUCH, JONATHAN

Valuation Report

12/15/2023
Page 551
004-050-002
0 CROSBY ROAD

Account: 276 Card: 1 of 1 Map/Lot: Location:

Neighborhood 29	CROSBY RD	Sale Data	
Zoning/Use	RUR RES 1 & SP	Sale Date	02/04/2020
Topography	Level	Sale Price	420,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Gravel	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 B1242P297, B2287P66, B2287P91
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

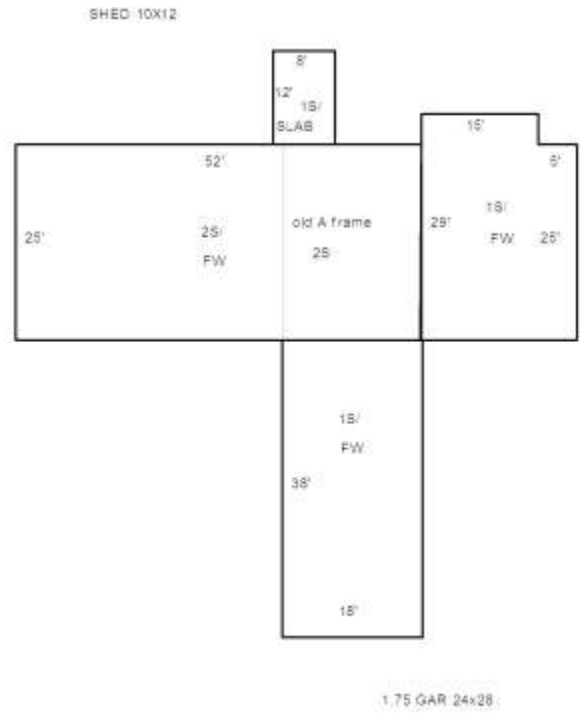
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.57	Acres-Rear Land 1-10	2,000.00	11,140	100%		11,140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.57						Land Total 78,640

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,300 Sqft	Grade C 110	Base	229,152
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Generator	Generator Genera			Generator	5,500
Foundation	Frost Wall	Basement	None	Basement	-15,730
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,580
Rooms	14	Secondary Heat	Wood Stove		
Bedrooms	10	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	19,800
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	247,302
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value(Rcnld)
						200,315

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1987	684	C 110	55.678	Ava.	45.099
1.75 ST GARAGE	1987	672	C 110	27.842	Ava.	22.552
One Storv Frame	1987	560	C 110	45.584	Ava.	36.923
One Storv Frame	1987	96	C 110	7.814	Ava.	6.329
Frame Shed	1987	120	C 100	1.200	Ava.	972
Frame Shed	1987	2379	C 100	23.790	Ava.	19,270
3,940 SFLA						
Outbuilding Total						131,145

Acpt Land 78,600 **Accepted Bldg** 331,500 **Total** 410,100



Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/21/2019
Sale Price 356,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1375P101

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.20						Land Total 99,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,005 Sqft	Grade C 110	Base	170,228
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,805
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	184,283
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						Value(Rcnld)
						151,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Two Storv Frame	1988	112	C 110	14.587	Ava.	82%	100%	100%	11.961
Wood Deck	1988	36	C 110	317	Ava.	82%	100%	100%	260
Wood Deck	1988	290	C 110	2.552	Ava.	82%	100%	100%	2.093
3/4 ST/GAR	1988	576	C 110	54.406	Ava.	82%	100%	100%	44.613
Wood Deck	1988	90	C 110	792	Ava.	82%	100%	100%	649
Wood Deck	1988	30	C 110	264	Ava.	82%	100%	100%	216
Frame Shed	1988	168	C 100	1.680	Ava.	82%	100%	100%	1.378
1,983 SFLA	Outbuilding Total								61,170

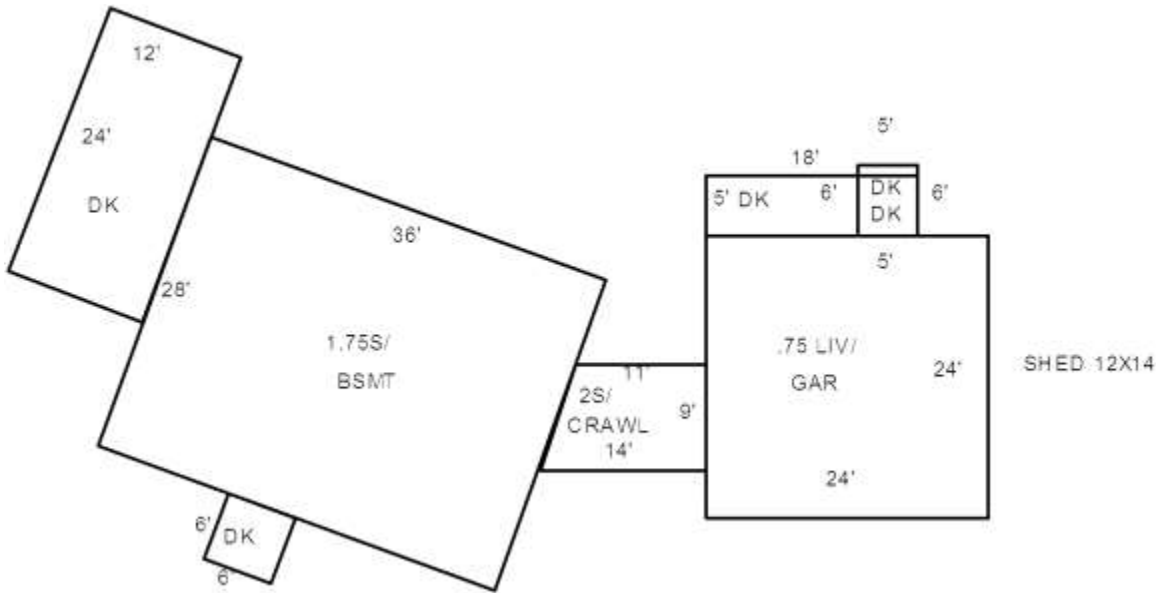
Acpt Land

99,400

Accepted Bldg

212,300 **Total**

311,700



Account: 278 Card: 1 of 1 Map/Lot: Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B455P297,B1506P236
 Reference 2
 Tran/Land/Bldg 2 10 99
 Farm Land (Year) 0 Open 0
 Exemption(s) 41 0 0 Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000	
8.50	Acres-EXCESS FRONTAGE	40,000.00	340,000	100%		340,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000	
39.00	Acres-Salt Marsh	200.00	7,800	100%		7,800	
38.46	Acres-Rear Land 20 +	1,000.00	38,460	100%		38,460	
Total Acres 107.96			Land Total			614,260	
Acpt Land		614,300	Accepted Bldg		0	Total	614,300

Account: 279 Card: 1 of 1

Location:

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B1506P236

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 41 0 0 Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
17.00	Acres-Salt Marsh	100.00	1,700	100%		1,700	
Total Acres 17.00					Land Total	1,700	
Acpt Land		1,700	Accepted Bldg		0	Total	1,700

Arrowsic
 Name: SOKOL, DAMIAN
 KEHL, KEHL, JANET

Valuation Report

12/15/2023
 Page 557
 004-057

Account: 280 Card: 1 of 2

Map/Lot:
 Location:

Neighborhood 20 MILL POND

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B523P239
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 14 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
1.75	Acres-EXCESS FRONTAGE	20,000.00	35,000	100%		35,000
6.95	Acres-Rear Land 1-10	2,000.00	13,900	100%		13,900
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 10.70			Land Total			273,900

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	360 Sqft	Grade C 100	Base	84,896
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-2,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,260
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Above Average	Typical	81,756
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	60,499	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1945	914	C 100	67.636	Ava+	Phy	Func	Econ	50.051
Frame Shed	1945	176	C 100	1.760	Ava.	74%	100%	100%	1.179
1,544 SFLA						67%	100%	100%	
Outbuilding Total									51,230

Acpt Land 273,900 **Accepted Bldg** 111,700 **Total** 385,600

Arrowsic
Name: SOKOL, DAMIAN
KEHL, KEHL, JANET

Valuation Report

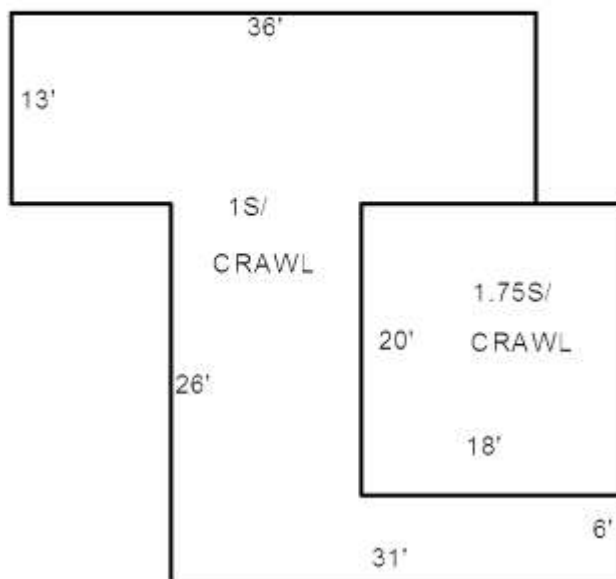
12/15/2023
Page 558
004-057

Account: 280 Card: 1 of 2

Map/Lot:
Location:



SHED 11X16



Arrowsic
 Name: SOKOL, DAMIAN
 KEHL, KEHL, JANET

Valuation Report

12/15/2023
 Page 559
 004-057

Account: 280 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 20 MILL POND

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B523P239
 Reference 2
 Tran/Land/Bldg 3 1 36
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 14 0 Land Schedule 4

Dwelling Description				Replacement Cost New	
Seasonal Camp	One Story	276 Sqft	Grade C 100	Base	43,539
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-828
Rooms	1	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1945	1995	Typical	Typical	Above Average	Typical		38,295
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	28,338

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1945	39	C 100	1.092	Ava+	74%	100%	100%	808
Wood Deck	1945	80	C 100	640	Ava+	74%	100%	100%	474
276 SFLA									
Outbuilding Total									1,282

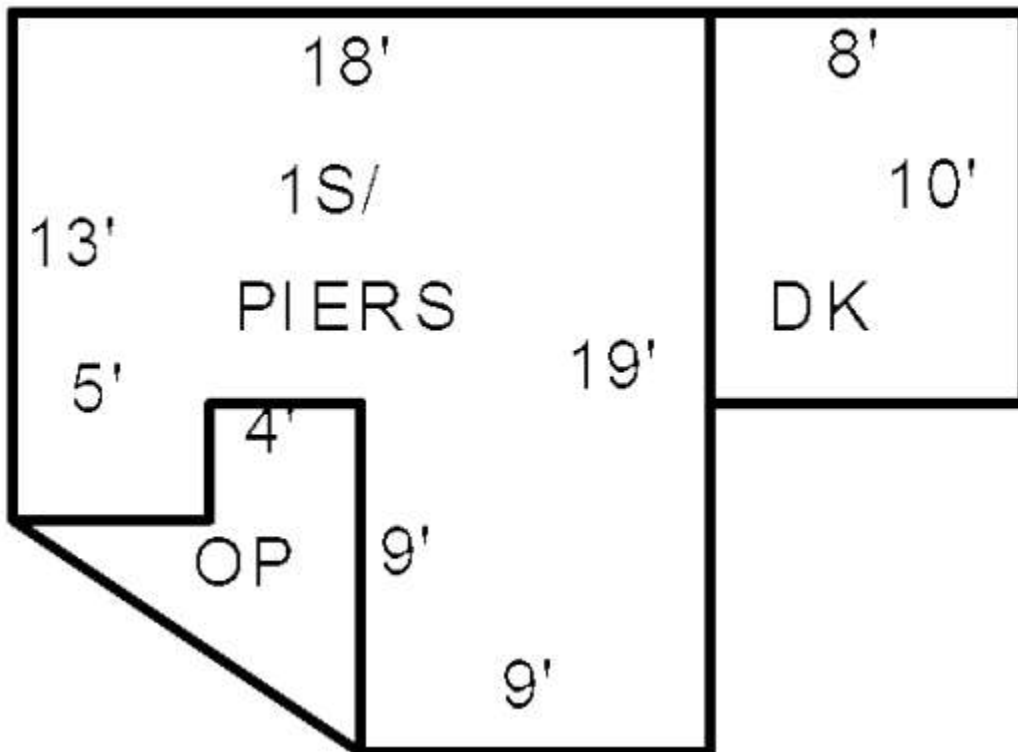
Acpt Land 0 **Accepted Bldg** 29,600 **Total** 29,600

Arrowsic
Name: SOKOL, DAMIAN
KEHL, KEHL, JANET
Account: 280 Card: 2 of 2

Valuation Report

12/15/2023
Page 560
004-057

Map/Lot:
Location:



Arrowsic
Name: SOKOL, DAMIAN
KEHL, KEHL, JANET
Account: 280

Valuation Report

12/15/2023
Page 561
004-057

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	273,900	111,700	385,600	273,900	111,700	385,600
2	0	29,600	29,600	0	29,600	29,600
TOTAL	273,900	141,300	415,200	273,900	141,300	415,200

Arrowsic
Name: PERKINS, LAUREL

Valuation Report

12/15/2023

Page 562

Map/Lot:

004-041-001

Account: 281 Card: 1 of 1

Location:

21 FREDAS LANE

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 04/13/2021
Sale Price 415,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1728P064 , B2788P194

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.30						Land Total 68,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	147,461
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,914
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	153,875
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	120,022	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1980	112	C 100	896	Ava.	78%	100%	100%	699
Encl Frame Porch	1980	160	C 100	6.400	Ava.	78%	100%	100%	4.992
Frame Garcae	1980	676	C 100	18.076	Ava.	78%	100%	100%	14.099
1,638 SFLA									Outbuilding Total 19,790

Acpt Land

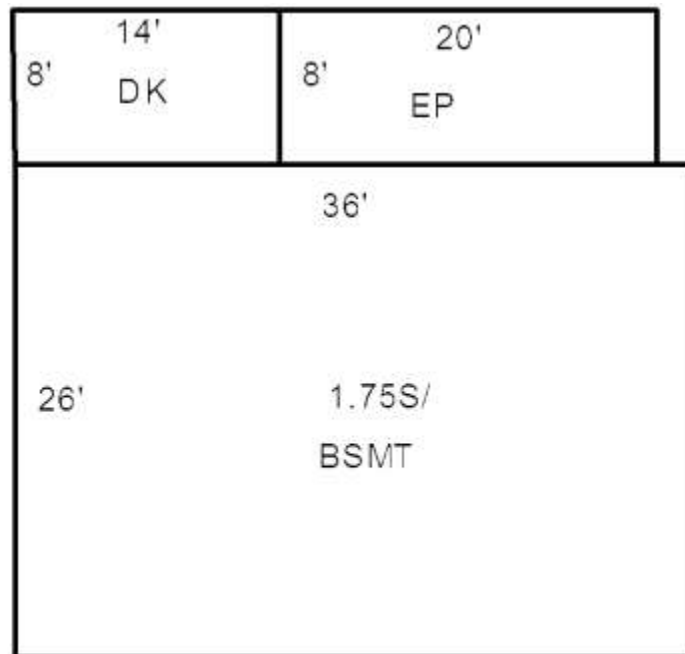
68,100

Accepted Bldg

139,800

Total

207,900



GAR 26X26

Neighborhood 30	DOUBLING POINT RD	Sale Data	
Zoning/Use	RUR RES 1 & Shoreland	Sale Date	02/26/2021
Topography	RollingLedge	Sale Price	0
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Gravel	Financing	Unknown
		Verified	Public Record
		Validity	Related Parties

Reference 1	B548P108
Reference 2	
Tran/Land/Bldg	3 10 1
Farm Land (Year)	0 Open 0
Exemption(s)	Land Schedule 5

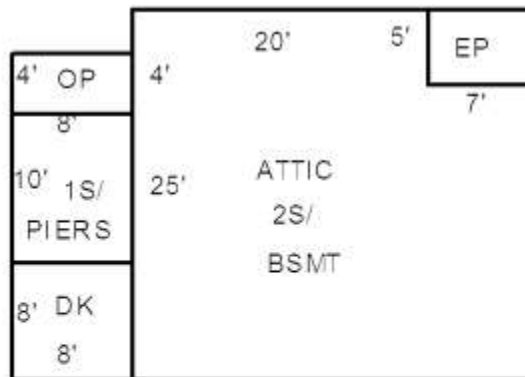
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-WATERFRONT LOT	190,000	183,721	100%		183,721
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.87			Land Total			198,721

Dwelling Description				Replacement Cost New	
Conventional	Two Story	640 Sqft	Grade C 100	Base	130,176
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,840
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,920
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	1989	Typical	Typical	Above Average	Typical	126,336
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						Value(Rcnld)
						93,489

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1925	35	C 100	1.400	Ava+	74%	100%	100%	1.036
Wood Deck	1925	64	C 100	512	Ava+	74%	100%	100%	379
One Storv Frame	1925	80	C 100	5.920	Ava+	74%	100%	100%	4.381
Open Frame Porch	1925	32	C 100	896	Ava+	74%	100%	100%	663
Frame Shed	1925	216	C 100	2.160	Ava.	67%	100%	100%	1.447
Frame Shed	1925	304	C 100	3.040	Ava.	67%	100%	100%	2.037
2S Frame Shed	1925	192	C 100	3.014	Ava.	67%	100%	100%	2.019
Frame Shed	1925	350	C 100	3.500	Ava.	67%	100%	100%	2.345
Masonrv Shed	1925	120	B 100	2.848	Ava.	67%	100%	100%	1.908
1,360 SFLA									
Outbuilding Total									16,215

Acpt Land	198,700	Accepted Bldg	109,700	Total	308,400
------------------	---------	----------------------	---------	--------------	---------



SHED 12X18

BOAT HOUSE 14X25

SHED 16X19

2S SHED 12X16

BRICK SHED W SLATE ROOF 10X12

Account: 284 Card: 1 of 1 Map/Lot: Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1302P194, B2704P109

Reference 2

Tran/Land/Bldg 1 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

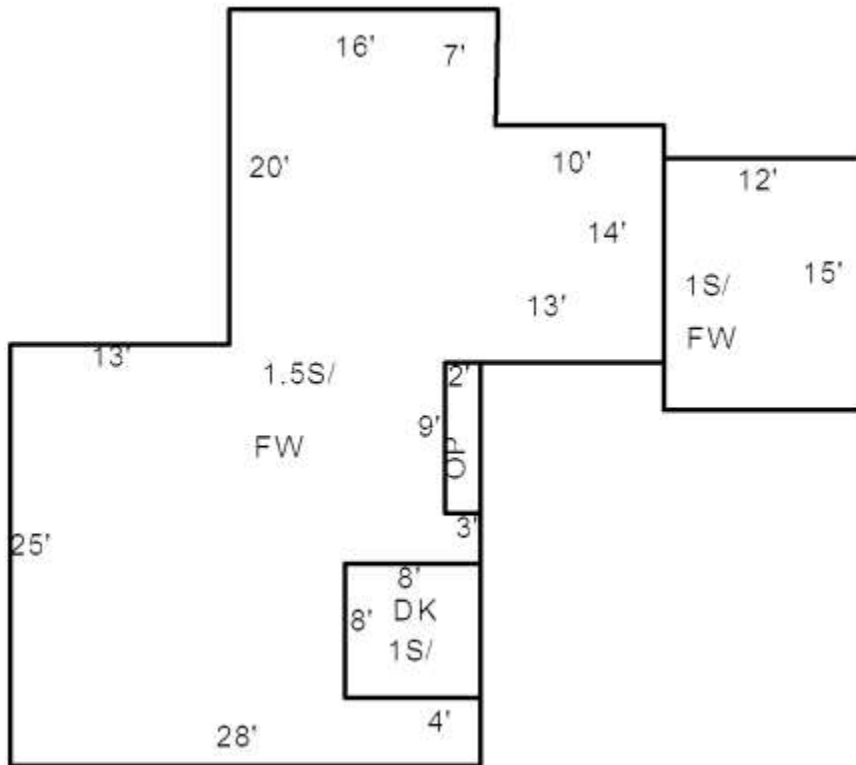
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.75	Acres-EXCESS FRONTAGE	40,000.00	110,000	100%		110,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
4.00	Acres-Salt Marsh	100.00	400	100%		400
106.94	Acres-Rear Land 20 +	1,000.00	106,940	100%		106,940
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 135.69			Land Total			460,340

Dwelling Description				Replacement Cost New		
Seasonal Camp	One & 1/2 Story	1,079 Sqft	Grade C 100	Base		120,768
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Crawl	Basement		-8,632
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% No heat	Cooling	0% None	Heat		-6,472
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	None			Insulation		-3,236
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	106,428
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcld)
						89,400

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Value	
One Storv Frame	1992	64	C 100	4.736	Ava.	3.978	
Wood Deck	1992	64	C 100	512	Ava.	430	
Open Frame Porch	1992	18	C 100	504	Ava.	423	
One Storv Frame	1992	180	C 100	13.320	Ava.	11.189	
1,862 SFLA						Outbuilding Total	16,020

Acpt Land 460,300 **Accepted Bldg** 105,400 **Total** 565,700



Arrowsic
Name: HART, DAVID
HART, ERIN

Valuation Report

12/15/2023
Page 568
003-008
STEEN ROAD

Account: 285 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date 07/12/2013
Sale Price 255,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B458P079
Reference 2
Tran/Land/Bldg 4 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
6.50	Acres-Rear Land 11-20	1,800.00	11,700	100%		11,700
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.50						Land Total 106,700

Dwelling Description				Replacement Cost New		
Conventional	Two Story	432 Sqft	Grade C 100	Base		94,994
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Crawl	Basement		-3,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Split System	Cooling	0% None	Heat		-864
Rooms	8	Secondary Heat	Wood Stove			1,000
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1980	0	Obsolete	Typical	Average	Typical		99,174
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	78%	97%	100%	75,035		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1980	360	C 100	26.640	Ava.	78%	97%	100%	20.156
1 & 1/2 Storv Fr	1980	432	C 100	41.558	Ava.	78%	97%	100%	31.443
One Storv Frame	1980	168	C 100	12.432	Ava.	78%	97%	100%	9.406
Canov	1980	18	C 100	126	Ava.	78%	97%	100%	95
Encl Frame Porch	1980	108	C 100	4.320	Ava.	78%	97%	100%	3.269
Frame Shed	1980	140	C 100	1.400	Ava.	78%	100%	100%	1.092
Frame Shed	1980	64	C 100	640	Ava.	78%	100%	100%	499
Canov	1980	120	C 100	840	Ava.	78%	100%	100%	655
Frame Shed	1980	240	C 100	2.400	Ava.	78%	100%	100%	1.872
2,040 SFLA									Outbuilding Total 68,487

Acpt Land 106,700 **Accepted Bldg** 143,500 **Total** 250,200

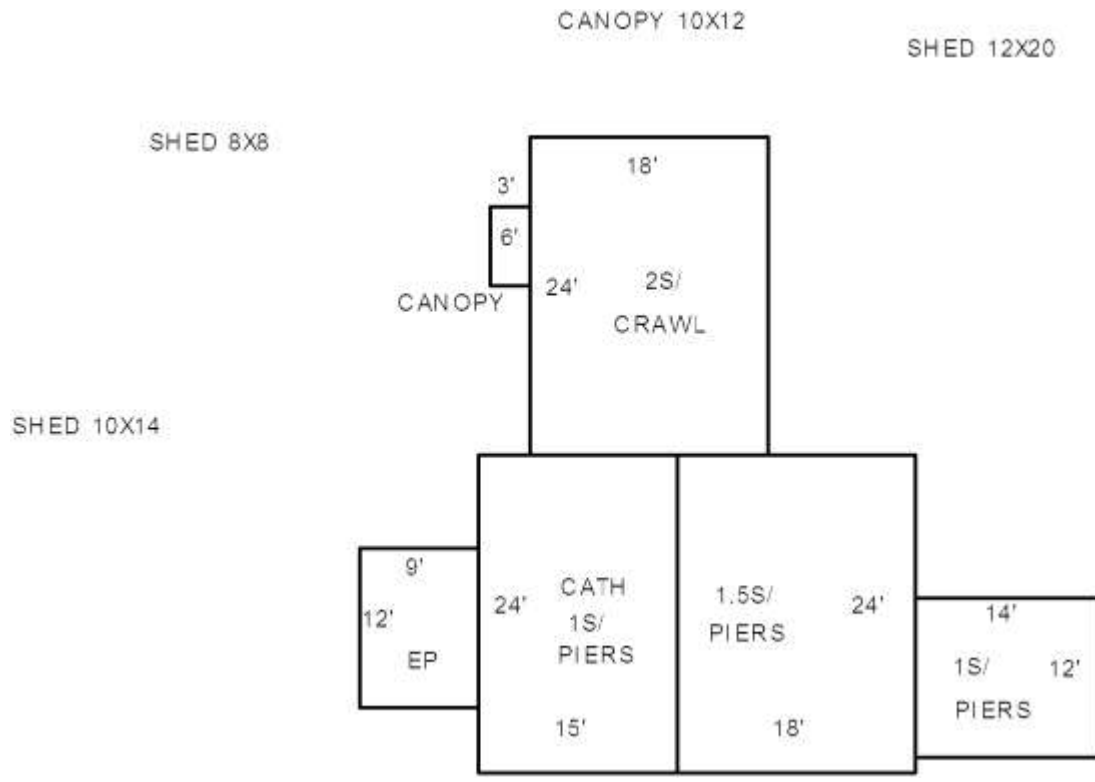
Arrowsic
Name: HART, DAVID
HART, ERIN
Account: 285

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 569
003-008
STEEN ROAD



Account: 286 Card: 1 of 1

Map/Lot: 004-020
Location: SPINNEY MILL ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & SP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B546P015
Reference 2
Tran/Land/Bldg 1 10 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.40	Acres-Salt Marsh	200.00	80	100%		80
Total Acres 3.40			Land Total			207,080

Dwelling Description				Replacement Cost New	
Conventional	One Story	741 Sqft	Grade C 100	Base	88,834
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,223
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% Central Air	Heat	0
Rooms	7	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	Value
1720	2021	Typical	Typical	Good			96,111
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	74,967

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Storv/Basement	2021	328	C 100	37.261	Ava.	97%	100%	100%	36.143
1 Storv/Basement	2021	471	C 100	39.564	Ava.	97%	100%	100%	38.377
Open Frame Porch	2021	120	C 100	3.360	Ava.	97%	100%	100%	3.259
Wood Deck	2021	320	C 100	2.560	Ava.	97%	100%	100%	2.483
Open Frame Porch	2021	160	C 100	4.480	Ava.	97%	100%	100%	4.346
SHOP/SHED	1720	400	C 100	6.000	Ava+	74%	100%	100%	4.440
Frame Garage	2000	448	C 100	12.148	Ava.	88%	100%	100%	10.690
Frame Shed	2000	588	C 100	5.880	Ava-	81%	100%	100%	4.763
Open Frame Porch	2000	64	C 100	1.792	Ava+	91%	100%	100%	1.631
1,786 SFLA									
Outbuilding Total									106,132

Acpt Land 207,100 **Accepted Bldg** 181,100 **Total** 388,200



1.5 SHED 8X10-16X25

OP 808

SHED 18X26-10X12

CAR 16X26

Arrowsic
Name: STAFFORD, MILDRED

Valuation Report

12/15/2023

Page 572

Account: 287 Card: 1 of 1

Map/Lot:
Location:

004-020-001
SPINNEY MILL ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.76	Acres-Salt Marsh	100.00	76	100%		76	
Total Acres 0.76			Land Total			76	
Accpt Land		100	Accepted Bldg		0	Total	100

Account: 288 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/22/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B997P080,B1120P163
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.40	Acres-Rear Land 11-20	1,800.00	2,520	100%		2,520
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 13.40						Land Total 117,520

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,176 Sqft	Grade B 100	Base	211,792	
Exterior	Wood Shingle	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Generator	Generator Genera			Generator	6,250	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,718	
Rooms	8	Secondary Heat	Wood Stove		1,250	
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing	11,250	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	5,000	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

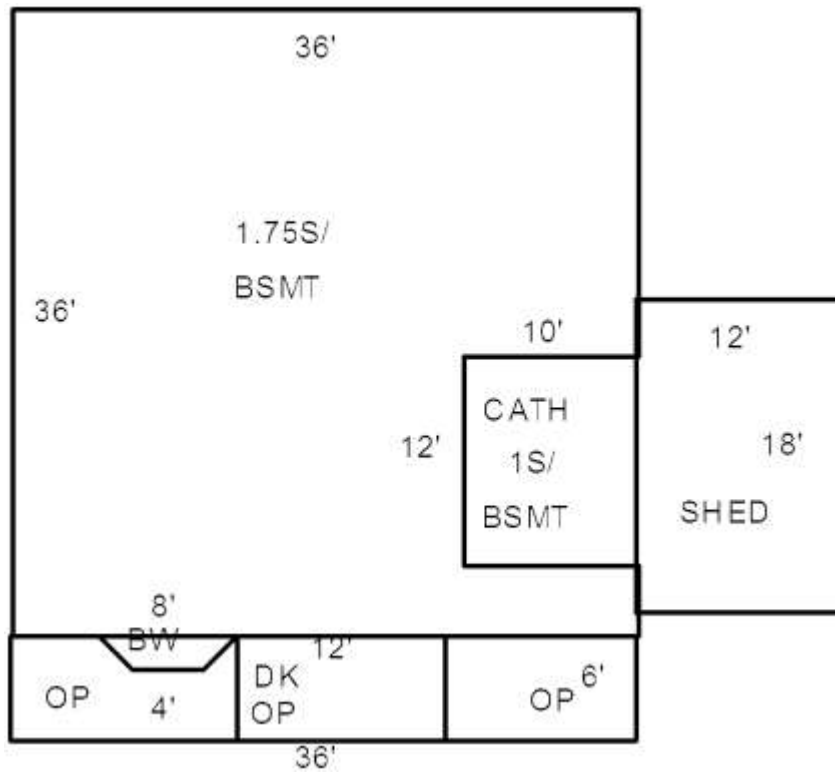
Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1992	0	Typical	Typical	Above Average	Typical		243,260
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	89%	100%	100%			216,501

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1992	120	B 100	12.600	Ava+	89%	100%	100%	11.214
Frame Bav Window	1992	12	B 100	1.110	Ava+	89%	100%	100%	988
Wood Deck	1992	72	B 100	720	Ava+	89%	100%	100%	641
Open Frame Porch	1992	204	B 100	7.140	Ava+	89%	100%	100%	6.355
Frame Shed	1992	216	B 100	2.700	Ava+	89%	100%	100%	2.403
2,190 SFLA									Outbuilding Total 21,601

Acpt Land 117,500 **Accepted Bldg** 238,100 **Total** 355,600

Account: 288 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
Name: STEENE, RALPH A, III

Valuation Report

12/15/2023
Page 575
003-015
STEEN ROAD

Account: 289 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 26 BALD HEAD RD
Zoning/Use RUR RES 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/17/1995
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

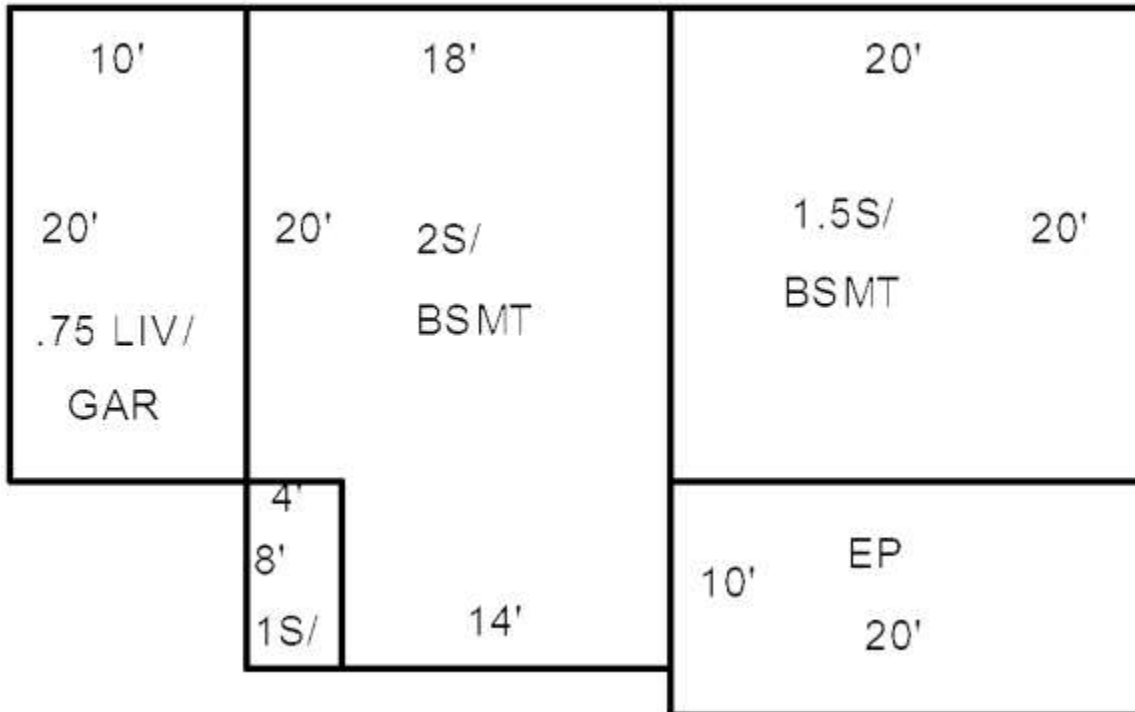
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-INLAND LOT	80,000.00	49,639	100%		49,639
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.77			Land Total			64,639

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	400 Sqft	Grade C 100	Base		78,546
Exterior	Asbestos/Asphalt	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,800
Rooms	7	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1925	1985	Typical	Typical	Poor	Typical		80,346
Functional Obsolescence							Value(Rcnld)
None							
Economic Obsolescence			Phys. %		Func. % Econ. %		
None			45%		100% 100%		36,156

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1925	200	C 100	8.000	Poor	45%	100%	100%	3.600	
2 Storv/Basement	1925	472	C 100	60.605	Poor	45%	100%	100%	27.272	
One Storv Frame	1925	32	C 100	2.368	Poor	45%	100%	100%	1.066	
3/4 ST/GAR	1925	200	C 100	17.500	Poor	45%	100%	100%	7.875	
1,576 SFLA						Outbuilding Total			39,813	

Acpt Land 64,600 **Accepted Bldg** 76,000 **Total** 140,600



Account: 290 Card: 1 of 2

Map/Lot: 002-009
Location: BALD HEAD ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/30/2022
Sale Price 1,860,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B760P204 B1346P226,B1466P096

Reference 2

Tran/Land/Bldg 1 10 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 51

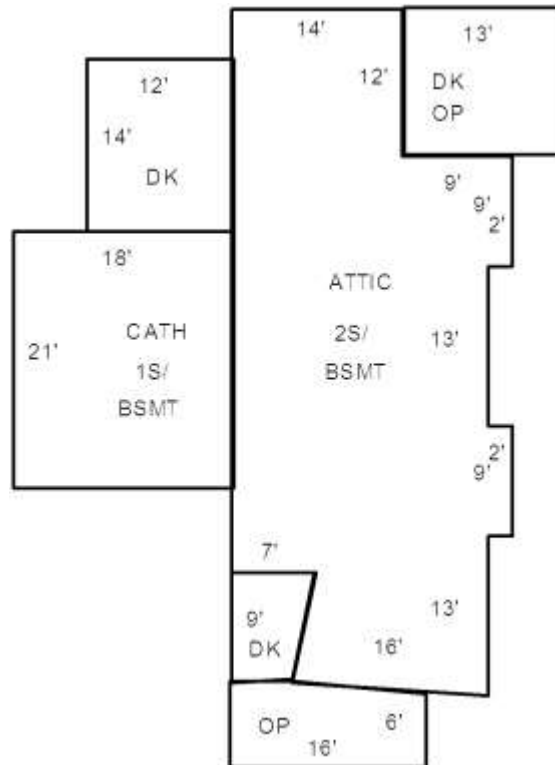
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
2.16	Acres-EXCESS FRONTAGE	40,000.00	86,400	100%		86,400
3.81	Acres-Rear Land 1-10	2,000.00	7,620	100%		7,620
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 7.97			Land Total			349,020

Dwelling Description				Replacement Cost New		
Contemporary	Two Story	1,061 Sqft	Grade B 100	Base	202,525	
Exterior	Novelty	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,326	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Radiant Floor	Cooling	0% None	Heat	10,610	
Rooms	7	Secondary Heat	Wood Stove		1,250	
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing	11,250	
Attic	Full Finished			Attic	38,385	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2002	0	Typical	Typical	Average	Typical			265,346		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	236,158					

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2002	156	B 100	5,460	Ava.	89%	100%	100%	4,859
1 Storv/Basement	2002	378	B 100	39,690	Ava.	89%	100%	100%	35,324
Open Frame Porch	2002	106	B 100	3,710	Ava.	89%	100%	100%	3,302
Wood Deck	2002	53	B 100	530	Ava.	89%	100%	100%	472
Wood Deck	2002	168	B 100	1,680	Ava.	89%	100%	100%	1,495
Wood Deck	2002	156	B 100	1,560	Ava.	89%	100%	100%	1,388
2,500 SFLA						Outbuilding Total			46,840

Acpt Land 349,000 **Accepted Bldg** 283,000 **Total** 632,000



Arrowsic
Name: Scarks, Julianne C

Valuation Report

12/15/2023

Page 579

Account: 290 Card: 2 of 2

Map/Lot:
Location:

002-009
BALD HEAD ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 06/30/2022
Sale Price 1,860,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B760P204 B1346P226,B1466P096
Reference 2
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 51

Dwelling Description				Replacement Cost New	
Primitive	One Story	258 Sqft	Grade B 100	Base	33,846
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-323
Rooms	1	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	258	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	2013	None	Obsolete	Above Average	Typical	23,383
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	88%	100%
Accpt Land		0	Accepted Bldg		15,600	Total
						15,600

Arrowsic
Name: Scarks, Julianne C

Valuation Report

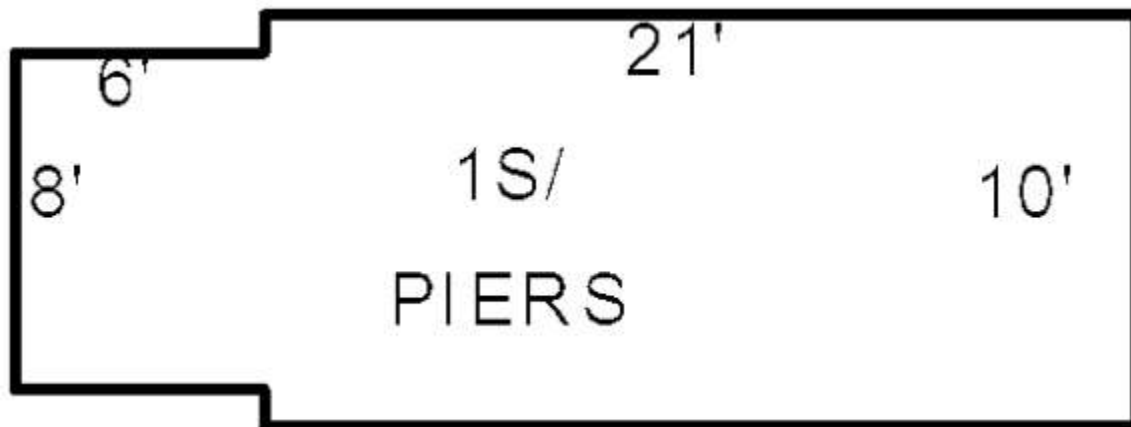
12/15/2023

Page 580

Account: 290 Card: 2 of 2

Map/Lot:
Location:

002-009
BALD HEAD ROAD



Arrowsic
Name: Scarks, Julianne C

Valuation Report

12/15/2023

Page 581

Map/Lot:

002-009

Location:

BALD HEAD ROAD

Account: 290

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	349,000	283,000	632,000	349,000	283,000	632,000
2	0	15,600	15,600	0	15,600	15,600
TOTAL	349,000	298,600	647,600	349,000	298,600	647,600

Arrowsic
 Name: POPE, RALPH
 POPE, JEAN

Valuation Report

12/15/2023

Page 582

Account: 291 Card: 1 of 2

Map/Lot: 002-017-002
 Location: 351 BALD HEAD ROAD

Neighborhood 8 PATIS BLUFF

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/20/2006
 Sale Price 870,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1876P252,B1876P253,B1877P005,

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.63	Acres-EXCESS FRONTAGE	40,000.00	65,200	100%		65,200
5.69	Acres-Rear Land 1-10	2,000.00	11,380	100%		11,380
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 9.32						Land Total 281,580

Dwelling Description

Replacement Cost New

Conventional	Three Story	342 Sqft	Grade B 110	Base	163,097
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	-3,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	6,348
Rooms	8	Secondary Heat	Wood Stove		1,375
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	20,625
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2008	Typical	Typical	Above Average	Typical	193,183
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	164,206	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR	1980	528	B 110	73.288	Ava+	85%	100%	100%	62.295
One Storv Frame	1980	143	B 110	14.551	Ava+	85%	100%	100%	12.368
One Storv Frame	1980	380	B 110	38.665	Ava+	85%	100%	100%	32.865
Encl Frame Porch	1980	144	B 110	7.920	Ava+	85%	100%	100%	6.732
1.5 Storv/Basement	1980	412	B 110	60.161	Ava+	85%	100%	100%	51.137
Open Frame Porch	1980	280	B 110	10.780	Ava+	85%	100%	100%	9.163
Wood Deck	1980	632	B 110	6.952	Ava+	85%	100%	100%	5.909
Wood Deck	1980	32	B 110	352	Ava+	85%	100%	100%	299
Frame Garage	1980	280	B 110	10.698	Ava+	85%	100%	100%	9.093
1.75 ST GARAGE	1980	672	B 110	34.803	Ava+	85%	100%	100%	29.583
2,695 SFLA									
Outbuilding Total									219,444

Acpt Land

281,600

Accepted Bldg

383,700

Total

665,300

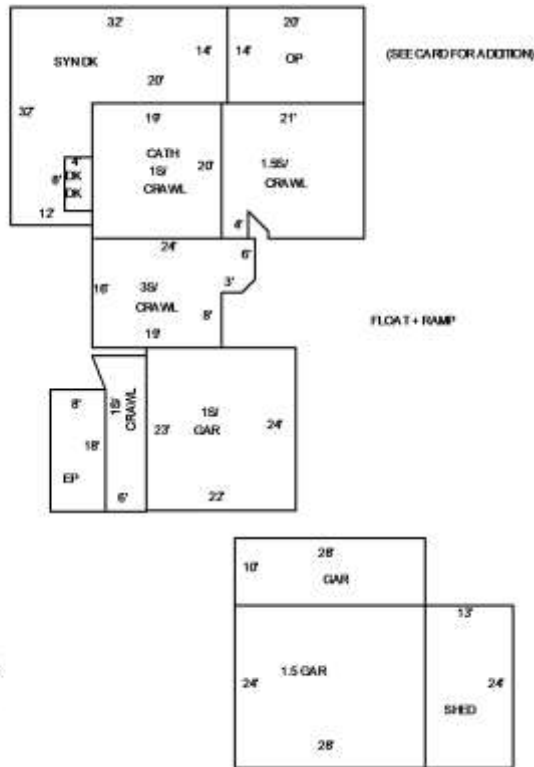
Arrowsic
 Name: POPE, RALPH
 POPE, JEAN
 Account: 291

Valuation Report

12/15/2023
 Page 583
 002-017-002
 351 BALD HEAD ROAD

Card: 1 of 2

Map/Lot:
 Location:



Arrowsic
 Name: POPE, RALPH
 POPE, JEAN

Valuation Report

12/15/2023
 Page 584
 002-017-002
 BALD HEAD ROAD

Account: 291 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 8 PATIS BLUFF

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/20/2006
 Sale Price 870,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1876P252,B1876P253,B1877P005

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ	
Frame Shed	1980	312	B 100	4.290	B Gr	85%	100%	100%	3,646	
Frame Shed	1980	48	C 100	480	Ava.	78%	100%	100%	374	
Frame Shed	1980	48	D 100	384	Ava.	78%	100%	100%	300	
Frame Shed	1980	120	C 100	1,200	Ava.	78%	100%	100%	936	
Frame Shed	1980	96	D 100	768	Ava-	66%	100%	100%	507	
DOCK SYSTEM AVE	1980	1	C 100	25,000	Ava.	99%	100%	100%	24,750	
One Storv Frame	2023	618	B 110	62,881	Ava+	99%	100%	100%	62,252	
3,313 SFLA									92,765	
Accpt Land						0	Accepted Bldg		92,800	Total
									92,800	

Arrowsic
Name: POPE, RALPH
POPE, JEAN
Account: 291

Valuation Report

12/15/2023
Page 585
002-017-002
BALD HEAD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	281,600	383,700	665,300	281,600	383,700	665,300
2	0	92,800	92,800	0	92,800	92,800
TOTAL	281,600	476,500	758,100	281,600	476,500	758,100

Arrowsic
 Name: STINSON, CARL W
 STINSON, LUCY

Valuation Report

12/15/2023
 Page 586
 003-055

Account: 292 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 BACK RIVER

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 4 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-U/Imp.SubStand.L	8,000.00	8,480	100%		8,480
Total Acres 1.06					Land Total	8,480
Acpt Land		8,500	Accepted Bldg		0	Total
						8,500

Arrowsic
 Name: WITHAM, JACK W
 JONES, JODY J

Valuation Report

12/15/2023

Page 587

Account: 293 Card: 1 of 1

Map/Lot:
 Location:

004-013
 116 SPINNEY ROAD

Neighborhood 35 SPINNEY RD INLAND

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
2.84	Acres-Rear Land 1-10	2,000.00	5,680	100%		5,680
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.84						Land Total 120,680

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	778 Sqft	Grade B 100	Base		133,924
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Piers	Basement	1/4 Bmt	Basement		-10,698
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Split System	Cooling	0% None	Heat		-1,459
Rooms	6	Secondary Heat	Wood Stove			1,250
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		9,375
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1980	2017	Typical	Typical	Average	Typical		143,642
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		112,041
None	None	78%	100%	100%			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1980	458	B 100	42.365	Ava.	78%	100%	100%	33.045
One Storv Frame	1980	240	B 100	22.200	Ava.	78%	100%	100%	17.316
One Storv Frame	1980	60	B 100	5.550	Ava.	78%	100%	100%	4.329
Open Frame Porch	1980	82	B 100	2.870	Ava.	78%	100%	100%	2.239
Wood Deck	1980	168	B 100	1.680	Ava.	78%	100%	100%	1.310
Wood Deck	2017	306	B 100	3.060	Ava.	78%	100%	100%	2.387
Patio	1980	80	C 100	320	Ava.	78%	100%	100%	250
Frame Garage	1990	576	C 100	15.476	Ava.	83%	100%	100%	12.845
Open Frame Porch	1990	90	C 100	2.520	Ava.	83%	100%	100%	2.092
Frame Shed	2019	192	C 100	1.920	Ava.	97%	100%	100%	1.862
1,925 SFLA									Outbuilding Total 77,675

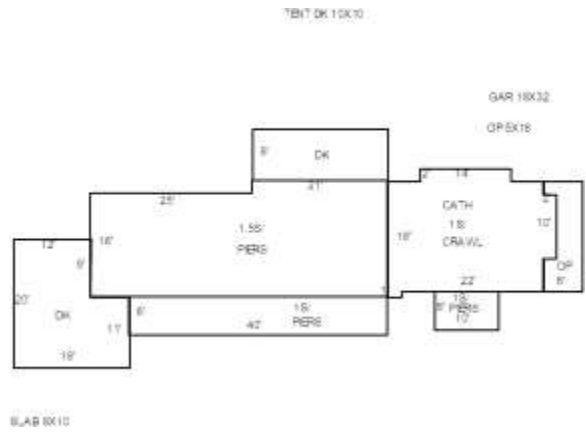
Acpt Land 120,700 **Accepted Bldg** 189,700 **Total** 310,400

Arrowsic
Name: WITHAM, JACK W
JONES, JODY J
Account: 293 Card: 1 of 1

Valuation Report

12/15/2023
Page 588
004-013
116 SPINNEY ROAD

Map/Lot:
Location:



Arrowsic
 Name: STONE, JOHN F. JR
 STONE, PATRICIA

Valuation Report

12/15/2023

Page 589

Account: 295 Card: 1 of 1

Map/Lot:
 Location:

005-033-001
 42 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 02/28/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B657P156,B1747P068

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.70						Land Total 68,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	528 Sqft	Grade C 100	Base	94,994
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	640 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,376
Rooms	3	Secondary Heat	Wood Stove		1,000
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Inadeq.	114,170
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	95%	100%
						Value(Rcnd)
						90,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
1 Storv/Basement	1991	112	C 100	9.408	Ava.	83%	95%	100%	7.419
Encl Frame Porch	1991	264	C 100	10.560	Ava.	83%	95%	100%	8.327
Wood Deck	1991	30	C 100	240	Ava.	83%	95%	100%	189
Wood Deck	1991	192	C 100	1.536	Ava.	83%	95%	100%	1.211
Frame Shed	1991	256	D 100	2.048	Ava-	75%	100%	100%	1.536
Barn	1995	512	C 100	11.240	Ava.	85%	100%	100%	9.554
Frame Shed	1991	456	C 100	4.560	Ava.	83%	100%	100%	3.785
Frame Shed	1991	128	C 100	1.280	Ava.	83%	100%	100%	1.062
904 SFLA						Outbuilding Total			33,083

Acpt Land

68,900

Accepted Bldg

123,100

Total

192,000

Arrowsic
Name: STONE, JOHN F. JR
STONE, PATRICIA

Valuation Report

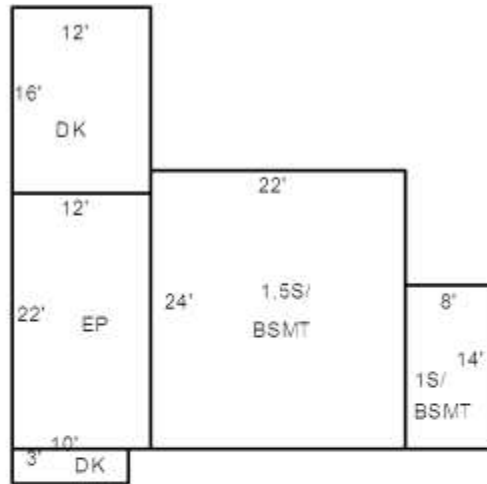
12/15/2023

Page 590

Account: 295 Card: 1 of 1

Map/Lot:
Location:

005-033-001
42 OLD STAGE ROAD



SHED 16X16

BARN 16X32

SHED 12X36

SHED 8X16

Arrowsic
 Name: HIGGISON, CHAKE K
 HIGGISON, PEYTON

Valuation Report

12/15/2023

Page 591

Account: 296 Card: 1 of 1

Map/Lot:
 Location:

003-048
 OLD STAGE RD.

Neighborhood 19 BACK RIVER

Sale Data

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 05/01/2003
 Sale Price 42,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2201P124

Reference 2

Tran/Land/Bldg 5 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.70	ACRES-DUCK CAMP LOT	100,000	98,388 70%	View/Tidal	68,872
Total Acres 1.70			Land Total		68,872

Dwelling Description

Replacement Cost New

Seasonal Camp	One & 1/2 Story	238 Sqft	Grade D 100	Base	42,941
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-1,142
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-571
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2006	Obsolete	None	Average	Typical	34,962
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	87% 100%	20,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Storr Frame	1960	98	D 100	9.282	Ava.	68%	87%	100%	5,491
553 SFLA									5,491
Outbuilding Total									5,491

Acpt Land

68,900

Accepted Bldg

26,200

Total

95,100

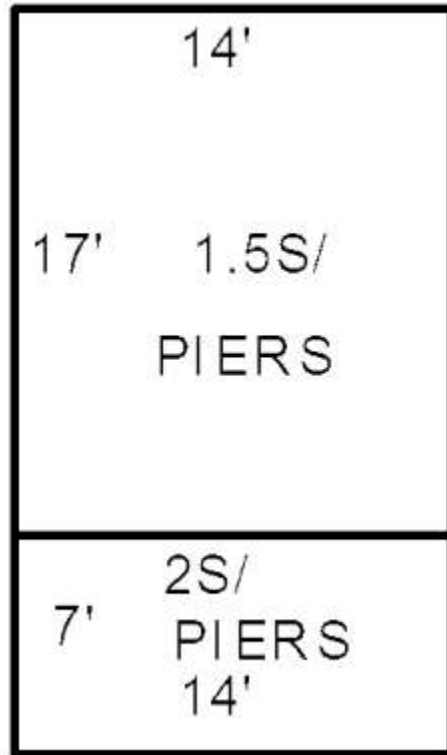
Arrowsic
Name: HIGGISON, CHAKE K
HIGGISON, PEYTON

Valuation Report

12/15/2023
Page 592
003-048
OLD STAGE RD.

Account: 296 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
 Name: BAKER, KENNETH
 BAKER, HEATHER

Valuation Report

12/15/2023

Page 593

Account: 297 Card: 1 of 2

Map/Lot: 006-017
 Location: 0

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2

Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-WATERFRONT LOT	160,000	132,906	100%		132,906
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Site -WATERFRONT ADD	50,000.00	50,000	100%		50,000
Total Acres 1.38			Land Total			197,906

Dwelling Description				Replacement Cost New	
Ranch	One Story	814 Sqft	Grade B 100	Base	117,795
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	588 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,760
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	4	Secondary Heat	Gas Stove		2,893
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

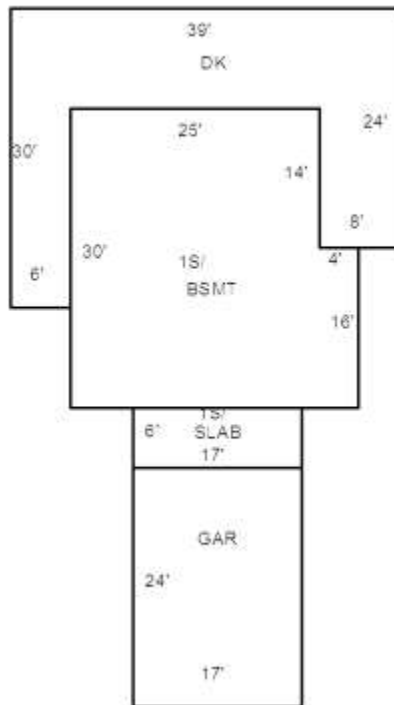
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	Good	Good	Above Average	Typical	138,073	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	117,362

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1980	102	B 100	9.435	Ava+	85%	100%	100%	8.020
Frame Garage	1980	408	B 100	13.885	Ava+	85%	100%	100%	11.802
Wood Deck	2010	622	B 100	6.220	Ava+	85%	100%	100%	5.287
Frame Shed	1950	135	C 100	1.350	Ava-	50%	100%	100%	675
916 SFLA						Outbuilding Total			25,784

Acpt Land 197,900 **Accepted Bldg** 143,100 **Total** 341,000



SHED 9X15



Arrowsic
 Name: BAKER, KENNETH
 BAKER, HEATHER

Valuation Report

12/15/2023
 Page 595
 006-017

Account: 297 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 36
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 4

Dwelling Description				Replacement Cost New	
Seasonal Camp	One & 3/4 Story	300 Sqft	Grade C 100	Base	62,944
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-1,575
Rooms	2	Secondary Heat	Gas Stove		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-525
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1980	0	None	None	Above Average	85%	73%	100%			50,644
Functional Obsolescence		Economic Obsolescence								
CDU		None								31,425
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1980	150	C 100	11.100	Ava+	85%	73%	100%		6,888
675 SFLA										6,888
Outbuilding Total										6,888
Acpt Land			0	Accepted Bldg		38,300	Total			38,300

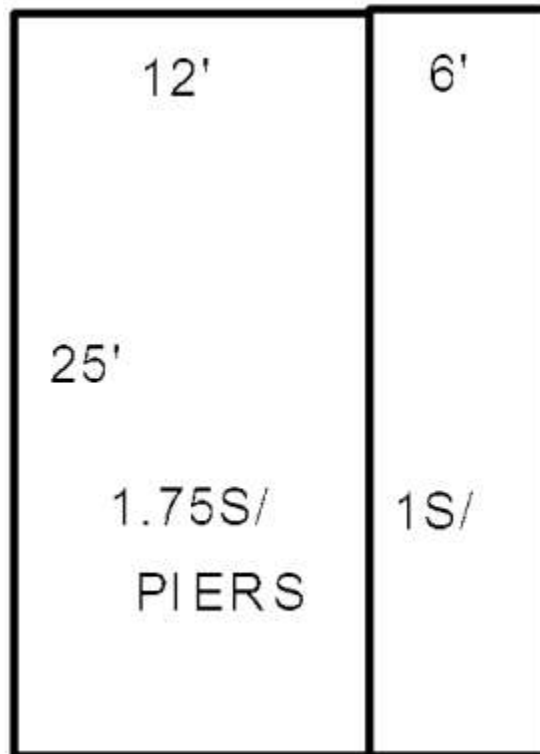
Arrowsic
Name: BAKER, KENNETH
BAKER, HEATHER

Valuation Report

12/15/2023
Page 596
006-017

Account: 297 Card: 2 of 2

Map/Lot:
Location:



Arrowsic
Name: BAKER, KENNETH
BAKER, HEATHER
Account: 297

Valuation Report

12/15/2023
Page 597
006-017

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	197,900	143,100	341,000	197,900	143,100	341,000
2	0	38,300	38,300	0	38,300	38,300
TOTAL	197,900	181,400	379,300	197,900	181,400	379,300

Arrowsic
 Name: VALLURU, KARTHIK CHATANYA
 VALLURU, REEMA SANDHU

Valuation Report

12/15/2023

Page 598

Account: 298 Card: 1 of 1

Map/Lot:
 Location:

005-004-014

WHITMORES LANDING ROAD

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 08/27/2020
 Sale Price 730,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BB527P244,B2437P298

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.10	Acres-EXCESS FRONTAGE	40,000.00	44,000	100%		44,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.70						Land Total 250,200

Dwelling Description

Replacement Cost New

Conventional	Two Story	616 Sqft	Grade C 110	Base	142,869
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	5,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,066
Rooms	6	Secondary Heat	Gas Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	1994	Good	Typical	Above Average	Typical	165,085
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None			None	87%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1984	40	C 110	3.696	Ava+	87%	100%	100%	3.216
Open Frame Porch	1984	50	C 110	1.540	Ava+	87%	100%	100%	1.340
Wood Deck	1984	165	C 110	1.452	Ava+	87%	100%	100%	1.263
Frame Shed	1984	180	C 110	1.980	Ava+	87%	100%	100%	1.723
1 Storv/Basement	1984	100	C 110	9.240	Ava+	87%	100%	100%	8.039
Two Storv Frame	1984	352	C 110	45.845	Ava+	87%	100%	100%	39.885
Wood Deck	1984	32	C 110	282	Ava+	87%	100%	100%	245
Wood Deck	1984	30	C 110	264	Ava+	87%	100%	100%	230
1.50 ST GARAGE	1984	768	C 100	26.708	Ava.	80%	100%	100%	21.366
DOCK SYSTEM AVE	1984	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,076 SFLA									Outbuilding Total 102,057

Acpt Land

250,200

Accepted Bldg

245,700

Total

495,900

Arrowsic
Name: VALLURU, KARTHIK CHATANYA
VALLURU, REEMA SANDHU

Valuation Report

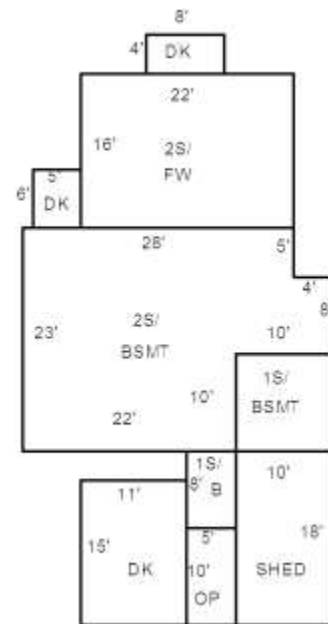
12/15/2023

Page 599

Account: 298 Card: 1 of 1

Map/Lot:
Location:

005-004-014
WHITMORES LANDING ROAD



1.5 GAR 24X32

Arrowsic
 Name: STUMP, JAMES P
 STUMP, NANCY B

Valuation Report

12/15/2023

Page 600

Account: 299 Card: 1 of 1

Map/Lot:
 Location:

004-050-006-001
 OLD STAGE ROAD

Neighborhood 10 OLD STAGE

Zoning/Use RUR RES 1
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Paved

SPRING WORK 2024

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 1994

Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
13.00	Acres-Rear Land 11-20	1,800.00	23,400	80%	Open Space	18,720
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 20.00			Land Total			111,220

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	815 Sqft	Grade C 90	Base	110,343
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	734
Solar Voltaic	Minimal Solar			Solar Voltaic	4,500
Foundation	Frost Wall	Basement	None	Basement	-8,069
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-3,299
Rooms	5	Secondary Heat	Wood Stove		900
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1980	0	Typical	Typical	Average	Typical		105,109
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	78%	100%	100%	81,985		

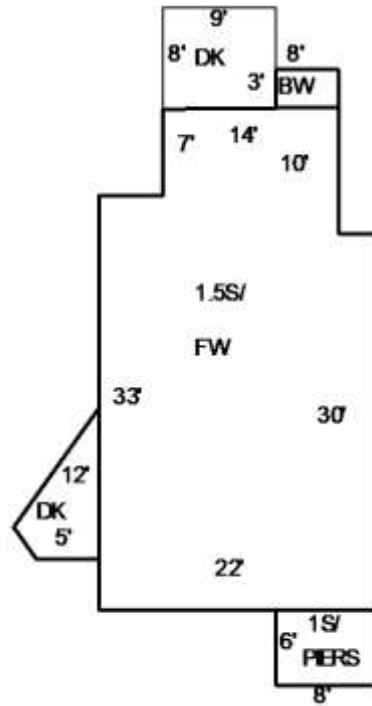
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bav Window	1980	15	C 90	999	Ava.	78%	100%	100%	779
Wood Deck	1980	46	C 90	331	Ava.	78%	100%	100%	258
Frame Shed	1980	64	E 100	320	Ava-	66%	100%	100%	211
Frame Shed	1980	234	D 100	1.872	Fair	63%	100%	100%	1,179
Canopv	1980	108	D 100	605	Fair	63%	100%	100%	381
Wood Deck	2020	42	C 90	302	Ava.	78%	100%	100%	236
One Storr Frame	2020	146	C 90	9.724	Ava.	78%	100%	100%	7,585
Wood Deck	2021	72	C 90	518	Ava.	78%	100%	100%	404
1,383 SFLA									
Outbuilding Total									11,033

Acpt Land 111,200 **Accepted Bldg** 93,000 **Total** 204,200

Arrowsic
Name: STUMP, JAMES P
STUMP, NANCY B
Account: 299 Card: 1 of 1

Valuation Report

12/15/2023
Page 601
Map/Lot: 004-050-006-001
Location: OLD STAGE ROAD



WD SHED 8X8

OH-NV

SHED 13X18

CANOPY 6X18

Arrowsic
 Name: SULLIVAN, MICHAEL H.
 SULLIVAN, JOHN R

Valuation Report

12/15/2023

Page 602

Account: 300 Card: 1 of 2

Map/Lot:
 Location:

006-006
 RTE 127

Neighborhood 32 HANSON BAY AREA

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 05/17/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B312P579,B529P042,B1494P310

Reference 2

Tran/Land/Bldg 1 1 9

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	95%	Economic	152,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.00			Land Total			167,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home	1982	14X66	B 100	37.800	Ava.	40%	100%	100%	15.120
Unfin Basement	1982	1848	C 100	18.480	Ava.	40%	100%	100%	7.392
One Storv Frame	1982	322	C 100	23.828	Ava.	40%	100%	100%	9.531
One Storv Frame	1982	602	C 100	44.548	Ava.	40%	100%	100%	17.819
Wood Deck	2010	392	C 100	3.136	Ava.	40%	100%	100%	1.254
Wood Deck	2015	96	D 100	614	Ava.	40%	100%	100%	246
Frame Bav Window	1982	20	C 100	1.480	Ava.	40%	100%	100%	592
2 ST GARAGE	2000	960	C 100	40.936	Ava.	88%	100%	100%	36.024
Wood Deck	2000	64	D 100	410	Ava-	81%	100%	100%	332
Frame Shed	1997	96	D 100	768	Ava-	79%	100%	100%	607
1,868 SFLA						Outbuilding Total			88,917

Acpt Land

167,000

Accepted Bldg

88,900

Total

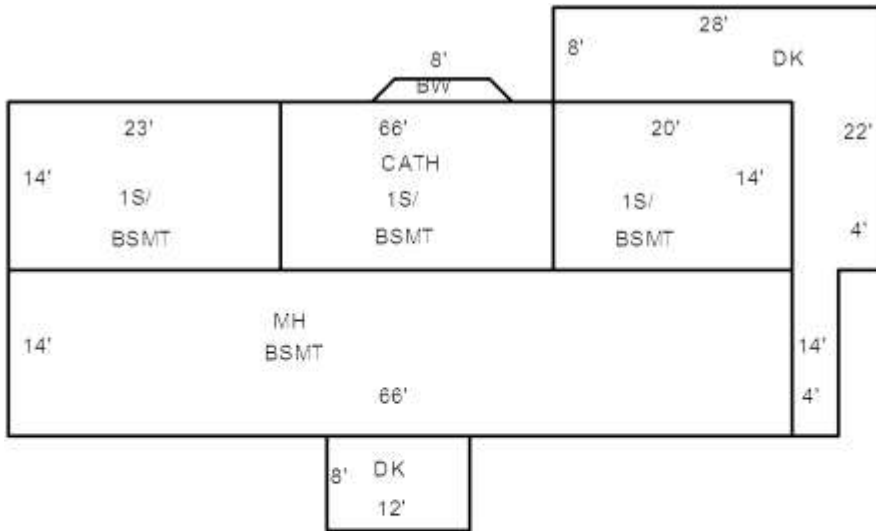
255,900

Arrowsic
Name: SULLIVAN, MICHAEL H.
SULLIVAN, JOHN R
Account: 300 Card: 1 of 2

Valuation Report

12/15/2023
Page 603
006-006
RTE 127

Map/Lot:
Location:



2S GAR 30X32

DK 8X8

SHED 8X12

Arrowsic
 Name: SULLIVAN, MICHAEL H.
 SULLIVAN, JOHN R

Valuation Report

12/15/2023

Page 604

Account: 300 Card: 2 of 2

Map/Lot:
 Location:

006-006
 RTE 127

Neighborhood 32 HANSON BAY AREA

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 05/17/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B312P579,B529P042,B1494P310

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
RAMP	2015	78	C 100	1.000	Ava.	95%	100%	100%	950
FLOAT	2015	120	C 100	2.000	Ava.	95%	100%	100%	1,900
1,868 SFLA						Outbuilding Total			2,850

Acpt Land 0 **Accepted Bldg** 2,900 **Total** 2,900

Arrowsic
Name: SULLIVAN, MICHAEL H.
SULLIVAN, JOHN R
Account: 300

Valuation Report

12/15/2023
Page 605
006-006
RTE 127

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	167,000	88,900	255,900	167,000	88,900	255,900
2	0	2,900	2,900	0	2,900	2,900
TOTAL	167,000	91,800	258,800	167,000	91,800	258,800

Arrowsic
Name: SULLIVAN, MICHAEL

Valuation Report

12/15/2023
Page 606
006-005
VAIL ROAD

Account: 301 Card: 1 of 1 Map/Lot: Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1428P162,B1449P148,B1560P002

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

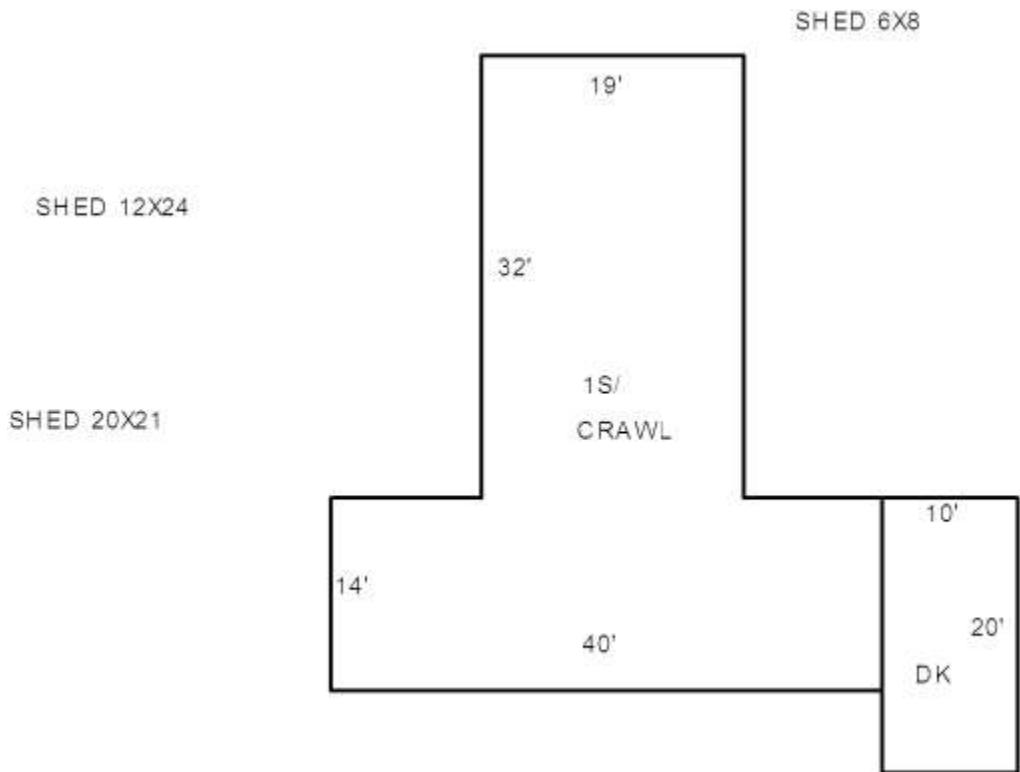
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-INLAND LOT	52,500.00	33,204	100%		33,204
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.80			Land Total			48,204

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,168 Sqft	Grade D 110	Base	105,980
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,028
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	-9,251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	4	Secondary Heat	Wood Stove		880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	1980	Typical	Typical	Average	Typical	101,277
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	67,856	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	200	D 100	1.280	Ava-	81%	100%	100%	1.037
Frame Shed	2012	288	D 100	2.304	Ava.	94%	100%	100%	2.166
Frame Shed	1946	420	D 100	3.360	Fair	45%	100%	100%	1.512
Frame Shed	2001	48	D 100	384	Ava.	88%	100%	100%	338
1,168 SFLA						Outbuilding Total			5,053

Acpt Land 48,200 **Accepted Bldg** 72,900 **Total** 121,100



Arrowsic
Name: BONINE, STEVEN
BONINE, EILEEN

Valuation Report

12/15/2023
Page 608
005-014-001

Account: 302 Card: 1 of 2

Map/Lot:
Location:

Neighborhood 1 SASANOA SHORES

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B1724P050,B1730P334
Reference 2 B2859P159
Tran/Land/Bldg 1 1 99
Farm Land (Year) 0 Open 0
Exemption(s) 105 3 0 Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.50	Acres-EXCESS FRONTAGE	40,000.00	20,000	100%		20,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	50%		1,900
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.40						Land Total 226,900

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,480 Sqft	Grade A 100	Base		344,448
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		2,220
Solar Voltaic	Extensive Solar			Solar Voltaic		30,000
Generator	Generator Genera			Generator		7,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Central Air	Heat		19,980
Rooms	10	Secondary Heat	Wood Stove			
Bedrooms	4	Add Fixtures	2			
Baths	3	Half Baths	1	Plumbing		22,500
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		432,648
2016	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		96%	100%	100%	415,342

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2016	64	A 100	2.688	Ava.	96%	100%	100%	2.580	
Open Frame Porch	2016	108	A 100	4.536	Ava.	96%	100%	100%	4.355	
1 Storv/Basement	2016	144	A 100	18.144	Ava.	96%	100%	100%	17.418	
1 Storv/Basement	2016	120	A 100	15.120	Ava.	96%	100%	100%	14.515	
Wood Deck	2016	364	A 100	4.368	Ava.	96%	100%	100%	4.193	
One Storv Frame	2016	104	A 100	11.544	Ava.	96%	100%	100%	11.082	
Open Frame Porch	2016	92	A 100	3.864	Ava.	96%	100%	100%	3.709	
1 Storv/Basement	2016	450	A 100	56.700	Ava.	96%	100%	100%	54.432	
One Storv Frame	2016	195	A 100	21.645	Ava.	96%	100%	100%	20.779	
1.50 ST GARAGE	2016	960	A 100	49.797	Ava.	96%	100%	100%	47.805	
3,973 SFLA									Outbuilding Total 180,868	

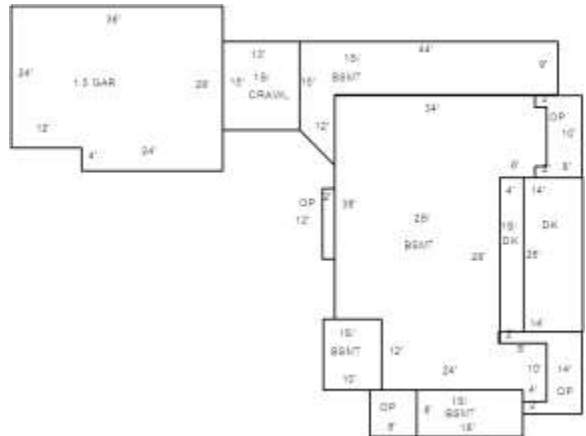
Acpt Land 226,900 Accepted Bldg 596,200 Total 823,100

Arrowsic
Name: BONINE, STEVEN
BONINE, EILEEN
Account: 302 Card: 1 of 2

Valuation Report

12/15/2023
Page 609
005-014-001

Map/Lot:
Location:



Arrowsic
 Name: BONINE, STEVEN
 BONINE, EILEEN

Valuation Report

12/15/2023
 Page 610
 005-014-001

Account: 302 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 1 SASANOA SHORES

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B1724P050,B1730P334
 Reference 2 B2859P159
 Tran/Land/Bldg 1 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 52

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Open Frame Porch	2016	24	A 100	1.008	A Gr	96%	100%	100%	968
SOLAR MIN 3,973 SFLA	2023	33	C 50	82.500	Ava-	96%	50%	100%	39,600
Outbuilding Total									40,568
Acpt Land			0	Accepted Bldg		40,600	Total		40,600

Arrowsic
Name: BONINE, STEVEN
BONINE, EILEEN
Account: 302

Valuation Report

12/15/2023
Page 611
005-014-001

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	226,900	596,200	823,100	226,900	596,200	823,100
2	0	40,600	40,600	0	40,600	40,600
TOTAL	226,900	636,800	863,700	226,900	636,800	863,700

Arrowsic
Name: ADLAM, RHONDA L

Valuation Report

12/15/2023

Page 612

Map/Lot: 003-009

Account: 303 Card: 1 of 1

Location: 153 BALD HEAD ROAD

Neighborhood 26 BALD HEAD RD

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 05/27/2021
Sale Price 73,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B659P008,B1535P207,B1561P285

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.20					Land Total	101,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	540 Sqft	Grade B 100	Base	129,430
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	100% Heat Pump	Heat	591
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Typical	Typical	Average	Typical	143,771	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		97%	100%	100%	139,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Storv/Basement	2022	450	B 100	47.250	Ava.	97%	100%	100%		45.832
Wood Deck	2022	720	B 100	7.200	Ava.	97%	100%	100%		6.984
1,395 SFLA							Outbuilding Total			52,816

Acpt Land

101,400

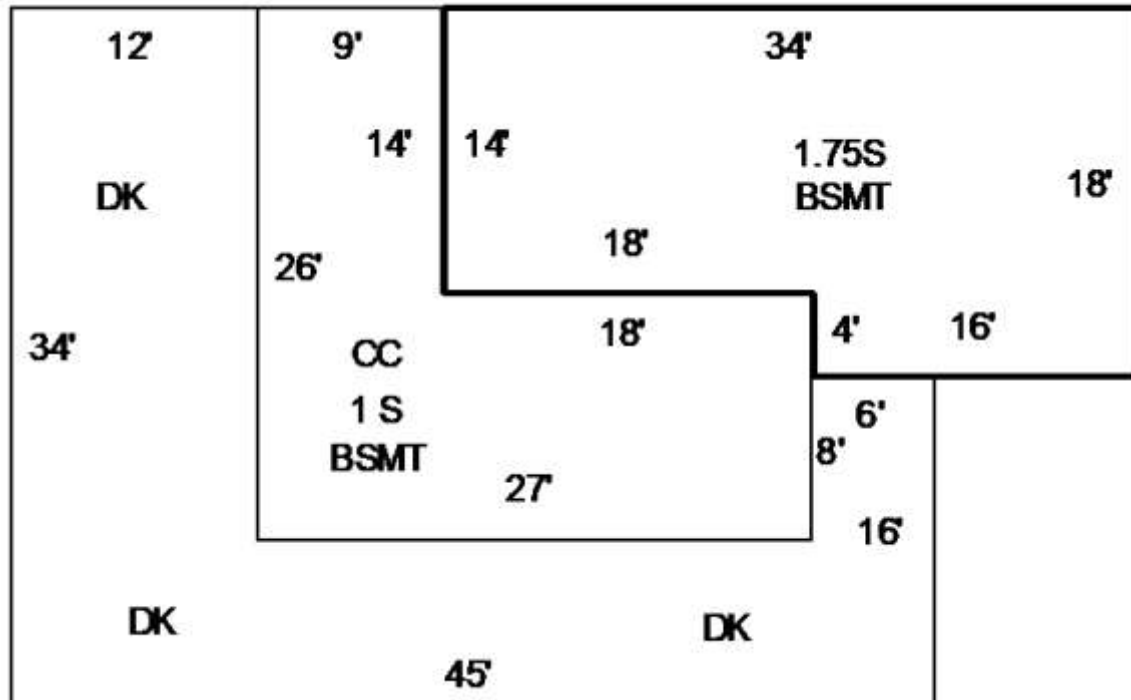
Accepted Bldg

192,300

Total

293,700

Valuation Report



Account: 304 Card: 1 of 1

Map/Lot: 005-030
Location: 298 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B677P133,B1085P182
Reference 2
Tran/Land/Bldg 1 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 12 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.20					Land Total	73,900

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base		129,241
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement		-6,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,978
Rooms	4	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

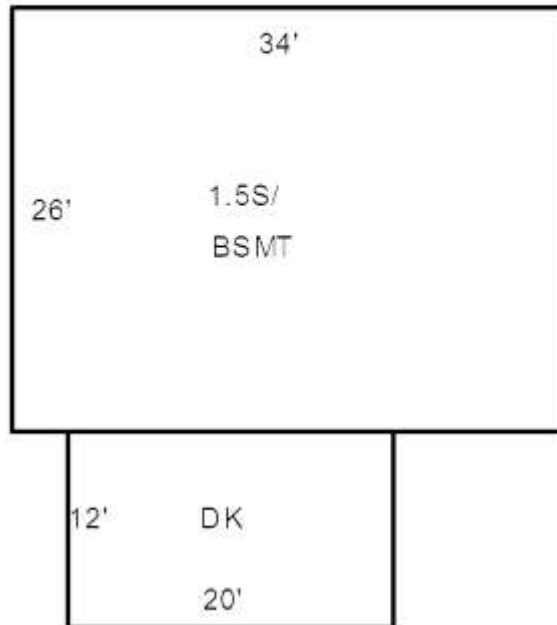
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Below Average	Typical	127,031
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	80,030	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1980	240	C 100	1.920	Ava-	1,210
Frame Shed	1980	64	D 100	512	Fair	323
1,326 SFLA						
Outbuilding Total						1,533

Acpt Land 73,900 **Accepted Bldg** 81,600 **Total** 155,500



SHED 8X8



Arrowsic
 Name: TEXTOR, KENNETH
 TEXTOR, MELISSA

Valuation Report

12/15/2023
 Page 616
 006-001-008
 42 FIELD RD

Account: 306 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B694P131
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	70,000.00	70,000	100%		70,000
4.20	Acres-Rear Land 1-10	2,000.00	8,400	100%		8,400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.20						93,400

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	Base	113,805
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Crawl	Basement	-5,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,066
Rooms	6	Secondary Heat	Wood Stove		1,100
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	508
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Above Average	Typical	119,008
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	97%	100%	100,431	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1986	572	C 110	46.561	Ava+	87%	97%	100%	39.293
Barn	1986	640	C 110	15.180	Ava+	87%	97%	100%	12.811
Frame Garae	1986	336	C 110	10.160	Ava+	87%	97%	100%	8.574
Barn	1986	836	C 110	19.492	Ava+	87%	50%	100%	8.479
Wood Deck	1986	144	D 100	922	Ava-	71%	100%	100%	655
Wood Deck	1986	180	C 100	1.440	Ava.	81%	100%	100%	1.166
One Storv Frame	1986	77	C 110	6.268	Ava+	87%	97%	100%	5.289
Wood Deck	1986	120	C 110	1.056	Ava+	87%	97%	100%	891
1,573 SFLA									
Outbuilding Total									77,158

Acpt Land 93,400 **Accepted Bldg** 177,600 **Total** 271,000

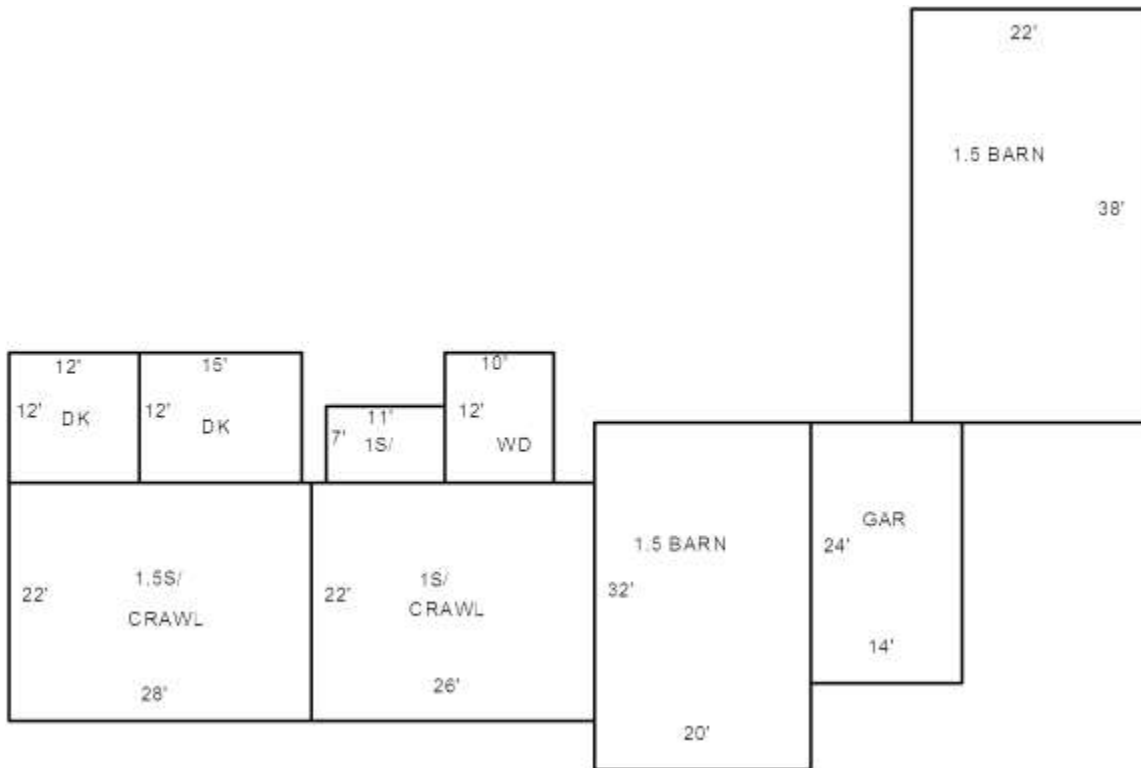
Arrowsic
Name: TEXTOR, KENNETH
TEXTOR, MELISSA

Valuation Report

12/15/2023
Page 617
006-001-008
42 FIELD RD

Account: 306 Card: 1 of 1

Map/Lot:
Location:



Account: 307 Card: 1 of 2

Map/Lot: 004-016
Location: 111 SPINNEY MILL ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1497P250
Reference 2
Tran/Land/Bldg 5 10 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 51

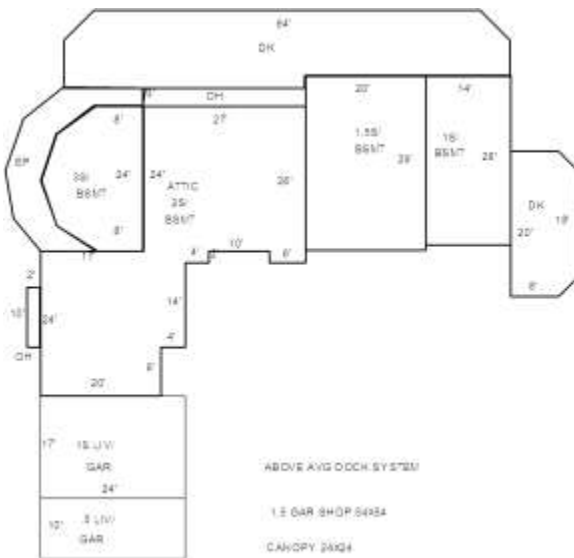
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.30						Land Total 205,600

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,212 Sqft	Grade A 100	Base		296,851
Exterior	Wood Shingle	Masonry Trim	300Sqft	Trim		2,250
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		10,908
Rooms	12	Secondary Heat	Split System			3,750
Bedrooms	5	Add Fixtures	3			
Baths	3	Half Baths	1	Plumbing		24,750
Attic	Full Finished			Attic		52,404
FirePlaces	1			Fireplace		6,000
Insulation	Heavy			Insulation		1,818
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Good	Good	Above Average	Typical	398,731
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	354,871	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1991	392	A 100	49.392	Ava+	89%	100%	100%	43.959
3 Storv/Basement	1991	338	A 100	74.478	Ava+	89%	100%	100%	66.285
Encl Frame Porch	1991	210	A 100	12.600	Ava+	89%	100%	100%	11.214
1SFr Overhano	1991	81	A 100	8.991	Ava+	89%	100%	100%	8.002
1.5 Storv/Basement	1991	580	A 100	92.394	Ava+	89%	100%	100%	82.231
Wood Deck	1991	255	A 100	3.060	Ava+	89%	100%	100%	2.723
Wood Deck	1991	869	A 100	10.428	Ava+	89%	100%	100%	9.281
1SFr Overhano	1991	20	A 100	2.220	Ava+	89%	100%	100%	1.976
1S AD/GAR	1991	408	A 100	61.950	Ava+	89%	100%	100%	55.136
1/2 ST/GAR	1991	240	A 100	23.430	Ava+	89%	100%	100%	20.853
5,209 SFLA									
Outbuilding Total									301,660

Acpt Land 205,600 **Accepted Bldg** 656,500 **Total** 862,100



Arrowsic
 Name: SHULTZ, ROBERT E

Valuation Report

12/15/2023

Page 620

Map/Lot:

004-016

Account: 307 Card: 2 of 2

Location:

111 SPINNEY MILL ROAD

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1497P250

Reference 2

Tran/Land/Bldg 5 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 51

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
DOCK SYSTEM AVE	1991	1	C 100	25.000	Ava.	99%	100%	100%	24.750
1.50 ST GARAGE	1991	2916	C 100	99.311	Ava-	75%	100%	100%	74.483
Canopy	1991	96	C 100	672	Ava-	75%	100%	100%	504
Canopy	1991	96	C 100	672	Ava-	75%	100%	100%	504
5,209 SFLA									
Outbuilding Total								100,241	
Acpt Land			0	Accepted Bldg		100,200	Total		100,200

Arrowsic
Name: SHULTZ, ROBERT E

Valuation Report

12/15/2023

Page 621

Map/Lot:

004-016

Location:

111 SPINNEY MILL ROAD

Account: 307

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	205,600	656,500	862,100	205,600	656,500	862,100
2	0	100,200	100,200	0	100,200	100,200
TOTAL	205,600	756,700	962,300	205,600	756,700	962,300

Arrowsic
 Name: LICHMAN, ANITA
 PAUL, PAUL, STEVEN

Valuation Report

12/15/2023
 Page 622
 005-011-002
 STONETREE

Account: 308 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 STONE TREE

Sale Data

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 06/28/2012
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.97	Acres-INLAND LOT	80,000.00	79,398 100%		79,398
2.00	# -Lot Improvements	7,500.00	15,000 100%		15,000
Total Acres 1.97			Land Total		94,398

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,356 Sqft	Grade C 110	Base	236,445
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,950
Rooms	5	Secondary Heat	Wood Stove		1,100
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,300
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Typical	Typical	Average	Typical	251,995
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	100% 100%	199,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	1983	140	C 110	12.936	Ava.	79%	100%	100%	10,219
Wood Deck	1983	48	C 110	422	Ava.	79%	100%	100%	333
Frame Bav Window	1983	5	C 110	407	Ava.	79%	100%	100%	322
Wood Deck	1983	472	C 110	4.154	Ava.	79%	100%	100%	3,282
2S Fr Bav Window	1983	14	C 110	1.525	Ava.	79%	100%	100%	1,205
Open Frame Porch	1983	50	C 110	1.540	Ava.	79%	100%	100%	1,217
2,885 SFLA									
Outbuilding Total									16,578

Acpt Land

94,400

Accepted Bldg

215,700

Total

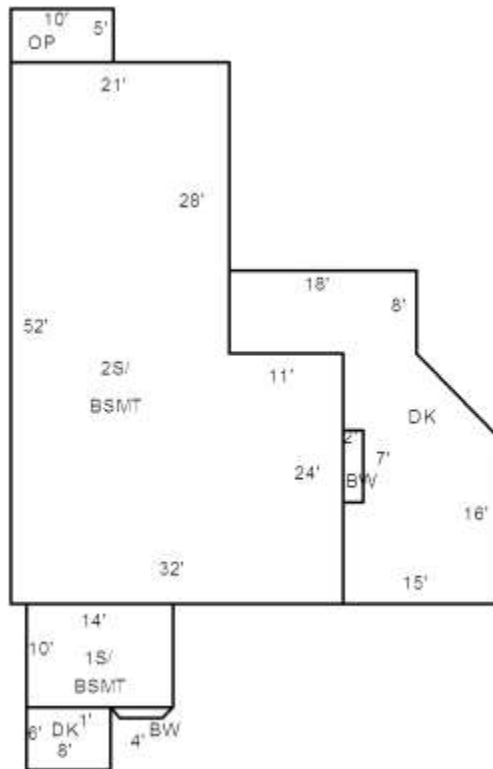
310,100

Arrowsic
Name: LICHMAN, ANITA
PAUL, PAUL, STEVEN
Account: 308 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 623
005-011-002
STONETREE



Arrowsic
 Name: SPALDING, MARK J
 BRAESTRUP, ANGELA E
 Account: 309 Card: 1 of 1

Valuation Report

12/15/2023
 Page 624
 Map/Lot: 004-006
 Location: RTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/01/2021
 Sale Price 5,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 4 9 99
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.97	Acres-U/Imp.SubStand.L	8,000.00	7,760	100%		7,760	
Total Acres 0.97					Land Total	7,760	
Acpt Land		7,800	Accepted Bldg		0	Total	7,800

Arrowsic
 Name: TOWN OF ARROWSIC

Valuation Report

12/15/2023
 Page 625
 004-046-001

Account: 311 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 4 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) 43 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.34	Acres-Rear Land 11-20	1,800.00	2,412	100%		2,412
Total Acres 13.34			Land Total			112,412
Acpt Land		112,400	Accepted Bldg		0	Total
						112,400

Arrowsic
Name: TOWN OF ARROWSIC

Valuation Report

12/15/2023

Page 626

Map/Lot:

005-013

Account: 312 Card: 1 of 1

Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & SP
Topography Swampy
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 43 0 0 Land Schedule 52

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.19	Acres-Salt Marsh	100.00	819	100%		819	
Total Acres 8.19				Land Total		819	
Acpt Land		800	Accepted Bldg		0	Total	800

Account: 313 Card: 1 of 1 Map/Lot: Location:

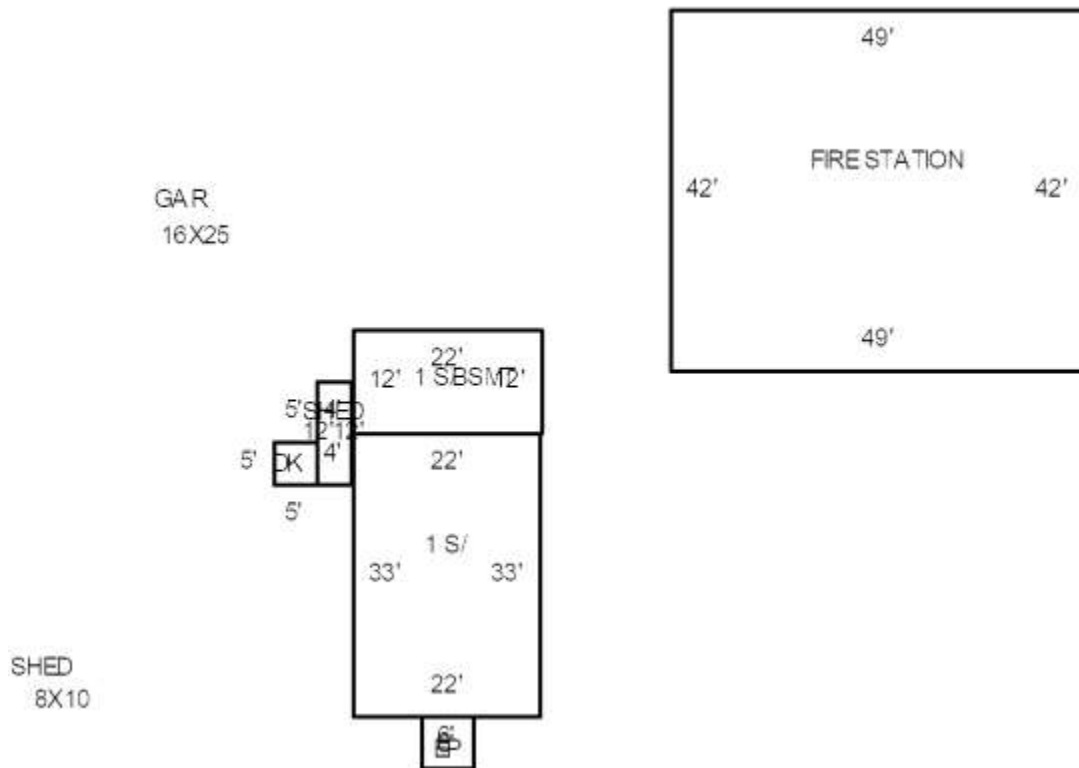
Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 99
Farm Land (Year) 0 Open 0
Exemption(s) 43 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Acres-INLAND LOT	52,500.00	49,667	100%		49,667
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.79			Land Total			64,667

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1S Ma Bav Window	1900	990	C 100	74.250	Ava.	67%	100%	100%	49.748
Unfin Basement	0	264	C 100	2.640	C Gr	67%	100%	100%	1.769
Frame Shed	0	48	C 100	480	C Gr	67%	100%	100%	322
Wood Deck	0	25	C 100	200	C Gr	67%	100%	100%	134
Frame Shed	1980	80	C 100	800	Ava-	66%	100%	100%	528
Frame Garage	1970	400	B 100	13.625	Ava.	73%	100%	100%	9.946
1S Ma Overhand	2010	2037	C 100	152.775	Ava.	93%	100%	100%	142.081
3,027 SFLA						Outbuilding Total			204,528
Acpt Land		64,700	Accepted Bldg		204,500	Total			269,200



Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 2 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/18/2005
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Other Non Valid

Reference 1 B1552P233
Reference 2
Tran/Land/Bldg 1 10 8
Farm Land (Year) 0 Open 0
Exemption(s) 40 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
3.06	Acres-Rear Land 1-10	2,000.00	6,120	100%		6,120
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.06					Land Total	211,120

Dwelling Description				Replacement Cost New	
Conventional	Two Story	715 Sqft	Grade C 110	Base	156,021
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	1990	Typical	Typical	Good	Typical	153,661
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	99%	100%	118,657	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1935	35	C 110	1.540	Good	78%	99%	100%	1.189	
Wood Deck	1935	40	C 100	320	Ava.	67%	100%	100%	214	
One Storv Frame	1935	117	C 110	9.524	Good	78%	99%	100%	7.355	
Wood Deck	1935	18	C 100	144	Ava.	67%	100%	100%	96	
Frame Shed	1935	96	D 100	768	Ava.	67%	100%	100%	515	
1S SHOP	1935	120	C 100	14.800	Ava.	67%	100%	100%	9.916	
1S SHOP	1935	280	C 100	21.200	Ava.	67%	100%	100%	14.204	
1,547 SFLA						Outbuilding Total			33,489	

Acpt Land	211,100	Accepted Bldg	152,100	Total	363,200
------------------	---------	----------------------	---------	--------------	---------

Arrowsic
 Name: THE RANGE LIGHT KEEPERS

Valuation Report

12/15/2023
 Page 630
 004-025-001

Account: 316 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B1617P246

Reference 2

Tran/Land/Bldg 4 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 48 0 0 Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-U/Imp.SubStand.L	8,000.00	1,040	100%		1,040	
Total Acres 0.13					Land Total	1,040	
Acpt Land		1,000	Accepted Bldg		0	Total	1,000

Arrowsic
 Name: DOUBLING POINT LIGHT
 FRIENDS OF

Valuation Report

12/15/2023

Page 631

Account: 317 Card: 1 of 1

Map/Lot:
 Location:

004-031
 DOUBLING POINT

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1 & Shoreland
 Topography Ledge
 Utilities None
 Street None

Reference 1 B1624P136

Reference 2

Tran/Land/Bldg 4 10 11

Farm Land (Year) 0 Open 0

Exemption(s) 48 0 0 Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	190,000	190,000	50%	Size/SHAPE	95,000	
0.03	Acres-EXCESS FRONTAGE	40,000.00	1,200	50%	Size/SHAPE	600	
Total Acres 2.03			Land Total			95,600	
Acpt Land		95,600	Accepted Bldg		0	Total	
						95,600	

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/05/2021
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B1966P317

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Salt Marsh	100.00	100	100%		100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
2.82	Acres-Rear Land 11-20	1,800.00	5,076	100%		5,076
Total Acres 15.82			Land Total			120,176

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	768 Sqft	Grade C 90	Base	103,003
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Solar Voltaic	Extensive Solar			Solar Voltaic	18,000
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,629
Rooms	6	Secondary Heat	Split System		2,250
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	1978	Old Type	Typical	Average	Typical	129,582
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	97,186	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	320	C 90	2.304	Ava.	75%	100%	100%	1,728
1 & 3/4 Storv Fr	1974	288	C 90	26.853	Ava.	75%	100%	100%	20,140
One Storv Frame	1974	288	C 90	19.181	Ava.	75%	100%	100%	14,386
Encl Frame Porch	1974	224	C 90	8.064	Ava.	75%	100%	100%	6,048
Frame Shed	1974	32	E 100	160	Fair	58%	100%	100%	93
Frame Shed	1974	80	C 100	800	Ava-	62%	100%	100%	496
YURT	2000	452	C 100	9.540	Ava.	88%	90%	100%	7,556
2,136 SFLA						Outbuilding Total			50,447

Acpt Land

120,200

Accepted Bldg

147,600 **Total**

267,800



SHED 418

SHED 8X10



24' X 8' W WOODSTOVE + EP-01

CANOPY 8X8

Arrowsic
 Name: VON HOYNINGEN-HUENE, ANDREAS R
 MEAD-VON HUENE, KATHERINE
 Account: 319 Card: 1 of 2

Valuation Report

12/15/2023
 Page 634
 005-019
 RTE 127 (OPEN SPACE)

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use: RUR RES 1 & SP
 Topography: RollingLedge
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B564P019,B1420P239
 Reference 2:
 Tran/Land/Bldg: 5 1 1
 Farm Land (Year): 0 Open 0
 Exemption(s): 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
16.00	Acres-Rear Land 20 +	1,000.00	16,000	100%		16,000
12.00	Acres-Salt Marsh	100.00	1,200	80%	Open Space	960
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 50.00			Land Total			122,460

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	572 Sqft	Grade C 90	Base	86,556
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-4,118
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-2,703
Rooms	5	Secondary Heat	Wood Stove		900
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	1996	Typical	Typical	Average	Typical	83,335
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	65,001	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Canovv	1981	32	C 90	202	Ava.	158
Frame Shed	1981					100
1,001 SFLA						258
----- S O U N D V A L U E -----						
Outbuilding Total						258

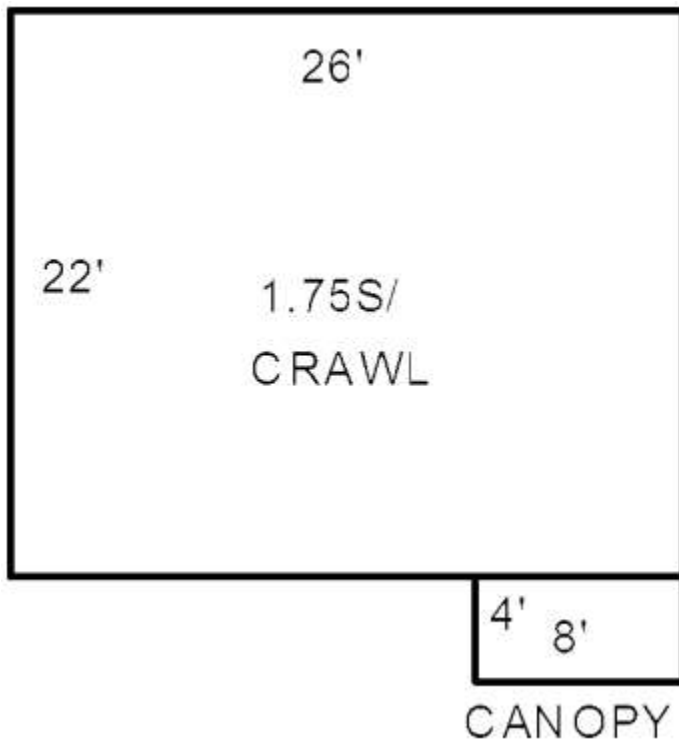
Acpt Land 122,500 **Accepted Bldg** 65,300 **Total** 187,800

Arrowsic
Name: VON HOYNINGEN-HUENE, ANDREAS R
MEAD-VON HUENE, KATHERINE
Account: 319 Card: 1 of 2

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 635
005-019
RTE 127 (OPEN SPACE)



WD SHED=SV

Arrowsic
 Name: VON HOYNINGEN-HUENE, ANDREAS R
 MEAD-VON HUENE, KATHERINE
 Account: 319 Card: 2 of 2

Valuation Report

12/15/2023
 Page 636
 005-019

Map/Lot:
 Location:

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

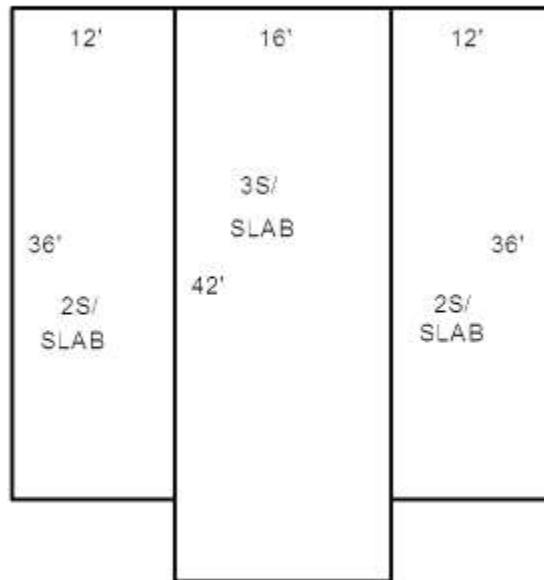
Reference 1 B564P019,B1420P239
 Reference 2
 Tran/Land/Bldg 5 1 98
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-EXCESS FRONTAGE	40,000.00	320,000	60%	Access	0
8.00	Acres-EXCESS FRONTAGE	2,000.00	20,000	80%	Open Space	153,600
30.14	Acres-Rear Land 20 +	1,000.00	30,140	80%	Open Space	24,112
Total Acres 38.14					Land Total	177,712

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 S SHOP	1996	864	C 100	61.840	Ava.	86%	100%	100%	53.182
3 S SHOP	1996	672	C 100	48.040	Ava.	86%	100%	100%	41.314
Canopy	1996	132	D 100	739	Fair	76%	100%	100%	562
4,073 SFLA									95,058
Acpt Land		177,700	Accepted Bldg		95,100	Total		272,800	



STUDIO SPACE



CANOPY 11X12

Arrowsic
Name: VON HOYNINGEN-HUENE, ANDREAS R
MEAD-VON HUENE, KATHERINE
Account: 319

Valuation Report

12/15/2023
Page 638
005-019

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	122,500	65,300	187,800	122,500	65,300	187,800
2	177,700	95,100	272,800	177,700	95,100	272,800
TOTAL	300,200	160,400	460,600	300,200	160,400	460,600

Arrowsic
 Name: BEBERMAN, DAVID A
 BEBERMAN, LORI A

Valuation Report

12/15/2023
 Page 639
 003-031

Account: 321 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 3 ARROWHEAD ESTATES

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/25/2021
 Sale Price 363,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 52

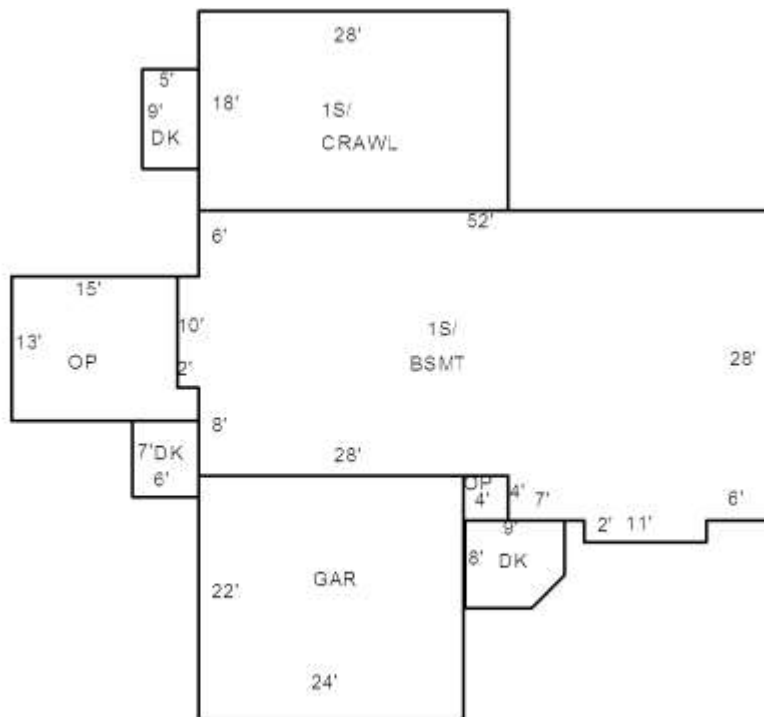
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.05						Land Total 115,100

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,386 Sqft	Grade C 110	Base		150,220
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,574
Rooms	5	Secondary Heat	Wood Stove			1,100
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1986	0	Typical	Typical	Above Average	Typical		164,144
Functional Obsolescence							Value(Rcnld)
None		None		87%	100%	100%	142,805

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1986	504	C 110	41.026	Ava+	87%	100%	100%	35.693
Frame Garage	1986	528	C 110	15.651	Ava+	87%	100%	100%	13.616
Open Frame Porch	1986	16	C 110	493	Ava+	87%	100%	100%	429
Wood Deck	1986	68	C 110	598	Ava+	87%	100%	100%	520
Wood Deck	1986	45	C 110	396	Ava+	87%	100%	100%	345
Open Frame Porch	1986	201	C 110	6.191	Ava+	87%	100%	100%	5.386
Wood Deck	1986	42	C 110	370	Ava+	87%	100%	100%	322
Frame Shed	1986	96	C 110	1.056	Ava+	87%	100%	100%	919
1,890 SFLA									Outbuilding Total 57,230

Acpt Land 115,100 **Accepted Bldg** 200,000 **Total** 315,100



SHED 8X12

Arrowsic
Name: WARNER, JASON

Valuation Report

12/15/2023

Page 641

Map/Lot:

005-027

Location:

RTE 127

Account: 322 Card: 1 of 1

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/06/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B882P278

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.35	Acres-Salt Marsh	100.00	35	100%		35
Total Acres 2.35						Land Total 67,535

Dwelling Description

Replacement Cost New

Conventional	One Story	540 Sqft	Grade D 90	Base	53,251
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	-3,499
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	3	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Poor	Typical	49,752
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Delapidated	None	45%	75%	100%	16,791	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Shed	1950							100
540 SFLA								100
----- S O U N D V A L U E -----								
Outbuilding Total								100

Acpt Land

67,500

Accepted Bldg

16,900

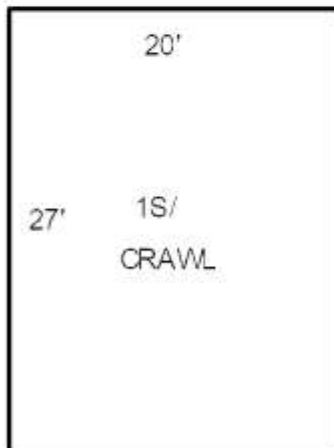
Total

84,400



DEAPATED STRUCTURES = NV

SHED 8X8 = SV



Arrowsic
Name: OWENS, CHRISTIE

Valuation Report

12/15/2023
Page 643
005-027-001
RTE 127

Account: 323 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 15 RTE 127

Sale Data
Sale Date 01/22/2016
Sale Price 56,106
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 B882P278

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-INLAND LOT	52,500.00	45,466	100%		45,466
1.67	Acres-Waste Land	100.00	167	100%		167
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.17			Land Total			60,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12 Mobile Home	1978	12X56	D 100	20.768	Ava-	35%	100%	100%	7.269
Encl Frame Porch	1989	128	C 100	5.120	Ava-	73%	100%	100%	3.738
672 SFLA						Outbuilding Total			11,007

Acpt Land

60,600

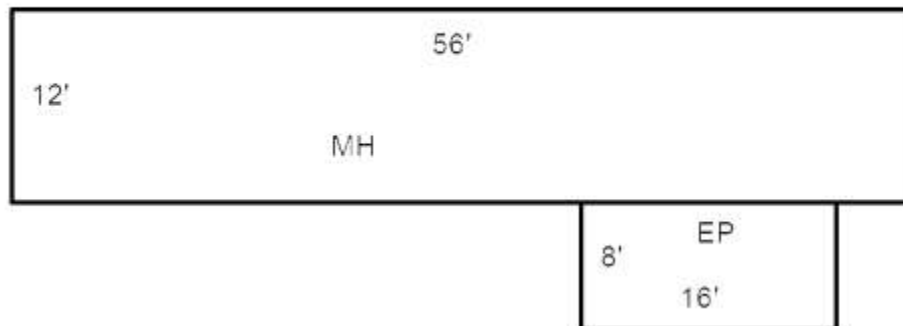
Accepted Bldg

11,000 **Total**

71,600



GAR 24X32



Account: 324 Card: 1 of 1 Map/Lot: Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 01/22/2016
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B641P350,B882P278,B911P251
Reference 2
Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

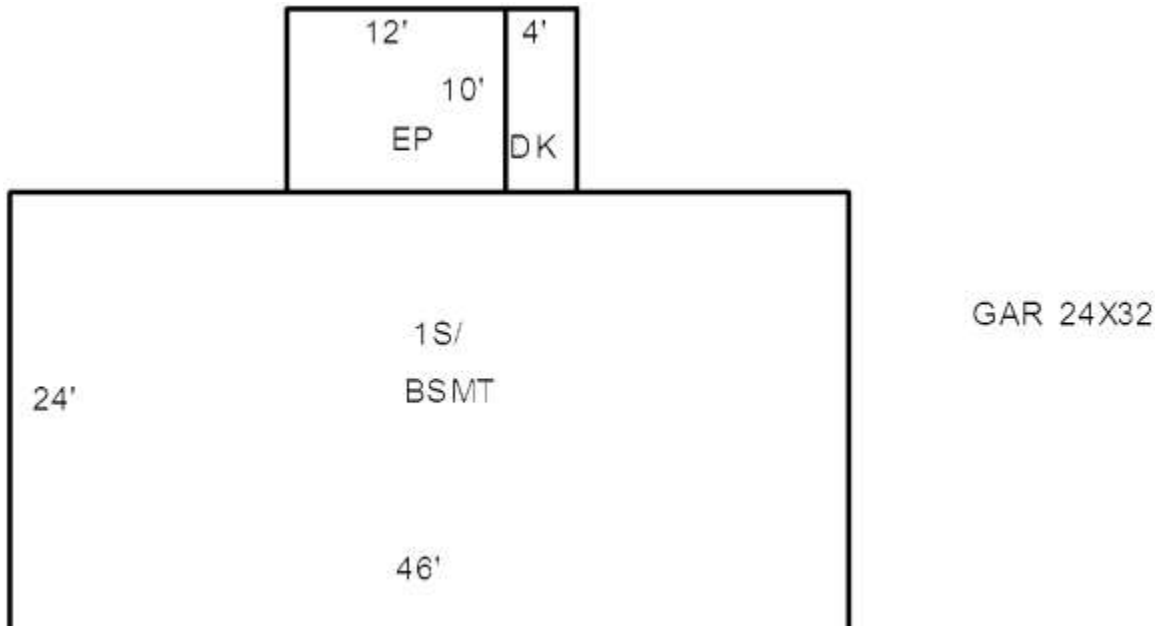
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-INLAND LOT	52,500.00	43,925	100%		43,925
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.50	Acres-Waste Land	100.00	50	100%		50
Total Acres 1.90						Land Total 58,975

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,104 Sqft	Grade C 100	Base		121,481
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	576 Sqft, Grade D	Basement Gar	None	Fin Bsmt		9,216
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	6	Secondary Heat	Gas Stove			2,604
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Below Average	Typical	133,301
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	83,980	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1980	120	C 100	4.800	Ava-	3.024
Wood Deck	1980	40	C 100	320	Ava-	202
Frame Garcae	1980	768	D 100	16.374	Ava-	10.316
1,104 SFLA						13,542
Outbuilding Total						13,542

Acpt Land 59,000 **Accepted Bldg** 97,500 **Total** 156,500



Neighborhood 6 BUTLER COVE

Sale Data

Zoning/Use RUR RES 2 & RP
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 05/05/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B747P210 B2537P05

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
3.70	Acres-EXCESS MARSH FR	30,000.00	111,000	100%		111,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
2.61	Acres-Rear Land 1-10	2,000.00	5,220	100%		5,220
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.31			Land Total			287,220

Dwelling Description

Replacement Cost New

Conventional	Two Story	560 Sqft	Grade C 100	Base	120,704
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl	Basement	-4,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Typical	Typical	Below Average	Typical	128,724	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		62%	100%	100%	79,809

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1978	96	C 100	2.688	Ava-	62%	100%	100%	1.667
Frame Bav Window	1978	36	C 100	2.664	Ava-	62%	100%	100%	1.652
Wood Deck	1978	334	C 100	2.672	Ava-	62%	100%	100%	1.657
One Storr Frame	1978	120	C 100	8.880	Ava-	62%	100%	100%	5.506
One Storr Frame	1978	280	C 100	20.720	Ava-	62%	100%	100%	12.846
1,556 SFLA						Outbuilding Total			23,328

Acpt Land

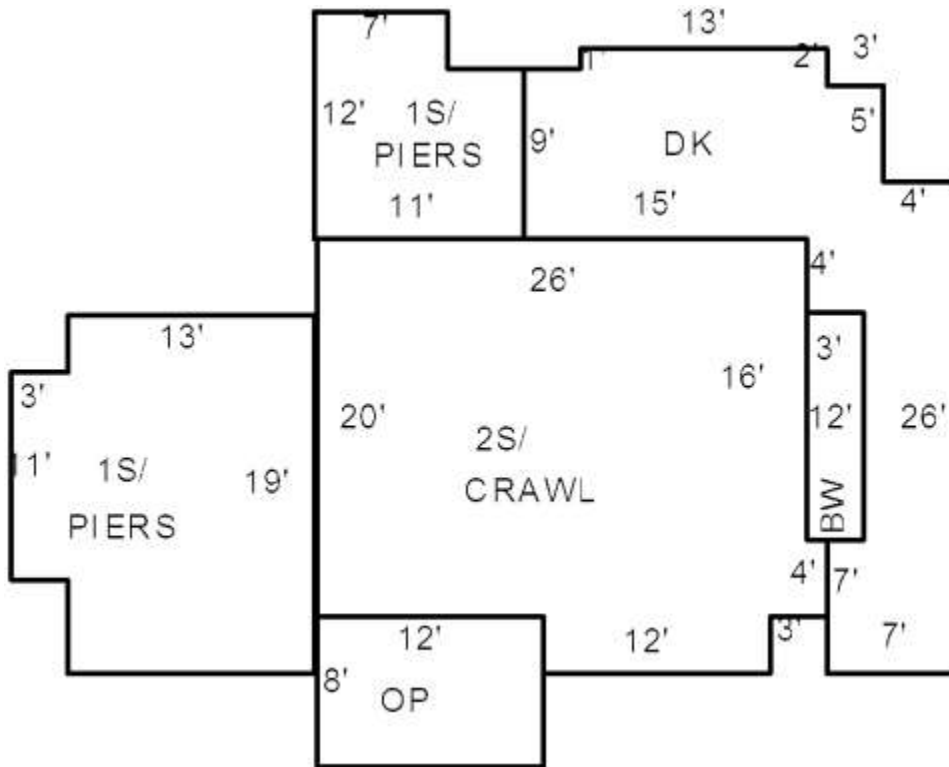
287,200

Accepted Bldg

103,100

Total

390,300



Arrowsic
Name: WASILEWSKI, ROMAN

Valuation Report

12/15/2023

Page 649

Map/Lot:

002-014

Account: 325 Card: 2 of 2

Location:

BALD HEAD ROAD

Neighborhood 6 BUTLER COVE

Sale Data

Zoning/Use RUR RES 2 & RP
Topography RollingLedge
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 05/05/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B747P210

Reference 2

Tran/Land/Bldg 1 1 36

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 1

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	68,962
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,728
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	8,564
Attic	1/2 Finished			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Old Type	Typical	Above Average	Typical	71,190
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						Value(Rcnld)
						58,376

Outbuildings/Additions/Improvements

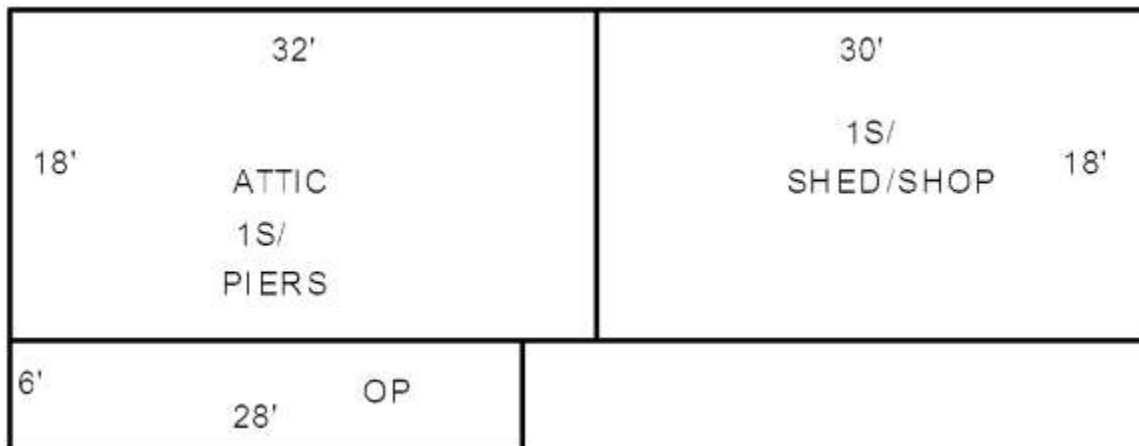
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Open Frame Porch	1972	168	C 100	4.704	Ava+	Phy	Func	Econ	Rcnld
SHOP/SHED	1972	540	C 100	8.100	Ava+	82%	100%	100%	3.857
576 SFLA						82%	100%	100%	6.642
						Outbuilding Total			10,499

Acpt Land

0 **Accepted Bldg**

68,900 **Total**

68,900



Arrowsic
Name: WASILEWSKI, ROMAN

Valuation Report

12/15/2023

Page 651

Map/Lot:

002-014

Location:

BALD HEAD ROAD

Account: 325

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	287,200	103,100	390,300	287,200	103,100	390,300
2	0	68,900	68,900	0	68,900	68,900
TOTAL	287,200	172,000	459,200	287,200	172,000	459,200

Account: 326 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 10 OLD STAGE

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/01/1998
Sale Price 77,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B602P300,B820P143,B1650P321
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

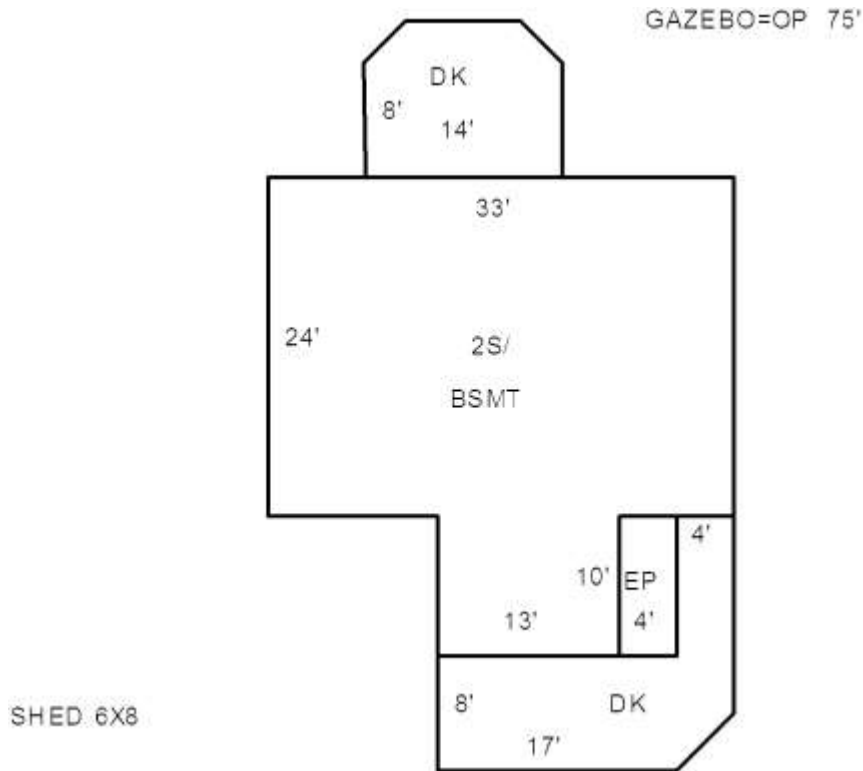
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	80%	Restiction	16,000
35.00	Acres-Rear Land 11-20	1,800.00	63,000	65%	Restiction	40,950
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 47.00						Land Total 124,450

Dwelling Description				Replacement Cost New	
Conventional	Two Story	922 Sqft	Grade C 100	Base	163,565
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	922 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,440
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,532
Rooms	4	Secondary Heat	Gas Stove		3,344
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		193,881
1981	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	151,227

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1981	40	C 100	1.600	Ava.	78%	100%	100%	1,248
Wood Deck	1981	200	C 100	1.600	Ava.	78%	100%	100%	1,248
Wood Deck	1981	145	C 100	1.160	Ava.	78%	100%	100%	905
Frame Shed	1981	48	C 100	480	Ava.	78%	100%	100%	374
Open Frame Porch	1981	75	C 100	2.100	Ava.	78%	100%	100%	1,638
1,844 SFLA									Outbuilding Total 5,413

Acpt Land 124,500 **Accepted Bldg** 156,600 **Total** 281,100



Arrowsic
 Name: WEISS, DAVID R
 WEISS, SANDRA W

Valuation Report

12/15/2023

Page 654

Account: 327 Card: 1 of 1

Map/Lot:
 Location:

005-010
 RTE 127

Neighborhood 15 RTE 127
 Tree Growth 1988
 Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 T/G Update Year 2000

Reference 1 B508P071

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	120%	Environmen	63,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
21.00	Acres-Softwood (TG)	426.00	7,604	100%		7,604
8.00	Acres-Mixed Wood (TG)	453.00	3,080	100%		3,080
54.00	Acres-Hardwood (TG)	366.00	16,799	100%		16,799
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 89.00						Land Total 113,483

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,209 Sqft	Grade B 100	Base	220,387
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,511
Generator	Generator Genera			Generator	6,250
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-9,068
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,935
Rooms	8	Secondary Heat	Wood Stove		1,250
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,250
Attic	Floor & Stairs			Attic	4,534
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1738	1980	Typical	Typical	Above Average	Typical	244,049	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	180,596

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1738	256	B 100	23.680	Ava+	74%	100%	100%	17.523
One Storv Frame	1980	696	B 100	64.380	Ava+	74%	100%	100%	47.641
Unfinished Attic	1738	256	B 100	1.600	Ava+	74%	100%	100%	1.184
Frame Shed	1738	480	C 100	4.800	Fair	45%	100%	100%	2.160
Barn	1738	1080	C 100	22.600	Ava-	50%	50%	100%	5.650
Frame Shed	1738	360	C 100	3.600	Ava-	50%	100%	100%	1.800
1.50 ST GARAGE	1738	572	C 100	20.084	Ava-	50%	100%	100%	10.042
3,068 SFLA									
Outbuilding Total									86,000

Acpt Land 113,500 **Accepted Bldg** 266,600 **Total** 380,100

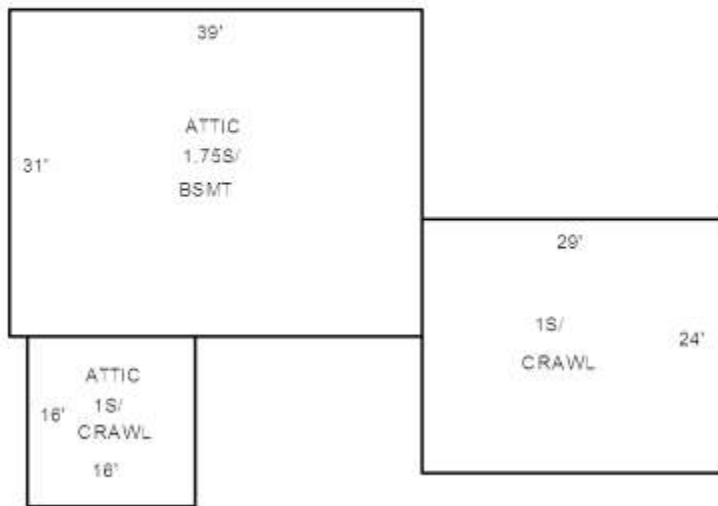
Valuation Report



SHED 20X24

1.5 BARN 30X36 SHED 10X36

1.5 GAR. 22X26



1.5 SHED 16X30

Arrowsic
Name: ELIAS, JOHN
ELIAS, LEAH

Valuation Report

12/15/2023

Page 656

Account: 328 Card: 1 of 1

Map/Lot:
Location:

005-004-013
17 SOUTH RIVER ROAD

Neighborhood 12 WHITMORE'S LANDING

Sale Data

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 08/31/2020
Sale Price 513,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B905P188

Reference 2

Tran/Land/Bldg 1 10 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.30	Acres-EXCESS FRONTAGE	40,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.30						Land Total 217,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	600 Sqft	Grade C 110	Base	123,151
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,465
Rooms	6	Secondary Heat	Wood Stove		1,100
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	1997	Typical	Typical	Above Average	Typical	132,666
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			88%		100%	100%
						116,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1987	600	C 110	63.492	Ava+	88%	100%	100%	55.873
One Storv Frame	1987	48	C 110	3.907	Ava+	88%	100%	100%	3.438
Wood Deck	1987	240	C 110	2.112	Ava+	88%	100%	100%	1.859
Frame Shed	1987	120	D 100	960	Ava.	81%	100%	100%	778
1.50 ST GARAGE	1987	576	C 100	20.219	Ava.	81%	100%	100%	16.377
Frame Shed	1987	64	D 100	512	Fair	68%	100%	100%	348
DOCK SYSTEM AVE	1987	1	C 100	25.000	Ava.	99%	100%	100%	24.750
1,998 SFLA									
Outbuilding Total									103,423

Acpt Land

217,000

Accepted Bldg

220,200

Total

437,200

Arrowsic
Name: ELIAS, JOHN
ELIAS, LEAH
Account: 328

Valuation Report

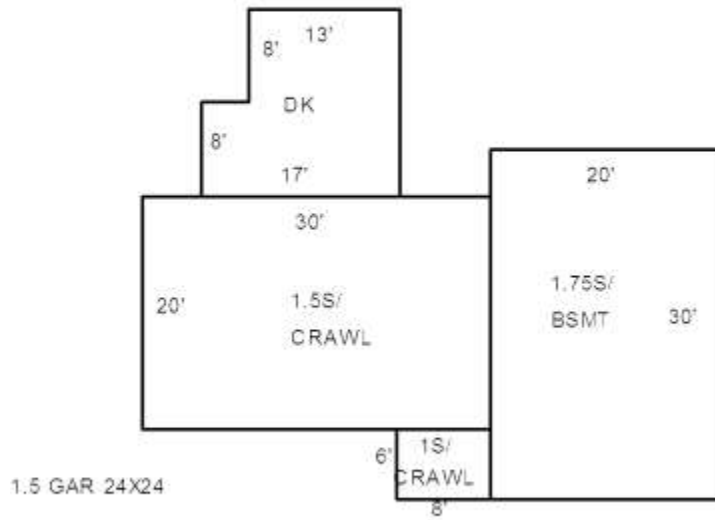
12/15/2023
Page 657
005-004-013
17 SOUTH RIVER ROAD

Card: 1 of 1

Map/Lot:
Location:



SHED 10X12



SHED 8X8

Arrowsic
Name: WHITE, JOHN L

Valuation Report

12/15/2023
Page 658
006-015

Account: 329 Card: 1 of 1 Map/Lot: Location:

Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Reference 1 B683P213
Reference 2
Tran/Land/Bldg 3 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 4

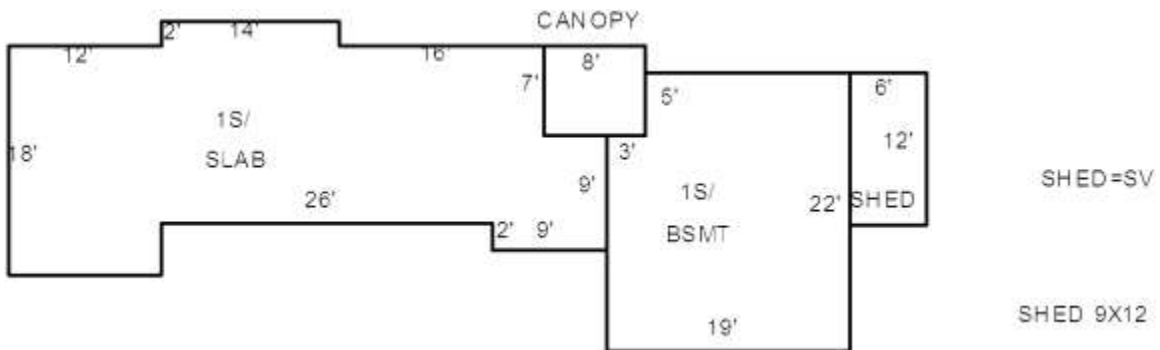
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-WATERFRONT LOT	160,000	56,569	90%	Size/SHAPE	50,912
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.25			Land Total			65,912

Dwelling Description				Replacement Cost New		
Conventional	One Story	403 Sqft	Grade D 100	Base		51,058
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Lc	Roof		0
						0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement		-967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		967
Rooms	4	Secondary Heat	Wood Stove			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Old Type	Old Type	Below Average	Typical	51,058	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Other		Location		50%	87%	86%	18,990

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	717	D 100	42.446	Ava-	50%	87%	86%	15,787
Frame Shed	1920	72	D 100	576	Ava-	50%	87%	86%	215
Canopy	1920	56	D 100	314	Ava-	50%	87%	86%	117
Frame Shed	1920			----- S O U N D V A L U E -----					400
Frame Shed	1960	108	D 100	864	Ava-	51%	100%	86%	377
1,120 SFLA Outbuilding Total									16,896

Acpt Land 65,900 **Accepted Bldg** 35,900 **Total** 101,800



Account: 331 Card: 1 of 1 Map/Lot: Location:

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2069P026,B2429P97
Reference 2
Tran/Land/Bldg 5 1 99
Farm Land (Year) 0 Open 0
Exemption(s) 3 102 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
0.93	Acres-Rear Land 1-10	2,000.00	1,860	100%		1,860
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.93						96,860

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,280 Sqft	Grade C 110	Base		184,070
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-6,336
Rooms	6	Secondary Heat	Split System			2,750
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,400
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

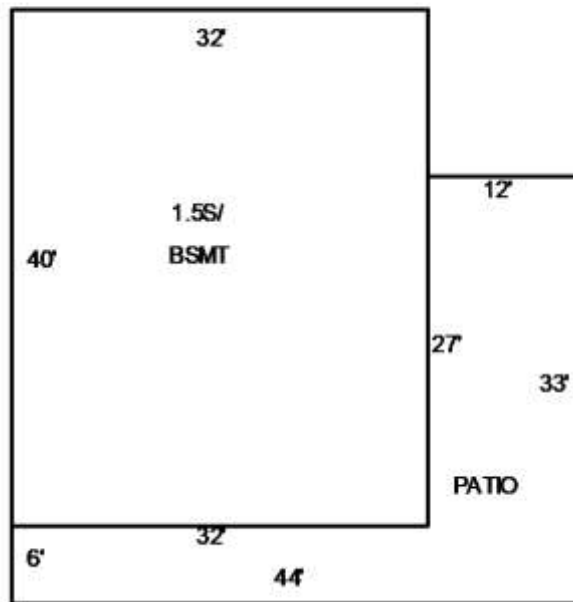
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Average	Typical	193,134	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		90%	100%	100%	173,821

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Patio	2005	588	C 110	2.587	Ava.	90%	100%	100%	2.328
SOLAR EXT	2005	1	C 100	15.000	Ava.	99%	100%	100%	14.850
Frame Garae	2021	720	C 100	19.220	Ava.	97%	100%	100%	18.643
1,920 SFLA									35,821

Acpt Land 96,900 **Accepted Bldg** 209,600 **Total** 306,500



GARAGE



Account: 332 Card: 1 of 1

Map/Lot: 002-015
Location: BALD HEAD ROAD

Neighborhood 6 BUTLER COVE

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/30/2009
Sale Price 300,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B480P087 B1003P250

Reference 2

Tran/Land/Bldg 3 1 36

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
5.00	Acres-EXCESS MARSH FR	30,000.00	150,000	100%		150,000
6.47	Acres-Rear Land 1-10	2,000.00	12,940	100%		12,940
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 13.47			Land Total			327,940

Dwelling Description

Replacement Cost New

Seasonal Camp	One Story	272 Sqft	Grade D 90	Base	31,178
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-783
Rooms	2	Secondary Heat	Wood Stove		720
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,240
Attic	1/2 Finished			Attic	3,102
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-392
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	None	None	Average	Typical	27,843
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	81%	100%	18,042	

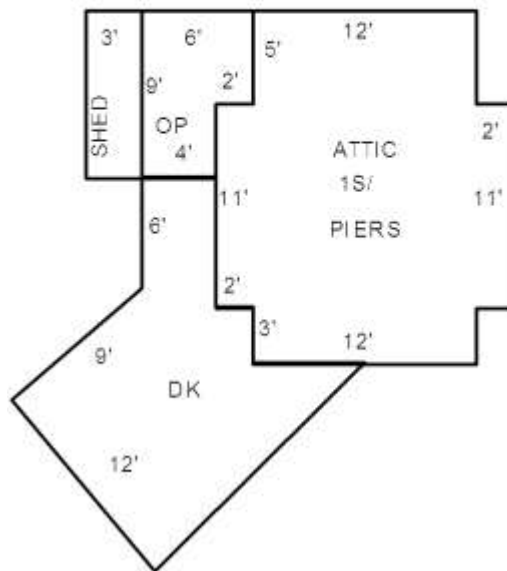
Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	46	D 90	927	Ava.	80%	81%	100%	601
Frame Shed	1985	27	D 90	194	Ava.	80%	81%	100%	126
Wood Deck	1985	167	D 90	962	Ava.	80%	81%	100%	624
272 SFLA						Outbuilding Total			1,351

Acpt Land 327,900 **Accepted Bldg** 19,400 **Total** 347,300



OUTHOUSE



Arrowsic
Name: RUFF, AARON

Valuation Report

12/15/2023
Page 664
005-014-002

Account: 333 Card: 1 of 1 Map/Lot: Location:

Neighborhood 1 SASANOA SHORES

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/26/2015
Sale Price 130,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1578P121, B2859P161
Reference 2
Tran/Land/Bldg 1 1 99
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 52

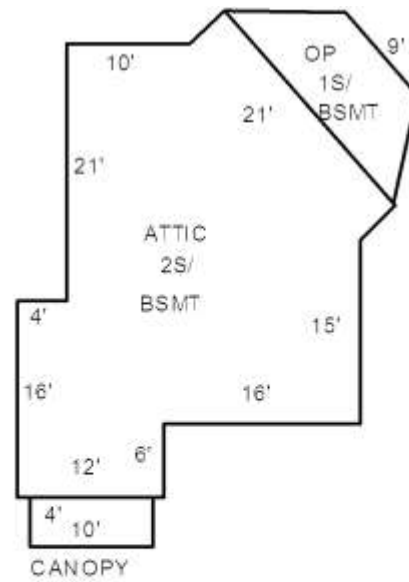
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.25	Acres-EXCESS FRONTAGE	40,000.00	10,000	100%		10,000
0.95	Acres-Rear Land 1-10	2,000.00	1,900	100%		1,900
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.20						Land Total 216,900

Dwelling Description				Replacement Cost New	
Contemporary	Two Story	829 Sqft	Grade A 100	Base	228,830
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,244
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	9,948
Rooms	5	Secondary Heat	Split System		3,750
Bedrooms	1	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	9,000
Attic	1/4 Finished			Attic	9,080
FirePlaces	1			Fireplace	6,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	267,852
2018	0	Typical	Typical	Average		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	259,816	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Storv/Basement	2018	110	A 100	13.860	Ava.	97%	100%	100%	13.444
Canopy	2018	40	A 100	420	Ava.	97%	100%	100%	407
2 ST GARAGE	2018	768	B 100	41.186	Ava.	97%	100%	100%	39.950
1SFr Overhaha	2018	72	B 100	6.660	Ava.	97%	100%	100%	6.460
Open Frame Porch	2018	110	A 100	4.620	Ava.	97%	100%	100%	4.481
1,840 SFLA						Outbuilding Total			64,742

Acpt Land 216,900 **Accepted Bldg** 324,600 **Total** 541,500



2S GAR 24X32

OH 3X24

SHED =SV

Arrowsic
Name: MORIN, GINA

Valuation Report

12/15/2023

Page 666

Map/Lot:

003-032

Account: 334 Card: 1 of 1

Location:

OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 05/24/2018
Sale Price 197,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B410P201,B1849P003,B1864P026

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-INLAND LOT	52,500.00	35,022	100%		35,022
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 0.89			Land Total			50,022

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	352 Sqft	Grade C 100	Base	78,062
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,112
Rooms	5	Secondary Heat	Split System		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Typical	Typical	Average	Typical	83,174	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	78,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Canopy	2013	18	C 100	126	Ava.	94%	100%	100%	118
1 Storv/Basement	2013	224	C 100	18.816	Ava.	94%	100%	100%	17.687
Open Frame Porch	2013	96	C 100	2.688	Ava.	94%	100%	100%	2.527
1 Storv/Basement	2013	128	C 100	10.752	Ava.	94%	100%	100%	10.107
Frame Shed	2013	64	D 100	512	Ava.	94%	100%	100%	481
880 SFLA						Outbuilding Total			30,920

Acpt Land

50,000

Accepted Bldg

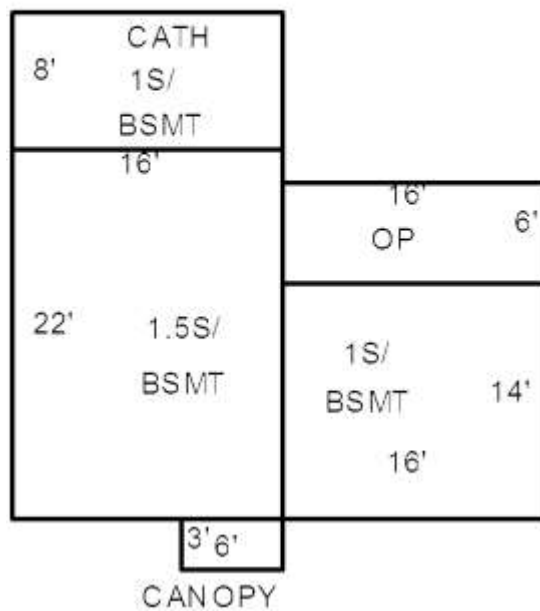
109,100

Total

159,100



SHED 8X8



Arrowsic
Name: RILEY, JOHN

Valuation Report

12/15/2023

Page 668

COUGHLIN, MARGARET

Map/Lot:

004-055-001

Account: 335 Card: 1 of 1

Location:

MILL ISLAND ROAD

Neighborhood 2 MILL ISLAND

Sale Data

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 10/15/2020
Sale Price 1,395,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 PB22P48,B1600P285,290,301

Reference 2

Tran/Land/Bldg 5 1 1

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 50

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	638,000	638,000	100%		638,000
1.75	Acres-EXCESS FRONTAGE	20,000.00	35,000	90%	Topography	31,500
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.30			Land Total			685,600

Dwelling Description

Replacement Cost New

Ranch	One Story	5,638 Sqft	Grade A 100	Base	690,354
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	7,500
Foundation	Concrete	Basement	None	Basement	-84,570
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	25,371
Rooms	11	Secondary Heat	Split System		3,750
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	2	Plumbing	20,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Good	Good	Average	Typical	668,655
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						Value(Rcnld)
						534,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	140	A 100	5.880	Ava.	80%	100%	100%	4.704
Open Frame Porch	1985	110	A 100	4.620	Ava.	80%	100%	100%	3.696
Frame Garage	1985	1190	A 100	47.160	Ava.	80%	100%	100%	37.728
One Storv Frame	1985	624	A 100	69.264	Ava.	80%	100%	100%	55.411
Patio	1985	570	A 100	3.420	Ava.	80%	100%	100%	2.736
Wood Deck	1985	538	A 100	6.456	Ava.	80%	100%	100%	5.165
Wood Deck	1985	129	A 100	1.548	Ava.	80%	100%	100%	1.238
Frame Shed	1985	45	D 100	360	Ava.	80%	100%	100%	288
DOCK SYSTEM AVE	1985	1	C 100	25.000	Ava.	99%	100%	100%	24.750
6,262 SFLA									Outbuilding Total
									135,716

Acpt Land

685,600

Accepted Bldg

670,600

Total

1,356,200

Arrowsic
Name: RILEY, JOHN
 COUGHLIN, MARGARET
Account: 335 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 669
004-055-001
MILL ISLAND ROAD



Arrowsic
 Name: WOOD, JOHN & HO, MANLI. TRUSTEES
 THE M. HO AND J.B. WOOD TRUST
 Account: 336 Card: 1 of 1

Valuation Report

12/15/2023
 Page 670
 004-015
 125 SPINNEY MILL RD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER
 Tree Growth 1994
 Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B516P015
 Reference 2
 Tran/Land/Bldg 1 10 1
 Farm Land (Year) 0 Open 1989
 Exemption(s) 3 0 0 Land Schedule 51

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	100,000	100,000	100%		100,000
5.00	Acres-Salt Marsh	200.00	1,000	100%		1,000
8.00	Acres-Softwood (TG)	426.00	2,897	100%		2,897
15.00	Acres-Mixed Wood (TG)	453.00	5,776	100%		5,776
3.00	Acres-Hardwood (TG)	366.00	933	100%		933
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 33.00						Land Total 125,606

Dwelling Description				Replacement Cost New		
Conventional	Two Story	796 Sqft	Grade C 90	Base		120,404
Exterior	Novelty	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof		716
						0
						0
Foundation	Piers	Basement	None	Basement		-10,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Units	Cooling	0% None	Heat		-4,298
Rooms	4	Secondary Heat	Wood Stove			900
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,700
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Obsolete	Typical	Below Average	Typical	110,392
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	97%	100%	67,461	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	148	C 90	1.066	Ava-	63%	97%	100%	652
Frame Shed	1980	192	C 90	1.728	Ava-	63%	97%	100%	1,056
Frame Garage	1980	176	C 90	4.568	Ava-	63%	97%	100%	2,792
1SFr Overhano	1980	64	C 90	4.262	Ava-	63%	97%	100%	2,604
One Storv Frame	1980	96	C 90	6.394	Ava-	63%	97%	100%	3,907
Open Frame Porch	1980	132	C 90	3.326	Ava-	63%	97%	100%	2,032
One Storv Frame	1980	96	C 90	6.394	Ava-	63%	97%	100%	3,907
Wood Deck	1980	192	C 90	1.382	Ava-	63%	97%	100%	845
1,848 SFLA									17,795

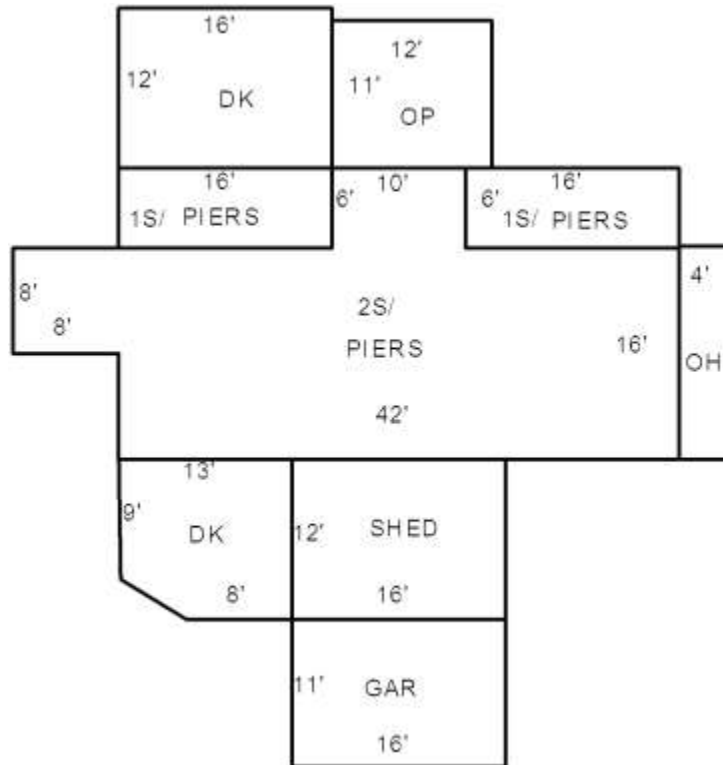
Acpt Land 125,600 **Accepted Bldg** 85,300 **Total** 210,900

Arrowsic
Name: WOOD, JOHN & HO, MANLI. TRUSTEES
THE M. HO AND J.B. WOOD TRUST
Account: 336 Card: 1 of 1

Valuation Report

12/15/2023
Page 671
004-015
125 SPINNEY MILL RD

Map/Lot:
Location:



Arrowsic
 Name: JOHNSTON, PHILLIP A
 JOHNSTON, EDIE A
 Account: 337 Card: 1 of 1

Valuation Report

12/15/2023
 Page 672
 002-019-006
 9 COLLINS PATTEE ROAD

Map/Lot:
 Location:

Neighborhood 7 NEWTOWN HILL
 Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/22/2019
 Sale Price 525,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1058P242,B2034P104
 Reference 2
 Tran/Land/Bldg 1 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.63	Acres-Rear Land 11-20	1,800.00	1,134	100%		1,134
Total Acres 12.63			Land Total			136,134

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,085 Sqft	Grade B 110	Base		220,008
Exterior	Wood Shingle	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Solar Voltaic	Extensive Solar			Solar Voltaic		27,500
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-4,476
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,833
Rooms	7	Secondary Heat	Wood Stove			1,375
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,188
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1992	2006	Typical	Typical	Above Average	Typical		258,428
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	89%	100%	100%			230,001

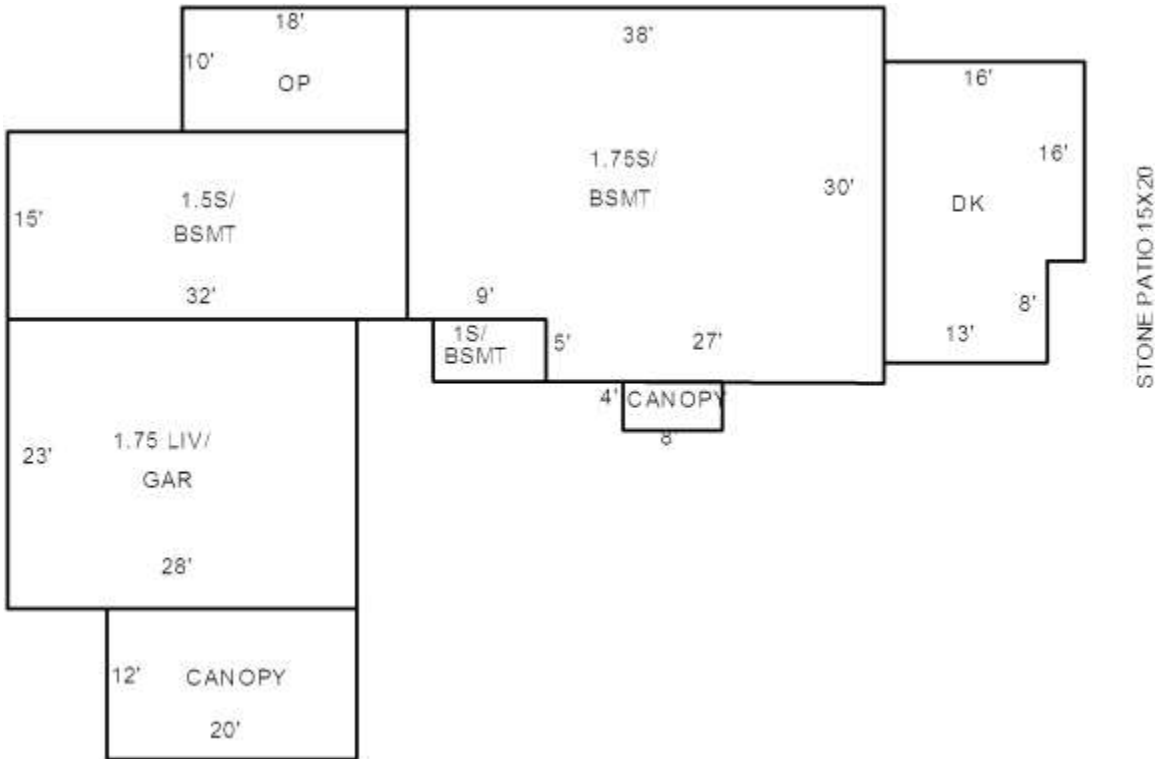
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1992	45	B 110	5.198	Ava+	89%	100%	100%	4.626
Canovv	1992	32	B 110	308	Ava+	89%	100%	100%	274
Wood Deck	1992	360	B 110	3.960	Ava+	89%	100%	100%	3.524
Open Frame Porch	1992	180	B 110	6.930	Ava+	89%	100%	100%	6.168
1.5 Storv/Basement	1992	480	B 110	70.092	Ava+	89%	100%	100%	62.382
3/4 ST/GAR	1992	644	B 110	75.955	Ava+	89%	100%	100%	67.600
Canovv	1992	240	B 110	2.310	Ava+	89%	100%	100%	2.056
Patio	1992	300	C 100	1.200	Ava.	84%	100%	100%	1.008
2,664 SFLA									
Outbuilding Total									147,638

Acpt Land 136,100 **Accepted Bldg** 377,600 **Total** 513,700

Arrowsic
Name: JOHNSTON, PHILLIP A
JOHNSTON, EDIE A
Account: 337 Card: 1 of 1

Valuation Report

12/15/2023
Page 673
002-019-006
Map/Lot:
Location: 9 COLLINS PATTEE ROAD



Arrowsic
Name: YEATON, GLORIA J

Valuation Report

12/15/2023
Page 674
006-022
RTE 127

Account: 338 Card: 1 of 1 Map/Lot: Location:

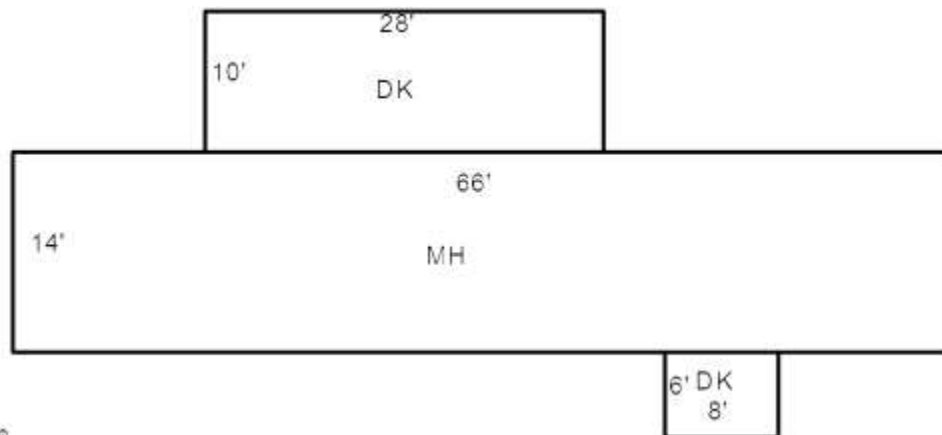
Neighborhood 32 HANSON BAY AREA

Zoning/Use RUR RES 1 & SP
Topography LevelSwampy
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 9
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	90,000.00	90,000	100%		90,000
1.40	Acres-Salt Marsh	100.00	140	100%		140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.40			Land Total			105,140

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home	1983	14X66	C 100	31.500	Ava+	45%	100%	100%	14.175
Wood Deck	1997	48	C 100	384	Fair	77%	100%	100%	296
Wood Deck	2006	280	C 100	2.240	Ava-	86%	100%	100%	1.926
1.5 ST SHED	1990	192	C 100	2.496	Fair	71%	100%	100%	1.772
924 SFLA						Outbuilding Total			18,169
Acpt Land		105,100	Accepted Bldg		18,200	Total			123,300



1.5 SHED 12X16

Arrowsic
 Name: PINETTE, JAMES
 PINETTE, REBECCA L

Valuation Report

12/15/2023

Page 676

Account: 339 Card: 1 of 1

Map/Lot:
 Location:

003-030-001
 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 02/28/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Family Member
 Validity Related Parties

Reference 1
 Reference 2

Tran/Land/Bldg 3 1 9
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500 100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000 100%		15,000
Total Acres 2.00				Land Total	67,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,576 Sqft	Grade C 100	Base	150,624
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,000
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,728
Rooms	5	Secondary Heat	Wood Stove		1,000
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	162,852
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	146,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2004	280	C 100	7.840	Ava.	90%	100%	100%	7,056
Wood Deck	2004	336	C 100	2.688	Ava.	90%	100%	100%	2,419
Frame Garage	2004	320	C 100	8.820	Ava.	90%	100%	100%	7,938
Frame Shed	2004	100	E 100	500	Ava.	90%	100%	100%	450
1,576 SFLA						Outbuilding Total			17,863

Acpt Land

67,500

Accepted Bldg

164,400 **Total**

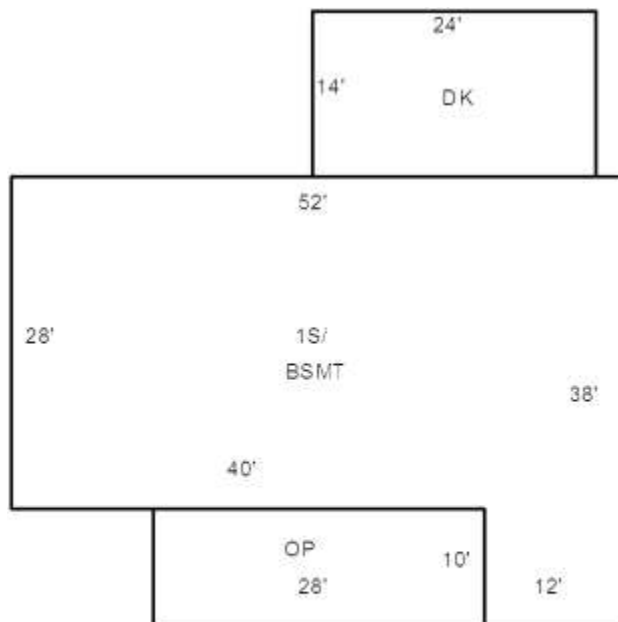
231,900

Arrowsic
Name: PINETTE, JAMES
PINETTE, REBECCA L
Account: 339 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 677
003-030-001
OLD STAGE ROAD



GAR 16X20
SHED 5X20

Valuation Report

Account: 340 Card: 1 of 1 Map/Lot: Location:

Neighborhood 26 BALD HEAD RD
Zoning/Use RUR RES 1 & RP
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 01/18/2023
Sale Price 495,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B1262P148,B1687P323
Reference 2
Tran/Land/Bldg 5 1 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
3.10	Acres-Rear Land 1-10	2,000.00	6,200	100%		6,200
0.50	Acres-Salt Marsh	100.00	50	100%		50
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.60						Land Total 101,250

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,048 Sqft	Grade B 100	Base	223,104
Exterior	Al/Vinyl	Masonry Trim	200Sqft	Trim	1,250
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,500
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,860
Rooms	8	Secondary Heat	Wood Stove		1,250
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				245,339
1999	0	Typical	Typical	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	87%	100%	100%	213,445			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	512	B 100	5.120	Ava.	87%	100%	100%	4.454
Frame Garage	1999	676	B 100	22.595	Ava.	87%	100%	100%	19.658
Open Frame Porch	1999	64	B 100	2.240	Ava.	87%	100%	100%	1.949
2,096 SFLA									Outbuilding Total 26,061

Acpt Land 101,300 **Accepted Bldg** 239,500 **Total** 340,800



Arrowsic
 Name: ROBINSON, MATTHEW
 ROBINSON, HELEN
 Account: 343 Card: 1 of 1

Valuation Report

12/15/2023
 Page 680
 004-042-001
 RTE 127

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/01/1995
 Sale Price 26,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1388P158
 Reference 2
 Tran/Land/Bldg 5 1 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-POND LOT	90,000.00	90,000	100%		90,000
3.87	Acres-Rear Land 1-10	2,000.00	7,740	100%		7,740
3.88	Acres-Waste Land	100.00	388	100%		388
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 9.75						Land Total 113,128

Dwelling Description

Replacement Cost New

Conventional	Two Story	817 Sqft	Grade B 90	Base	153,022
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	380 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,550
Heating	100% Radiant Floor	Cooling	0% None	Heat	7,353
Rooms	8	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,438
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	181,863
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	156,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Fr Overhand	1996	20	B 90	2.228	Ava.	86%	100%	100%	1,916
1,674 SFLA									1,916
Outbuilding Total									1,916

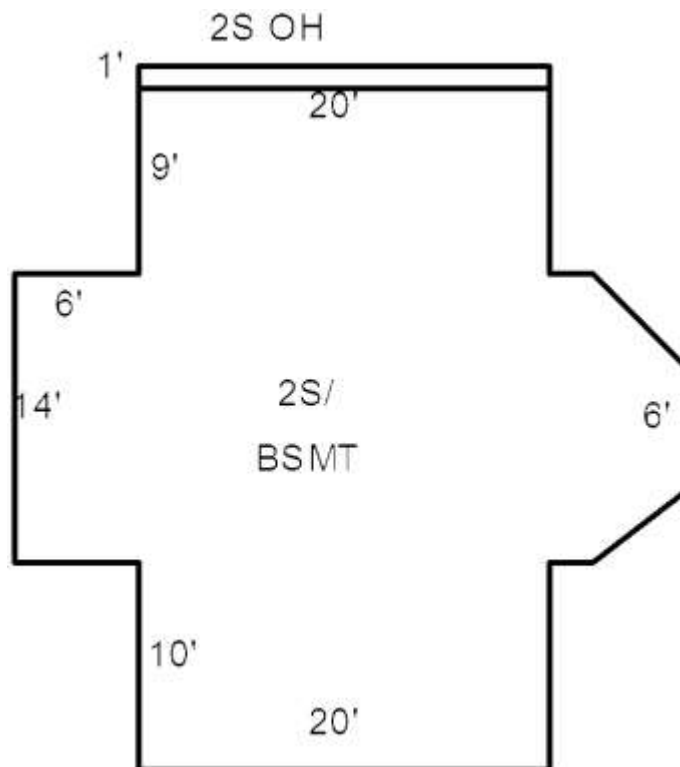
Acpt Land 113,100 **Accepted Bldg** 158,300 **Total** 271,400

Arrowsic
Name: ROBINSON, MATTHEW
ROBINSON, HELEN
Account: 343 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 681
004-042-001
RTE 127



Arrowsic
Name: TOWN OF ARROWSIC

Valuation Report

12/15/2023

Page 682

Account: 344 Card: 1 of 1

Map/Lot:
Location:

004-014-002
SPINNEY MILL RD.

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities NoneNone
Street Paved

Reference 1 B882P147,B1034P35,B572P281,

Reference 2 B1528P072

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) 43 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-U/Imp.SubStand.L	8,000.00	720	100%		720
Total Acres 0.09					Land Total	720
Acpt Land		700	Accepted Bldg	0	Total	700

Arrowsic
 Name: SMITH, RANDALL
 SMITH, KATHERINE

Valuation Report

12/15/2023
 Page 683
 003-044-002

Account: 348 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 BALD HEAD RD
 Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 08/28/2014
 Sale Price 277,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2499P27
 Reference 2
 Tran/Land/Bldg 1 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 3

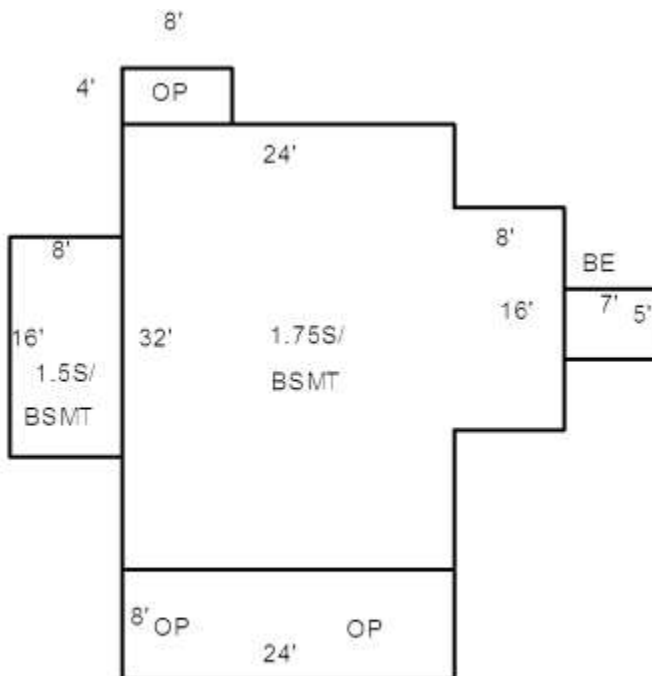
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.10						97,200

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	896 Sqft	Grade C 110	Base		154,468
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		5,500
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,950
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,400
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2007	0	Typical	Typical	Average	Typical		169,318
Functional Obsolescence							Value(Rcnld)
None		None		91%	100%	100%	154,079

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2007	192	C 110	5.914	Ava.	91%	100%	100%	5.382	
BSMT ENTRY	2007	35	C 110	385	Ava.	91%	100%	100%	350	
Open Frame Porch	2007	32	C 110	986	Ava.	91%	100%	100%	897	
1.5 Storv/Basement	2007	128	C 110	14.953	Ava.	91%	100%	100%	13.607	
1.50 ST GARAGE	2007	480	C 100	16.974	Ava.	91%	100%	100%	15.446	
1,760 SFLA									35,682	
Outbuilding Total									35,682	

Acpt Land 97,200 **Accepted Bldg** 189,800 **Total** 287,000



1.5 GAR 20X24

Account: 349 Card: 1 of 1

Map/Lot:
Location:

003-024-003
698 ARROWSIC RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/04/2005
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2560P94

Reference 2

Tran/Land/Bldg 5 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
1.00	Acres-Salt Marsh	100.00	100	100%		100
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 7.00						Land Total 75,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 110	Base	229,494
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,750
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,085
Rooms	8	Secondary Heat	Wood Stove		1,375
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	18,563
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	260,267
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	336	B 110	3.696	Ava.	93%	100%	100%	3.437
Open Frame Porch	2010	72	B 110	2.772	Ava.	93%	100%	100%	2.578
1 Storv/Basement	2010	168	B 110	19.404	Ava.	93%	100%	100%	18.046
APT/GAR	2010	896	B 110	128.293	Ava.	93%	100%	100%	119.312
Wood Deck	2010	120	B 110	1.320	Ava.	93%	100%	100%	1.228
Canopy	2010	480	C 100	3.360	Ava.	93%	100%	100%	3.125
1.50 ST GARAGE	2010	520	C 100	18.326	Ava.	93%	100%	100%	17.043
Frame Shed	2010	64	C 100	640	Ava.	93%	100%	100%	595
Wood Deck	2022	544	B 110	5.984	Ava.	93%	100%	100%	5.565
Jacuzzi/HOT TUB	2023	1	B 110	6.875	Ava.	93%	100%	100%	6.394
2,128 SFLA									Outbuilding Total 177,323

Acpt Land

75,600

Accepted Bldg

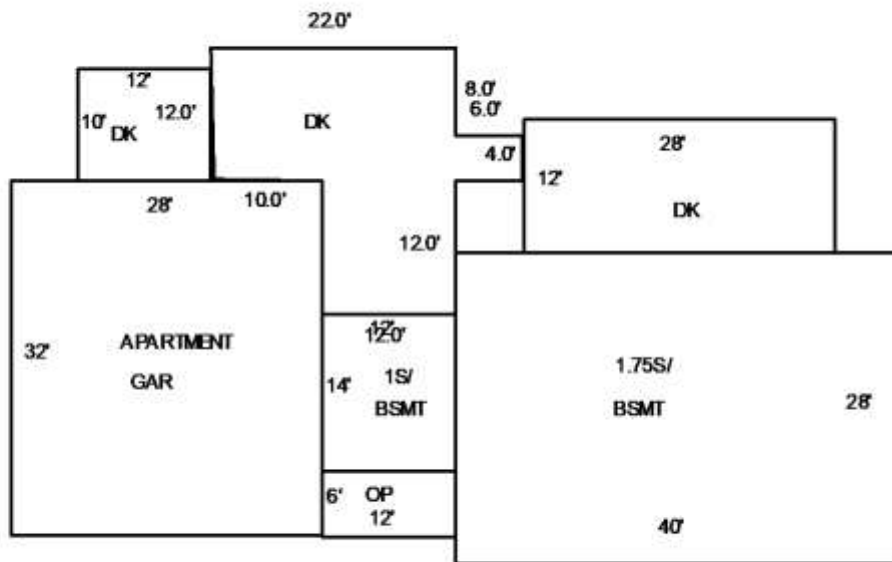
419,400

Total

495,000



DK



CANOPY 10X24

1.5 GAR 20X26

SHED 8X8

Neighborhood 18 SASANOA RIVER

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/31/2006
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 14 0 Land Schedule 52

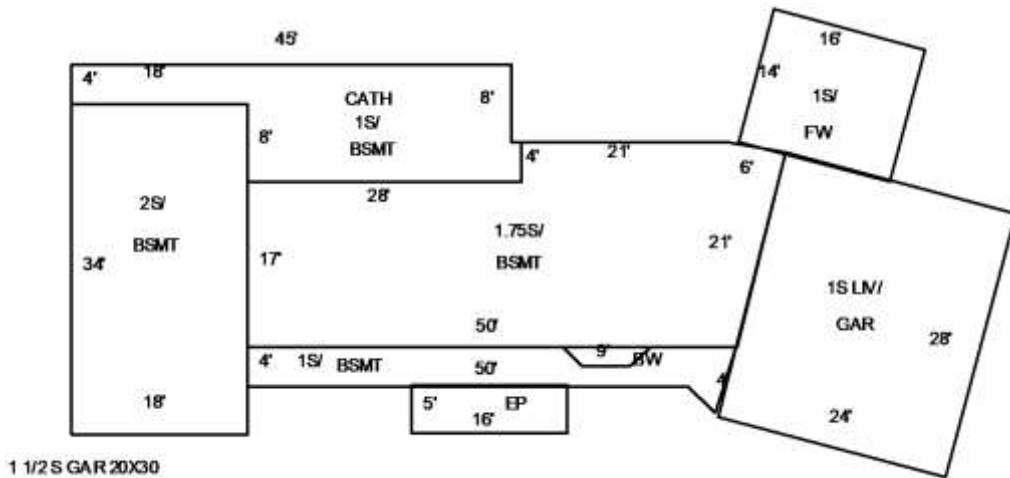
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
5.50	Acres-EXCESS FRONTAGE	40,000.00	220,000	100%		220,000
2.61	Acres-Rear Land 1-10	2,000.00	5,220	100%		5,220
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 10.11						Land Total 430,220

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	990 Sqft	Grade B 110	Base		210,605
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,875
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	100% Central Air	Heat		13,098
Rooms	8	Secondary Heat	Wood Stove			
Bedrooms	2	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		12,375
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	Value(Rcnd)
2005	0	Typical	Typical	Average			248,453
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %			Value(Rcnd)
None	None	90%	100%	100%			223,608

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Storv/Basement	2005	203	B 110	23.447	Ava.	90%	100%	100%	21.102
1S AD/GAR	2005	677	B 110	93.775	Ava.	90%	100%	100%	84.398
One Storv Frame	2005	225	B 110	22.893	Ava.	90%	100%	100%	20.604
1 Storv/Basement	2005	400	B 110	46.200	Ava.	90%	100%	100%	41.580
2 Storv/Basement	2005	612	B 110	108.049	Ava.	90%	100%	100%	97.244
Encl Frame Porch	2005	80	B 110	4.400	Ava.	90%	100%	100%	3.960
Frame Bav Window	2005	14	B 110	1.425	Ava.	90%	100%	100%	1.282
Frame Shed	2005			- - - S O U N D V A L U E - - -					1.000
1.50 ST GARAGE	2020	600	B 100	26.288	Ava.	97%	100%	100%	25.499
DOCK SYSTEM AVE	2005	1	C 100	25.000	Ava.	99%	100%	100%	24.750
4,475 SFLA									
Outbuilding Total									321,419

Acpt Land 430,200 **Accepted Bldg** 545,000 **Total** 975,200



BARN=NV
LG SHED=SV

Arrowsic
 Name: ELWELL, BRIAN M
 ELWELL, JENNIFER I
 Account: 355 Card: 1 of 1

Valuation Report

12/15/2023
 Page 689
 Map/Lot: 003-024-001
 Location: ROUTE 127

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1191P278

Reference 2

Tran/Land/Bldg 4 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
5.86	Acres-Rear Land 1-10	2,000.00	11,720	100%		11,720
Total Acres 7.86			Land Total			64,220
Acpt Land		64,200	Accepted Bldg		0	Total
						64,200

Arrowsic
Name: BASSETT, KENNETH L

Valuation Report

12/15/2023

Page 690

Map/Lot:

005-002-002

Account: 356 Card: 1 of 1

Location:

42 IRON MINE ROAD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 07/01/1998
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1594P003, B2364P124

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	95%	Access	49,875
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.10					Land Total	65,075

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,280 Sqft	Grade C 100	Base	162,187
Exterior	Novelty	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,720
Rooms	6	Secondary Heat	Wood Stove		1,000
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2001	0	Typical	Typical	Below Average	Typical	181,407	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		81%	95%	100%	139,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnd
				RCN	Cond	Phy	Func	Econ		
Open Frame Porch	2001	320	C 100	8.960	Ava-	81%	95%	100%	6.895	
Wood Deck	2001	466	C 100	3.728	Ava-	81%	95%	100%	2.869	
Two Storv Frame	2001	256	C 100	30.310	Ava-	81%	95%	100%	23.323	
Wood Deck	2020	160	C 100	1.280	Ava-	81%	95%	100%	985	
2,752 SFLA									34,072	
Outbuilding Total									34,072	

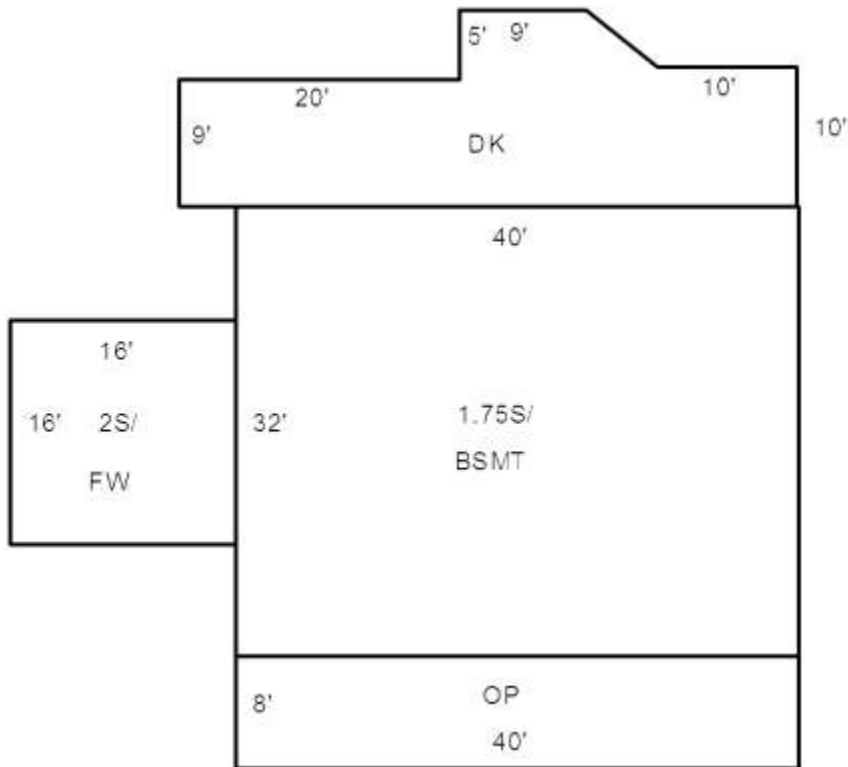
Acpt Land

65,100

Accepted Bldg

173,700 **Total**

238,800



Arrowsic
 Name: CIMMET, STEPHANIE
 PONTTI, ALEXANDER

Valuation Report

12/15/2023

Page 692

Account: 358 Card: 1 of 1

Map/Lot:
 Location:

002-019-001-002
 BALD HEAD ROAD

Neighborhood 7 NEWTOWN HILL

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/24/2005
 Sale Price 116,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
3.50	Acres-Rear Land 1-10	2,000.00	7,000	100%		7,000
Total Acres 5.50			Land Total			157,000

Acpt Land 157,000 **Accepted Bldg** 0 **Total** 157,000

Arrowsic
Name: COMMON PREBLE POINT

Valuation Report

12/15/2023

Page 693

Map/Lot:

006-001

Account: 359 Card: 1 of 1

Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2 COMMON LOT, VALUE AS PART OF OTHER
Tran/Land/Bldg 4 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-MARSH FRONT	100,000	100,000	0%		0	
1.50	Acres-Rear Land 1-10	2,000.00	3,000	0%		0	
Total Acres 3.50					Land Total	0	
Acpt Land		0	Accepted Bldg	0	Total	0	

Arrowsic
 Name: GLAUBITZ, OLIVIA
 GLAUBITZ, JOHN

Valuation Report

12/15/2023
 Page 694
 004-029-003
 DOUBLING POINT RD

Account: 360 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/04/2015
 Sale Price 70,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 5 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 14 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
1.14	Acres-Rear Land 1-10	2,000.00	2,280	100%		2,280
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.14						Land Total 117,280

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,348 Sqft	Grade B 100	Base		217,347
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Generator	Generator Genera			Generator		6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Split System	Cooling	100% Central Air	Heat		1,264
Rooms	7	Secondary Heat	Split System			3,125
Bedrooms	4	Add Fixtures	1			
Baths	3	Half Baths	0	Plumbing		13,125
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	Typical	Typical	Average	Typical	241,111	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		96%	100%	100%	231,467

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	2017	312	B 100	32.760	Ava.	96%	100%	100%	31.450
Open Frame Porch	2017	88	B 100	3.080	Ava.	96%	100%	100%	2.957
Frame Garage	2017	620	B 100	20.775	Ava.	96%	100%	100%	19.944
One Storv Frame	2017	480	B 100	44.400	Ava.	96%	100%	100%	42.624
Encl Frame Porch	2020	168	B 100	8.400	Ava.	96%	100%	100%	8.064
SOLAR MOD	2020	1	C 100	10.000	Ava.	99%	100%	100%	9.900
2,814 SFLA						Outbuilding Total			114,939

Acpt Land 117,300 **Accepted Bldg** 346,400 **Total** 463,700

Arrowsic
Name: GLAUBITZ, OLIVIA
GLAUBITZ, JOHN

Valuation Report

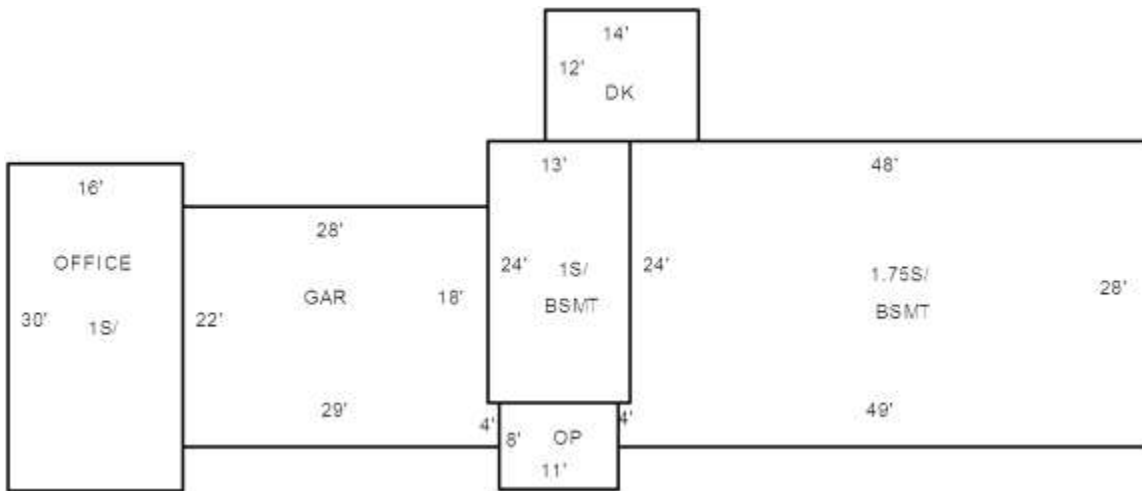
12/15/2023

Page 695

Account: 360 Card: 1 of 1

Map/Lot:
Location:

004-029-003
DOUBLING POINT RD



Arrowsic
Name: BOYCE, BARBARA

Valuation Report

12/15/2023

Page 696

Account: 361 Card: 1 of 1

Map/Lot:
Location:

004-014-003
SPINNEY MILL RD

Neighborhood 35 SPINNEY RD INLAND

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2

Tran/Land/Bldg 4 1 1
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
9.72	Acres-Salt Marsh	100.00	972	100%		972
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 13.72						Land Total 119,972

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,344 Sqft	Grade B 100	Base	266,912
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,500
Heating	100% Radiant Floor	Cooling	0% None	Heat	13,440
Rooms	7	Secondary Heat	Split System		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	16,875
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2000	0	Good	Good	Average	Typical		319,727
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	88%	100%	100%			281,360

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2000	264	B 100	9.240	Ava.	88%	100%	100%	8.131
Wood Deck	2000	144	B 100	1.440	Ava.	88%	100%	100%	1.267
1 Storv/Basement	2000	117	B 100	12.285	Ava.	88%	100%	100%	10.811
Wood Deck	2000	117	B 100	1.170	Ava.	88%	100%	100%	1.030
1 Storv/Basement	2000	132	B 100	13.860	Ava.	88%	100%	100%	12.197
1.50 ST GARAGE	2000	576	B 100	25.274	Ava.	88%	100%	100%	22.241
Wood Deck	2000	108	B 100	1.080	Ava.	88%	100%	100%	950
Frame Shed	2000					- - - - S O U N D V A L U E - - - -			200
Unfin Basement	2000	576	B 100	7.200	Ava.	88%	100%	100%	6.336
2,937 SFLA						Outbuilding Total			63,163

Acpt Land 120,000 **Accepted Bldg** 344,500 **Total** 464,500



Arrowsic
Name: COMMON PREBLE POINT

Valuation Report

12/15/2023
Page 698
006-001-010

Account: 362 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 14 PREBLE POINT

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2 COMMON LOT, VALUED WITH OTHER LOTS
Tran/Land/Bldg 4 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 4

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Acres-COMMON LAND	.00		0%		0
Total Acres 0.58				Land Total		0
Accpt Land		0	Accepted Bldg	0	Total	0

Arrowsic
Name: MALSCH, SAMANTHA

Valuation Report

12/15/2023
Page 699
004-002-001
ROUTE 127

Account: 364 Card: 1 of 2 Map/Lot: Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 2
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1731P189

Reference 2

Tran/Land/Bldg 1 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

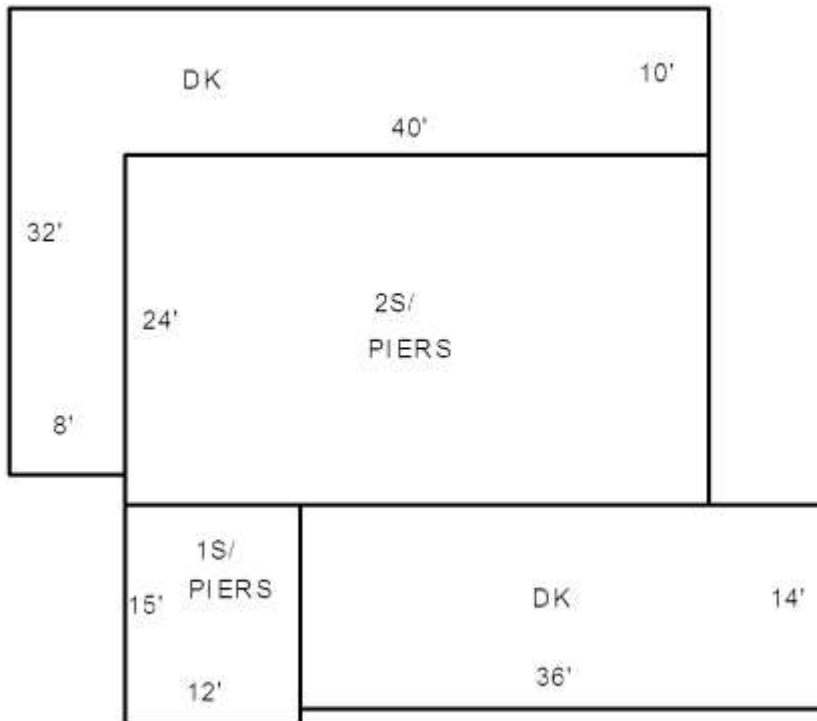
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
1.00	Sites-Additional Sites	6,000.00	6,000	100%		6,000
Total Acres 5.00			Land Total			79,500

Dwelling Description				Replacement Cost New	
Conventional	Two Story	960 Sqft	Grade C 90	Base	154,283
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-5,184
Rooms	6	Secondary Heat	Wood Stove		900
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Above Average	Inadeq.	137,903
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	95%	100%	108,737	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1975	180	C 90	11.988	Ava+	83%	95%	100%	9.453
Wood Deck	1975	504	C 90	3.629	Ava+	83%	95%	100%	2.861
Wood Deck	1975	656	C 90	4.723	Ava+	83%	95%	100%	3.724
Frame Shed	1975	120	D 100	960	Fair	58%	100%	100%	557
2,100 SFLA									16,595
Outbuilding Total									16,595

Acpt Land 79,500 **Accepted Bldg** 125,300 **Total** 204,800



SHED 10X12

Arrowsic
Name: MALSCH, SAMANTHA

Valuation Report

12/15/2023

Page 701

Map/Lot:

004-002-001

Account: 364 Card: 2 of 2

Location:

641 ARROWSIC ROAD

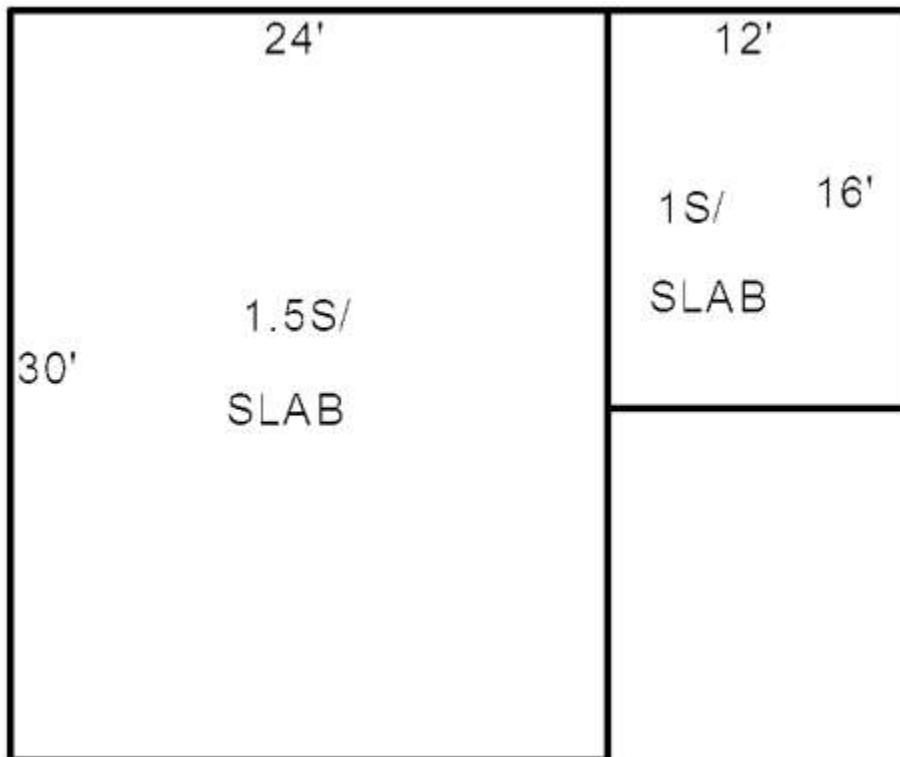
Neighborhood 15 RTE 127

Zoning/Use RUR RES 2
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

SPRING WORK 2019
Reference 1 B1731P189

Reference 2
Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	1982	192	C 100	14.208	Ava+	84%	100%	100%	11.935
1 & 1/2 Storv Fr	1982	720	C 100	69.264	Ava+	84%	100%	100%	58.182
3,372 SFLA									
Outbuilding Total									70,117
Acpt Land			0	Accepted Bldg		70,100	Total		70,100



Arrowsic
Name: MALSCH, SAMANTHA

Valuation Report

12/15/2023

Page 703

Map/Lot:

004-002-001

Location:

641 ARROWSIC ROAD

Account: 364

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	79,500	125,300	204,800	79,500	125,300	204,800
2	0	70,100	70,100	0	70,100	70,100
TOTAL	79,500	195,400	274,900	79,500	195,400	274,900

Arrowsic
 Name: SALCINES, KEITH A
 KOKENOS, MARIA

Valuation Report

12/15/2023

Page 704

Account: 365 Card: 1 of 1

Map/Lot:
 Location:

003-027-002
 725 OLD STAGE RD

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/28/2019
 Sale Price 205,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1693P166

Reference 2

Tran/Land/Bldg 3 1 1

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.07	Acres-Rear Land 1-10	2,000.00	4,140	100%		4,140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 4.07						Land Total 71,640

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	76,624
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	576
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-576
Rooms	3	Secondary Heat	Wood Stove		1,000
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,282
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Average	Typical	81,906	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	100%	100%	54,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	1950	128	C 100	5.120	Ava.	67%	100%	100%	3.430	
1 Storv/Basement	1950	143	C 100	12.012	Ava.	67%	100%	100%	8.048	
1.75 ST GARAGE	1950	576	C 100	21.816	Ava.	67%	100%	100%	14.617	
Frame Shed	1950	80	C 100	800	Ava.	67%	100%	100%	536	
RES. GREENHOUSE	1950			---- S O U N D V A L U E ----						200
Wood Deck	2020	64	C 100	512	Ava.	67%	100%	100%	343	
YURT	2020			---- S O U N D V A L U E ----						12,000
719 SFLA				Outbuilding Total						39,174

Acpt Land

71,600

Accepted Bldg

94,100

Total

165,700

Arrowsic
Name: SALCINES, KEITH A
KOKENOS, MARIA
Account: 365 Card: 1 of 1

Valuation Report

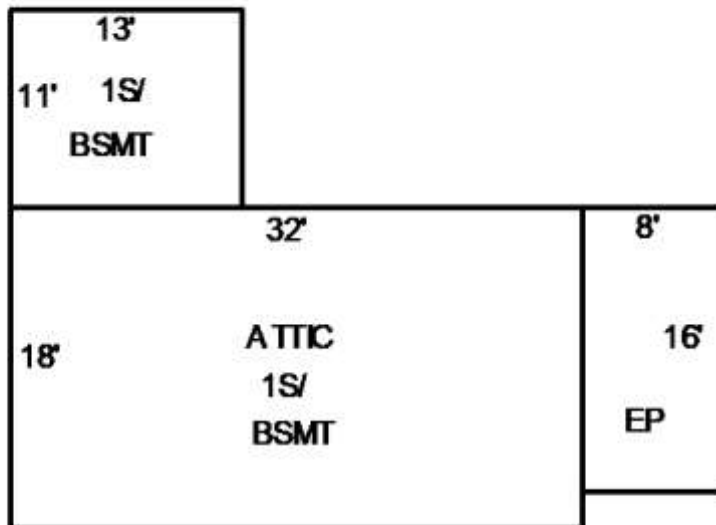
Map/Lot:
Location:

12/15/2023
Page 705
003-027-002
725 OLD STAGE RD



YURT 24 DIA METER

DECK 8X8



1.75 GAR

SHED 8X10

Arrowsic
Name: STONE, JOHN KP

Valuation Report

12/15/2023

Page 706

Map/Lot:

002-003-001

Location:

BALD HEAD ROAD

Account: 367 Card: 1 of 1

Neighborhood 6 BUTLER COVE

Sale Data
Sale Date 04/28/2006
Sale Price 360,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use RUR RES 2 & Shoreland
Topography Rolling
Utilities
Street Gravel

Reference 1 B2716P132

Reference 2

Tran/Land/Bldg 4 10 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.32	Acres-EXCESS FRONTAGE	40,000.00	12,800	100%		12,800
0.67	Acres-Rear Land 1-10	2,000.00	1,340	100%		1,340
Total Acres 2.99			Land Total			204,140

Acpt Land 204,100 **Accepted Bldg** 0 **Total** 204,100

Arrowsic
 Name: MOUTEVELIS-BURGESS, POLLY
 BURGESS, PAUL A

Valuation Report

12/15/2023

Page 707

Account: 368 Card: 1 of 1

Map/Lot:
 Location:

004-030-003
 30 COVE VIEW LANE

Neighborhood 30 DOUBLING POINT RD

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/06/2007
 Sale Price 593,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 5 10 1
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.15	Acres-EXCESS FRONTAGE	40,000.00	6,000	100%		6,000
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.50						Land Total 211,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,064 Sqft	Grade B 100	Base	225,472
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,980
Rooms	8	Secondary Heat	Gas Stove		4,535
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Good	Typical	Above Average	Typical	252,362
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Storv/Basement	1985	315	B 100	33.075	Ava+	87%	100%	100%	28.775
Open Frame Porch	1985	60	B 100	2.100	Ava+	87%	100%	100%	1.827
Wood Deck	1985	105	B 100	1.050	Ava+	87%	100%	100%	914
2S Frame Garaae	1985	624	B 100	29.080	Ava+	87%	100%	100%	25.300
Patio	1985	352	B 100	1.760	Ava+	87%	100%	100%	1.531
Wood Deck	1985	300	B 100	3.000	Ava+	87%	100%	100%	2.610
Canopy	1985	144	B 100	1.260	Ava+	87%	100%	100%	1.096
DOCK SYSTEM AVE	2017	1	C 100	25.000	Ava.	99%	100%	100%	24.750
2,443 SFLA									Outbuilding Total 86,803

Acpt Land

211,700

Accepted Bldg

306,400 **Total**

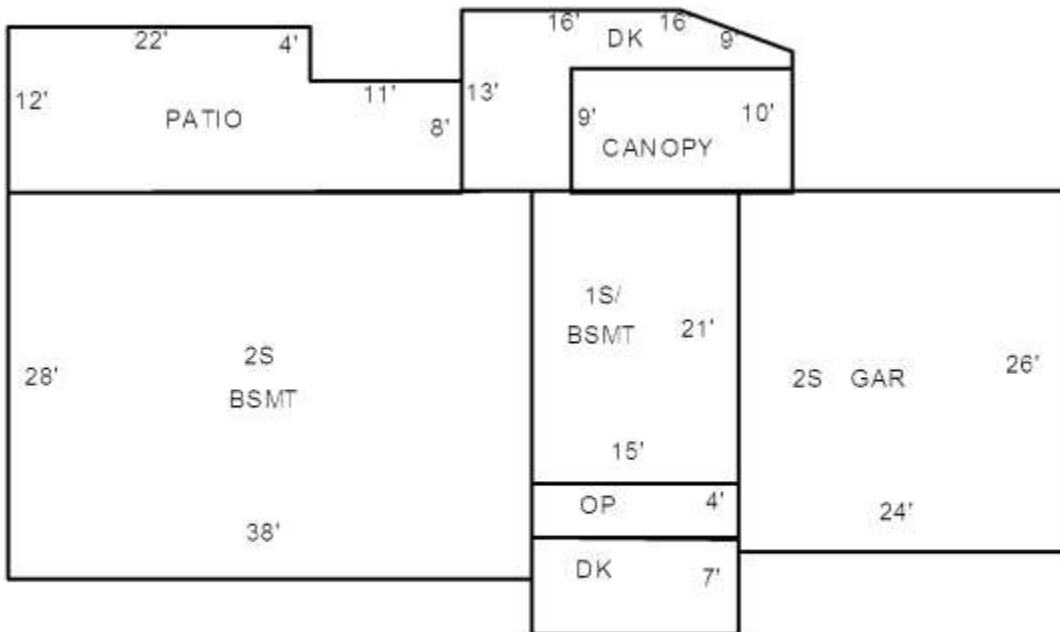
518,100

Arrowsic
 Name: MOUTEVELIS-BURGESS, POLLY
 BURGESS, PAUL A
 Account: 368 Card: 1 of 1

Valuation Report

Map/Lot:
 Location:

12/15/2023
 Page 708
 004-030-003
 30 COVE VIEW LANE



AVG DOCK SYSTEM

Arrowsic
 Name: GALUZA, JAMES J
 GALUZA, ANDREA L

Valuation Report

12/15/2023

Page 709

Account: 372 Card: 1 of 1

Map/Lot:
 Location:

002-016-003
 114 BALD HEAD RD

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 2 & RP
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 08/10/2006
 Sale Price 30,000
 Sale Type Land Only
 Financing
 Verified Public Record
 Validity Related Parties

Reference 1 B2760P289

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	120%	Environmen	96,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
2.00	Acres-Rear Land 20 +	1,000.00	2,000	100%		2,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 24.00			Land Total			151,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,644 Sqft	Grade B 110	Base	218,308
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	2,261
Generator	Generator Genera			Generator	6,875
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1472 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,480
Heating	100% Split System	Cooling	0% None	Heat	-2,261
Rooms	7	Secondary Heat	Gas Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	10,313
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,130
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	277,106
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	263,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	96	B 110	3.696	Ava.	95%	100%	100%	3,511
Wood Deck	2015	96	B 110	1.056	Ava.	95%	100%	100%	1,003
1.75 ST GARAGE	2015	728	B 110	37.605	Ava.	95%	100%	100%	35,725
Canovv	2015	90	B 110	867	Ava.	95%	100%	100%	824
Wood Deck	2015	90	B 110	990	Ava.	95%	100%	100%	940
Canovv	2015	350	D 100	1.960	Ava.	95%	100%	100%	1,862
SHOP/SHED	2015	620	C 110	10.230	Ava.	95%	100%	100%	9,718
1,644 SFLA									
Outbuilding Total									53,583

Acpt Land

151,000

Accepted Bldg

316,800 **Total**

467,800

Arrowsic
Name: GALUZA, JAMES J
GALUZA, ANDREA L
Account: 372 Card: 1 of 1

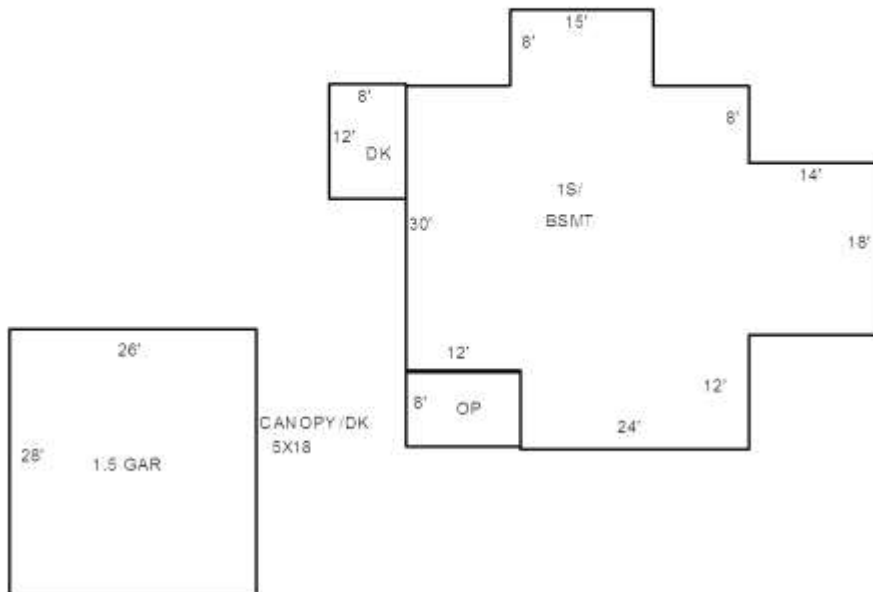
Valuation Report

Map/Lot:
Location:

12/15/2023
Page 710
002-016-003
114 BALD HEAD RD



CANOPY 14X25
SHOP 30X31 - 12" WALLS



Arrowsic
Name: COMMON STONETREE

Valuation Report

12/15/2023
Page 711
005-011-011

Account: 373 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 1 SASANOA SHORES

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 52

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-COMMON LAND	.00		100%		0
Total Acres 3.68				Land Total		0
Acpt Land		0	Accepted Bldg	0	Total	0

Arrowsic
Name: COMMON WHITEMORES

Valuation Report

12/15/2023
Page 712
005-004-026

Account: 374 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 WHITMORE'S LANDING

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 4 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-COMMON LAND	.00		100%		0
Total Acres 0.96				Land Total		0
Accpt Land		0	Accepted Bldg	0	Total	0

Arrowsic
 Name: Klein, Angela G
 Klein, Gregory B

Valuation Report

12/15/2023
 Page 713
 003-031-006
 23 Arrowhead Lane

Account: 375 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 3 ARROWHEAD ESTATES

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 05/06/2022
 Sale Price 86,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2803P47 & B2801P154

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	64,000.00	64,000	100%		64,000
1.00	Acres-Salt Marsh	100.00	100	100%		100
2.31	Acres-Rear Land 1-10	2,000.00	4,620	100%		4,620
Total Acres 5.31			Land Total			68,720

Acpt Land 68,700 **Accepted Bldg** 0 **Total** 68,700

Arrowsic
Name: VREELAND, THOMAS

Valuation Report

12/15/2023

Page 714

Account: 376 Card: 1 of 1

Map/Lot:
Location:

005-014-004
SASANOVA SHORES

Neighborhood 1 SASANOVA SHORES

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/31/2007
Sale Price 385,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2928P43

Reference 2

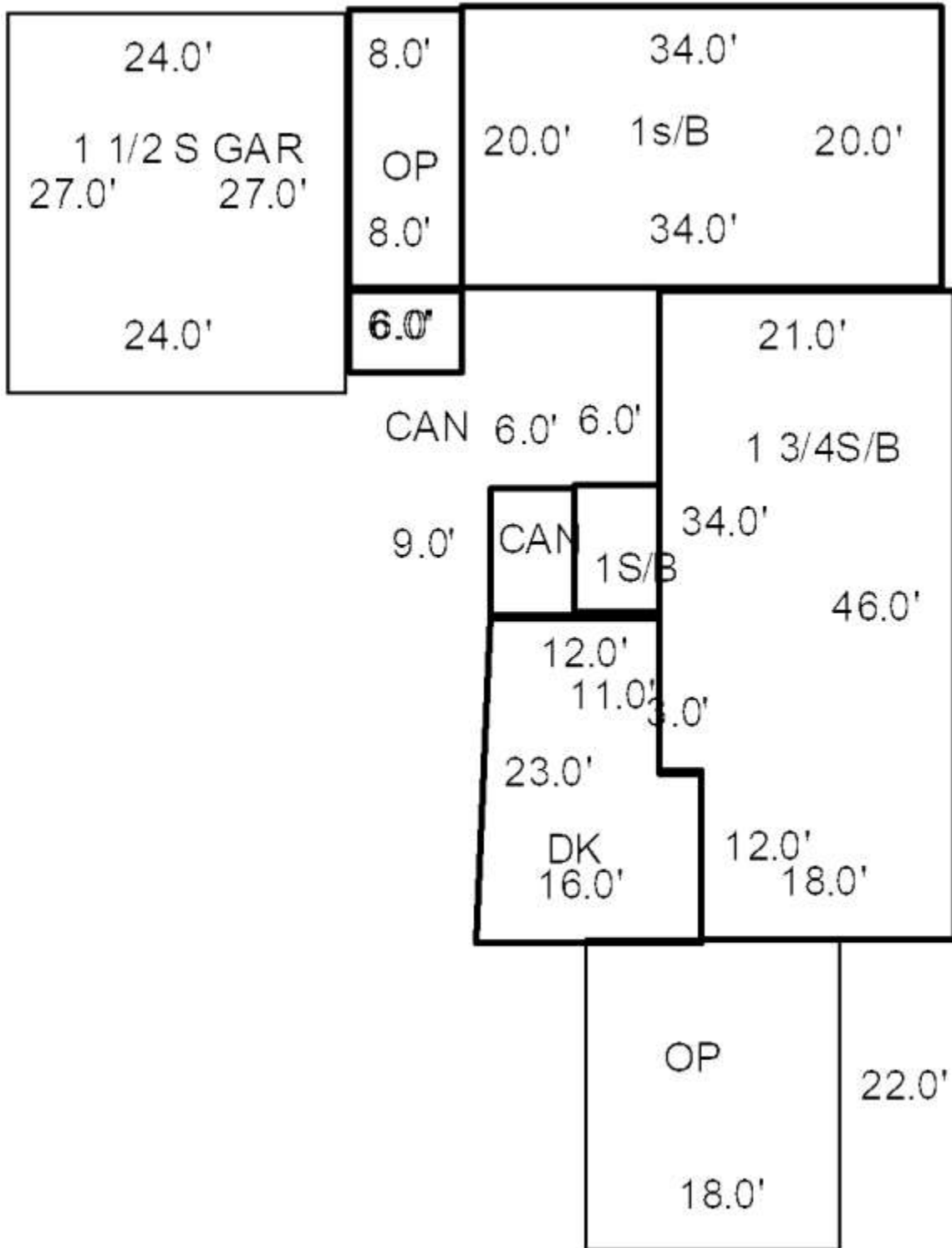
Tran/Land/Bldg 0 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 52

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
1.25	Acres-EXCESS FRONTAGE	40,000.00	50,000	100%		50,000
1.25	Acres-Rear Land 1-10	2,000.00	2,500	100%		2,500
0.00	# -Lot Improvements	1,000.00	2,000	100%		0
Total Acres 4.50			Land Total			242,500

Accpt Land 242,500 **Accepted Bldg** 0 **Total** 242,500



Arrowsic
Name: KOUFMAN, ELAINE

Valuation Report

12/15/2023

Page 716

Map/Lot:

005-014-003

Location:

11 Birch Landing

Account: 377 Card: 1 of 1

Neighborhood 1 SASANOA SHORES

Sale Data

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 06/18/2014
Sale Price 92,500
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2

Tran/Land/Bldg 1 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 52

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.50	Acres-EXCESS FRONTAGE	40,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.50						Land Total 225,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,176 Sqft	Grade C 110	Base	173,064
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,821
Rooms	5	Secondary Heat	Gas Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	Typical	Typical	Average	Typical	186,035	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	176,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2015	32	C 110	282	Ava.	95%	100%	100%	268
One Storv Frame	2015	256	C 110	20.838	Ava.	95%	100%	100%	19.796
Frame Garage	2015	576	C 100	15.476	Ava.	95%	100%	100%	14.702
2,020 SFLA						Outbuilding Total			34,766

Acpt Land

225,000

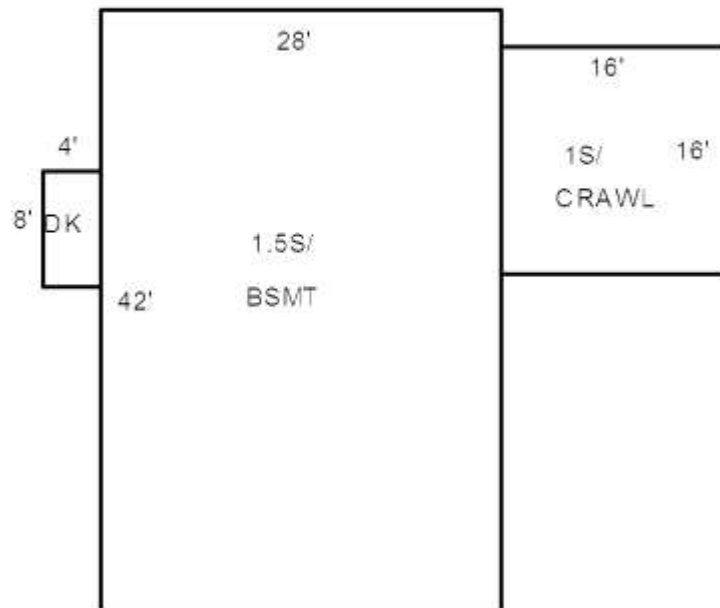
Accepted Bldg

211,500 **Total**

436,500



GAR 24X24



Arrowsic
 Name: FOLKERTS, JACLYN P
 FOLKERTS, RANDI J

Valuation Report

12/15/2023
 Page 718
 005-014-005

Account: 378 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 31 SASANOVA SHORES 2

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 01/22/2015
 Sale Price 71,750
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

SPRING WORK 2018

Reference 1
 Reference 2

Tran/Land/Bldg 5 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.25	Acres-EXCESS FRONTAGE	20,000.00	5,000	100%		5,000
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
Total Acres 2.90			Land Total			166,300

Accpt Land 166,300 **Accepted Bldg** 0 **Total** 166,300

Arrowsic
 Name: JOHNSON, RANDOLPH W
 JOHNSON, DEBORAH L
 Account: 379 Card: 1 of 1

Valuation Report

12/15/2023
 Page 719
 005-014-006

Map/Lot:
 Location:

Neighborhood 31 SASANOA SHORES 2

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

SPRING WORK 2018

Reference 1
 Reference 2

Tran/Land/Bldg 3 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 4

Sale Data

Sale Date 03/19/2019
 Sale Price 438,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Multiple Listing
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.30	Acres-EXCESS FRONTAGE	20,000.00	6,000	100%		6,000
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.80						Land Total 184,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,148 Sqft	Grade B 100	Base	148,690
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,305
Rooms	6	Secondary Heat	Gas Stove		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	Floor & Stairs			Attic	4,305
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Average	Typical	167,925
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	100%	100%	161,208	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Storv/Basement	2017	693	B 100	91.996	Ava.	96%	100%	100%	88.316
Wood Deck	2017	156	B 100	1.560	Ava.	96%	100%	100%	1.498
Wood Deck	2017	160	B 100	1.600	Ava.	96%	100%	100%	1.536
2,188 SFLA									Outbuilding Total 91,350

Acpt Land

184,000

Accepted Bldg

252,600 **Total**

436,600

Arrowsic
Name: JOHNSON, RANDOLPH W
JOHNSON, DEBORAH L
Account: 379 Card: 1 of 1

Valuation Report

12/15/2023
Page 720
005-014-006

Map/Lot:
Location:



Arrowsic
 Name: LR INVESTMENTS TRUST
 C/O LAWRENCE RONCO JR

Valuation Report

12/15/2023
 Page 721
 005-014-007

Account: 380 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 31 SASANOA SHORES 2

Zoning/Use RUR RES 1 & SP
 Topography Level
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/25/2016
 Sale Price 71,500
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 4 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.40	Acres-EXCESS FRONTAGE	20,000.00	8,000	100%		8,000
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.40						Land Total 195,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,344 Sqft	Grade B 100	Base		266,912
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	100% Central Air	Heat		5,040
Rooms	7	Secondary Heat	Gas Stove			
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		286,952
2018	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	278,343

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Storv/Basement	2018	256	B 100	26.880	Ava.	97%	100%	100%	26.074
1 Storv/Basement	2018	261	B 100	27.405	Ava.	97%	100%	100%	26.583
1S AD/GAR	2018	784	B 100	98.625	Ava.	97%	100%	100%	95.666
Wood Deck	2018	800	B 100	8.000	Ava.	97%	100%	100%	7.760
Open Frame Porch	2018	150	B 100	5.250	Ava.	97%	100%	100%	5.092
3,989 SFLA									Outbuilding Total 161,175

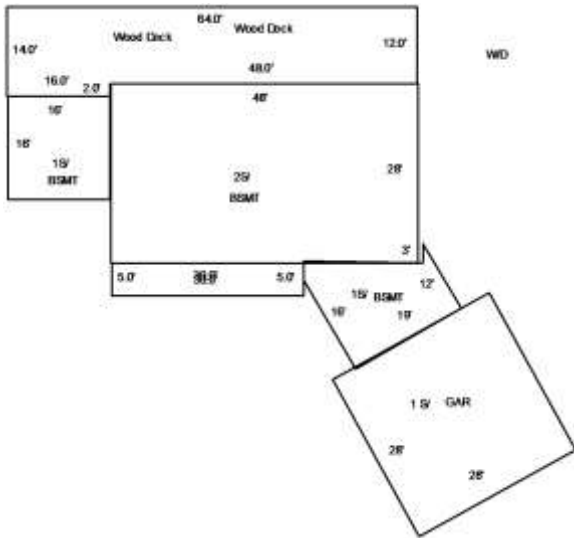
Acpt Land 195,000 **Accepted Bldg** 439,500 **Total** 634,500

Arrowsic
Name: LR INVESTMENTS TRUST
C/O LAWRENCE RONCO JR
Account: 380 Card: 1 of 1

Valuation Report

12/15/2023
Page 722
005-014-007

Map/Lot:
Location:



Arrowsic
 Name: SASANOA SHORES COMMON LAND

Valuation Report

12/15/2023
 Page 723
 005-014-008
 COMMON LAND

Account: 381 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 4 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
15.50	Acres-COMMON LAND	.00		100%	Restiction	0	
Total Acres 15.50				Land Total		0	
Acpt Land		0	Accepted Bldg		0	Total	
						0	

Arrowsic
Name: ROOT, EMMA K

Valuation Report

12/15/2023

Page 724

Map/Lot:

004-036-001

Account: 385 Card: 1 of 1

Location:

504 ARROWSIC ROAD

Neighborhood 15 RTE 127

Sale Data
Sale Date 12/12/2022
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Related Parties

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 4 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	80%	Access	42,000	
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000	
Total Acres 4.00			Land Total		46,000		
Acpt Land		46,000	Accepted Bldg		0	Total	46,000

Arrowsic
 Name: CLARK, SHARON A
 CLARK, LARRY G

Valuation Report

12/15/2023

Page 725

Account: 386 Card: 1 of 1

Map/Lot:
 Location:

004-050-004
 OLD STAGE ROAD

Neighborhood 29 CROSBY RD

Sale Data

Zoning/Use RUR RES 1 & SP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 06/11/2019
 Sale Price 180,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1764P325

Reference 2

Tran/Land/Bldg 1 1 9

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
6.30	Acres-Rear Land 1-10	2,000.00	12,600	100%		12,600
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 8.30						Land Total 80,100

Dwelling Description

Replacement Cost New

Other	One Story	2,128 Sqft	Grade D 110	Base	168,495
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Hot Air	Cooling	0% None	Heat	0
Rooms	6	Secondary Heat	Gas Stove		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,520
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	182,575
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	160,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	217	D 110	1.528	Ava.	88%	100%	100%	1.345
Wood Deck	2000	128	D 110	901	Ava.	88%	100%	100%	793
Frame Garae	2010	816	C 100	21.716	Ava.	93%	100%	100%	20.196
2,128 SFLA						Outbuilding Total			22,334

Acpt Land

80,100

Accepted Bldg

183,000 **Total**

263,100

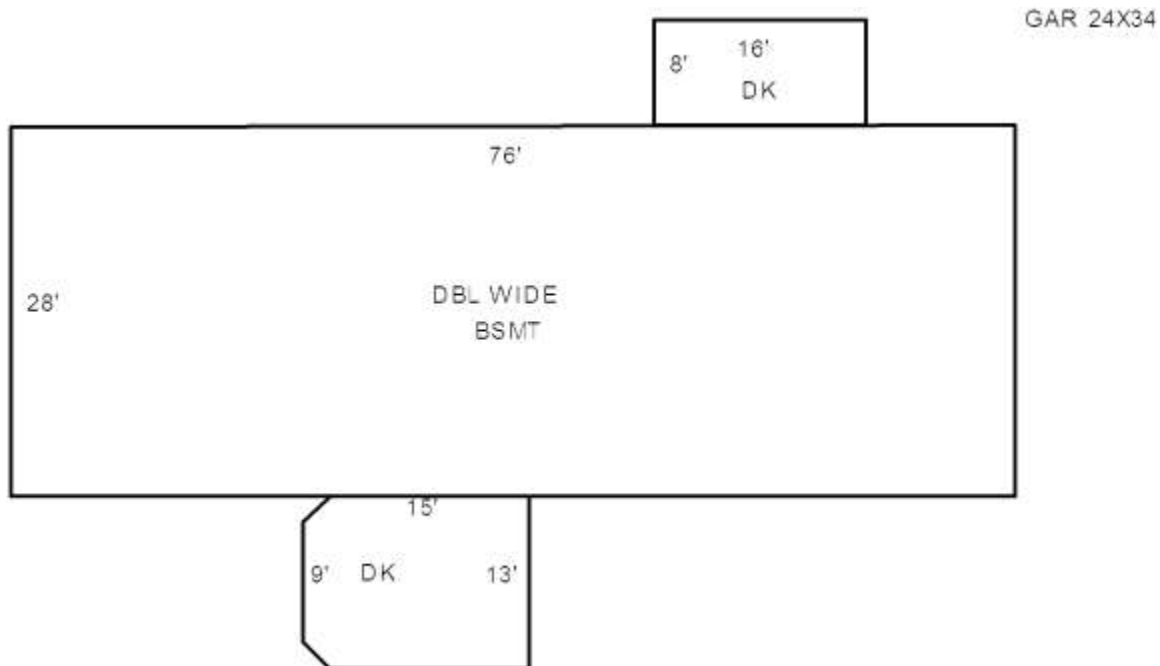
Arrowsic
Name: CLARK, SHARON A
CLARK, LARRY G

Valuation Report

12/15/2023
Page 726
004-050-004
OLD STAGE ROAD

Account: 386 Card: 1 of 1

Map/Lot:
Location:



Account: 387 Card: 1 of 1

Map/Lot: 004-046-002
Location: 577 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Zoning/Use: RUR RES 2
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/01/2000
Sale Price: 105,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B1780P279
Reference 2:
Tran/Land/Bldg: 1 1 1
Farm Land (Year): 0 Open 0
Exemption(s): 12 3 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.27	Acres-Rear Land 1-10	2,000.00	6,540	100%		6,540
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.27					Land Total	74,040

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,184 Sqft	Grade B 100	Base	155,060
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Brick &/or Stone	Basement	Crawl	Basement	-16,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	-4,440
Rooms	8	Secondary Heat	Wood Stove		1,250
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,625
Attic	Full Finished			Attic	42,690
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

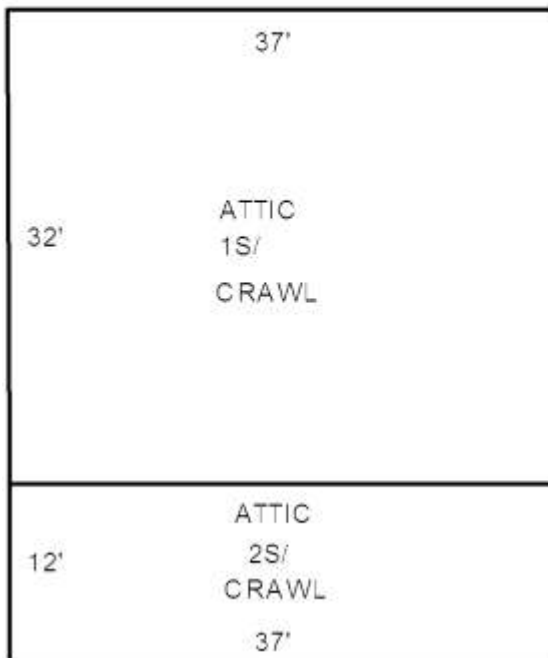
Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Inadeq.		
1850	2010	Typical	Typical	Good			195,155
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	78%	95%	100%	144,610		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Two Storv Frame	1850	444	B 100	65.712	Good	78%	95%	100%	48.692
Finished Attic	1850	444	B 100	9.232	Good	78%	95%	100%	6.841
Open Frame Porch	1850	100	C 100	2.800	Ava.	67%	100%	100%	1.876
Frame Shed	1850	299	C 100	2.990	Ava.	67%	100%	100%	2.003
Frame Shed	1850	252	C 100	2.520	Ava.	67%	100%	100%	1.688
2,294 SFLA									61,100
Outbuilding Total									61,100

Acpt Land 74,000 **Accepted Bldg** 205,700 **Total** 279,700



OP 10X10



SHED 13X23+12X21

Arrowsic
Name: DUNN, LUCY E

Valuation Report

12/15/2023
Page 729
003-027-005

Account: 391 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date 08/25/2010
Sale Price 12,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500	
0.67	Acres-Rear Land 1-10	2,000.00	1,340	100%		1,340	
Total Acres 2.67					Land Total	53,840	
Acpt Land		53,800	Accepted Bldg		0	Total	53,800

Arrowsic
Name: THE NATURE CONSERVANCY

Valuation Report

12/15/2023
Page 730
003-020-001
STEEN ROAD

Account: 393 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & RP
Topography LevelRolling
Utilities None
Street Gravel

Sale Data
Sale Date 04/29/2004
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B1834P050,B2388P102
Reference 2
Tran/Land/Bldg 4 10 99
Farm Land (Year) 0 Open 0
Exemption(s) 48 0 0 Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000	
2.00	Acres-EXCESS FRONTAGE	40,000.00	80,000	100%		80,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
25.00	Acres-Salt Marsh	200.00	5,000	100%		5,000	
6.78	Acres-Rear Land 11-20	1,800.00	12,204	100%		12,204	
Total Acres 45.78			Land Total			307,204	

Accpt Land 307,200 **Accepted Bldg** 0 **Total** 307,200

Arrowsic
Name: STONE, JOHN F., JR

Valuation Report

12/15/2023

Page 731

Map/Lot:

005-033

Account: 395 Card: 1 of 1

Location:

OLD STAGE ROAD

Neighborhood 15 RTE 127

Sale Data

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Right of Way

Sale Date 07/30/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B657P156,B2824P307

Reference 2

Tran/Land/Bldg 4 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-INLAND LOT	52,500.00	37,123	100%	Access	37,123
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
0.30	Acres-Waste Land	100.00	30	100%		30
Total Acres 10.30			Land Total			55,153

Accpt Land 55,200 **Accepted Bldg** 0 **Total** 55,200

Account: 396 Card: 1 of 1

Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 3 10 1

Farm Land (Year) 0 Open 0

Exemption(s) 40 0 0 Land Schedule 5

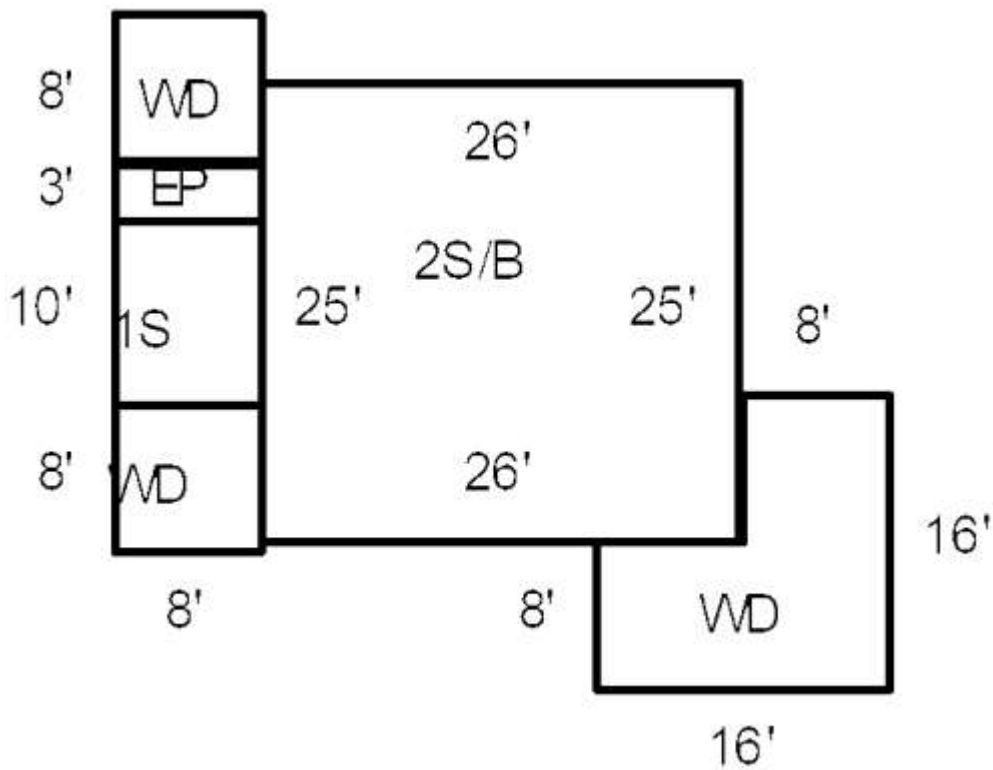
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.13			Land Total			205,260

Dwelling Description				Replacement Cost New		
Conventional	Two Story	650 Sqft	Grade C 100	Base		133,987
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1900	1980	Typical	Typical	Above Average	Typical		136,037
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	100,667

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1990	144	C 100	1.152	Ava.	83%	100%	100%	956	
One Storv Frame	1900	80	C 100	5.920	Ava+	74%	100%	100%	4.381	
Encl Frame Porch	1900	24	C 100	960	Ava+	74%	100%	100%	710	
Wood Deck	1980	64	C 100	512	Ava.	78%	100%	100%	399	
Wood Deck	1900	64	C 100	512	Ava+	74%	100%	100%	379	
Masonrv Shed	1900	120	B 100	2.848	Ava.	67%	100%	100%	1.908	
Frame Shed	1900	247	C 100	2.470	Ava.	67%	100%	100%	1.655	
1,380 SFLA										
Outbuilding Total									10,388	

Acpt Land	205,300	Accepted Bldg	111,100	Total	316,400
------------------	---------	----------------------	---------	--------------	---------



Arrowsic
 Name: KEPLER, MARGARET
 C/O JAMES SPENCER

Valuation Report

12/15/2023

Page 734

Account: 400 Card: 1 of 1

Map/Lot:
 Location:

005-042
 OLD STAGE ROAD

Neighborhood 37 PALACE COVE

Sale Data

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities None
 Street Paved

Sale Date 02/03/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B871P208,B2695P263

Reference 2

Tran/Land/Bldg 5 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	100%		160,000
0.50	Acres-EXCESS FRONTAGE	20,000.00	10,000	100%		10,000
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
Total Acres 3.40						Land Total 171,800

Dwelling Description

Replacement Cost New

Primitive	One Story	300 Sqft	Grade D 90	Base	20,637
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,024
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% No heat	Cooling	0% None	Heat	-864
Rooms	2	Secondary Heat	Wood Stove		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-432
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	None	None	Below Average	Typical	13,077
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	81%	100%	5,296	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Shed	1960							100
300 SFLA								100
----- S O U N D V A L U E -----								100
Outbuilding Total								100

Acpt Land

171,800

Accepted Bldg

5,400 **Total**

177,200

Arrowsic
Name: KEPLER, MARGARET
C/O JAMES SPENCER

Valuation Report

12/15/2023
Page 735
005-042
OLD STAGE ROAD

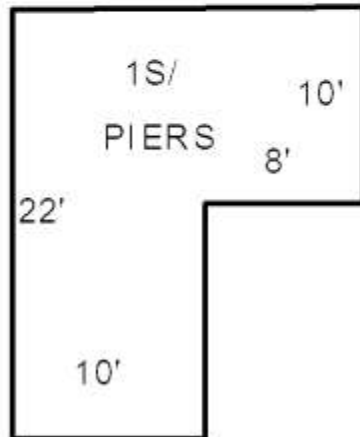
Account: 400 Card: 1 of 1

Map/Lot:
Location:



OH

SHED=SV



Arrowsic
 Name: DUNN, FLOYD L JR

Valuation Report

12/15/2023
 Page 736
 003-027-004

Account: 403 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street None

Reference 1 B1745P284

Reference 2

Tran/Land/Bldg 4 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-U/Imp.SubStand.L	8,000.00	7,360	100%		7,360	
Total Acres 0.92					Land Total	7,360	
Acpt Land		7,400	Accepted Bldg		0	Total	7,400

Arrowsic
 Name: DUNN, FLOYD
 DUNN, SALLY

Valuation Report

12/15/2023
 Page 737
 003-027-003

Account: 404 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/17/2020
 Sale Price 179,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
4.18	Acres-Rear Land 1-10	2,000.00	8,360	100%		8,360
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 6.18						75,860

Dwelling Description				Replacement Cost New		
Other	One Story	1,296 Sqft	Grade D 100	Base		103,923
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Hot Air	Cooling	0% None	Heat		0
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	96,118
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	84,584	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Patio	2000	336	D 100	1.075	Ava.	946
Frame Garage	2000	800	C 100	21.300	Ava.	18,744
Frame Shed	2000	28	C 100	280	Ava.	246
Frame Shed	2000	48	C 100	480	Ava.	422
1,296 SFLA						20,358

Acpt Land 75,900 **Accepted Bldg** 104,900 **Total** 180,800

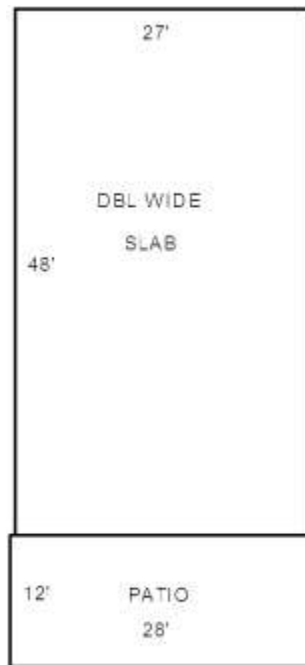
Arrowsic
Name: DUNN, FLOYD
DUNN, SALLY
Account: 404

Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 738
003-027-003



GAR 20X24+16X20

SHED 4X7

SHED 6X8

Arrowsic
 Name: LOVSKA, MICHAEL W
 TUCKER, PRISCILLA K

Valuation Report

12/15/2023

Page 739

Account: 405 Card: 1 of 1

Map/Lot: 002-019-002-001
 Location: 348 BALD HEAD ROAD

Neighborhood 7 NEWTOWN HILL

Sale Data

Zoning/Use RUR RES 2
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 07/26/2019
 Sale Price 490,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1891P287

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.00						Land Total 121,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	910 Sqft	Grade B 100	Base	202,680
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	1,138
Generator	Generator Genera			Generator	6,250
Foundation	Concrete Slab	Basement	Dry None	Basement	-12,513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	9,100
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Above Average	Typical	222,905	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	207,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Storv Frame	2003	50	B 100	4.625	Ava+	93%	100%	100%	4.301
Open Frame Porch	2003	50	B 100	1.750	Ava+	93%	100%	100%	1.628
One Storv Frame	2003	96	B 100	8.880	Ava+	93%	100%	100%	8.258
Open Frame Porch	2003	48	B 100	1.680	Ava+	93%	100%	100%	1.562
Open Frame Porch	2003	144	B 100	5.040	Ava+	93%	100%	100%	4.687
Open Frame Porch	2003	120	B 100	4.200	Ava+	93%	100%	100%	3.906
1 & 1/2 Storv Fr	2003	606	B 100	72.871	Ava+	93%	100%	100%	67.770
OUTSIDE SHOWER	2003	1	C 100	500	Ava.	89%	100%	100%	445
1 ST GARAGE	2020	432	C 100	11.732	Ava.	97%	100%	100%	11.380
Canopv	2020	120	C 100	840	Ava.	97%	100%	100%	815
2,875 SFLA									
Outbuilding Total									104,752

Acpt Land

121,000

Accepted Bldg

312,100

Total

433,100

Arrowsic
Name: LOVISKA, MICHAEL W
TUCKER, PRISCILLA K
Account: 405 Card: 1 of 1

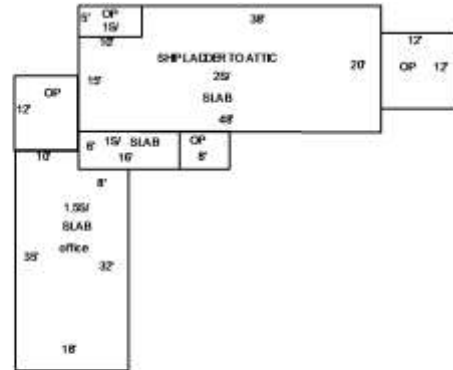
Valuation Report

12/15/2023

Page 740

Map/Lot:
Location:

002-019-002-001
348 BALD HEAD ROAD



GAR 18024
CANDY 5124

OUTSIDE SHOWER

Arrowsic
 Name: ELWELL, JULIE ANN
 ROY, ROY, SHARON

Valuation Report

12/15/2023
 Page 741
 003-024-002
 OLD STAGE RD

Account: 406 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 2 & RP
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1991P276
 Reference 2
 Tran/Land/Bldg 5 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
3.25	Acres-Rear Land 1-10	2,000.00	6,500	100%		6,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.25					Land Total	74,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	Base		143,435
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,435
Rooms	6	Secondary Heat	Gas Stove			3,128
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,400
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2001	0	Typical	Typical	Average	Typical	163,648	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	144,010

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2001	120	C 110	3.696	Ava.	88%	100%	100%	3.252	
Wood Deck	2001	76	C 110	669	Ava.	88%	100%	100%	589	
Encl Frame Porch	2001	64	C 110	2.816	Ava.	88%	100%	100%	2.478	
BSMT ENTRY	2001	30	C 110	330	Ava.	88%	100%	100%	290	
Frame Shed	2001	120	D 100	960	Ava.	88%	100%	100%	845	
1.50 ST GARAGE	2001	672	C 100	23.464	Ava.	88%	100%	100%	20.648	
Canopv	2001	200	C 100	1.400	Ava.	88%	100%	100%	1.232	
1,344 SFLA										
Outbuilding Total									29,334	

Acpt Land 74,000 **Accepted Bldg** 173,300 **Total** 247,300

Arrowsic
Name: ELWELL, JULIE ANN
ROY, ROY, SHARON

Valuation Report

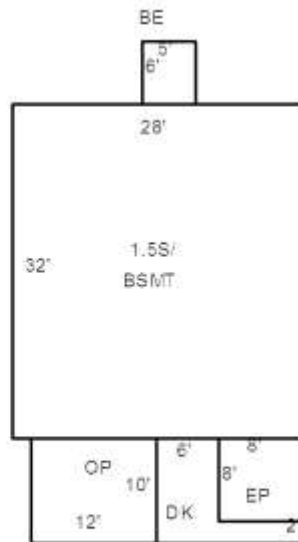
12/15/2023
Page 742
003-024-002
OLD STAGE RD

Account: 406 Card: 1 of 1

Map/Lot:
Location:



SHED 10X12



1.5 GAR 24X28

CANOPY 10X20

Arrowsic
 Name: BACHMAN, KEVIN
 SCHULTZ, SCHULTZ, TONDRA
 Account: 409 Card: 1 of 1

Valuation Report

12/15/2023
 Page 743
 Map/Lot: 005-033-002
 Location: OLD STAGE RD.

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 06/22/2018
 Sale Price 65,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 4 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
0.83	Acres-Rear Land 1-10	2,000.00	1,660	100%		1,660
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.83						Land Total 69,160

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	806 Sqft	Grade C 110	Base	133,911
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,753
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-1,330
Rooms	4	Secondary Heat	Gas Stove		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	665
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2018	0	Typical	Typical	Average	Typical		128,443
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	124,590

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2018	312	C 110	25.397	Ava.	97%	100%	100%	24.635	
Wood Deck	2018	160	C 110	1.408	Ava.	97%	100%	100%	1.366	
Wood Deck	2018	231	C 110	2.033	Ava.	97%	100%	100%	1.972	
Frame Shed	2018	48	C 110	528	Ava.	97%	100%	100%	512	
Frame Garage	2018	896	B 100	29.745	Ava.	97%	100%	100%	28.853	
1,521 SFLA										
Outbuilding Total									57,338	

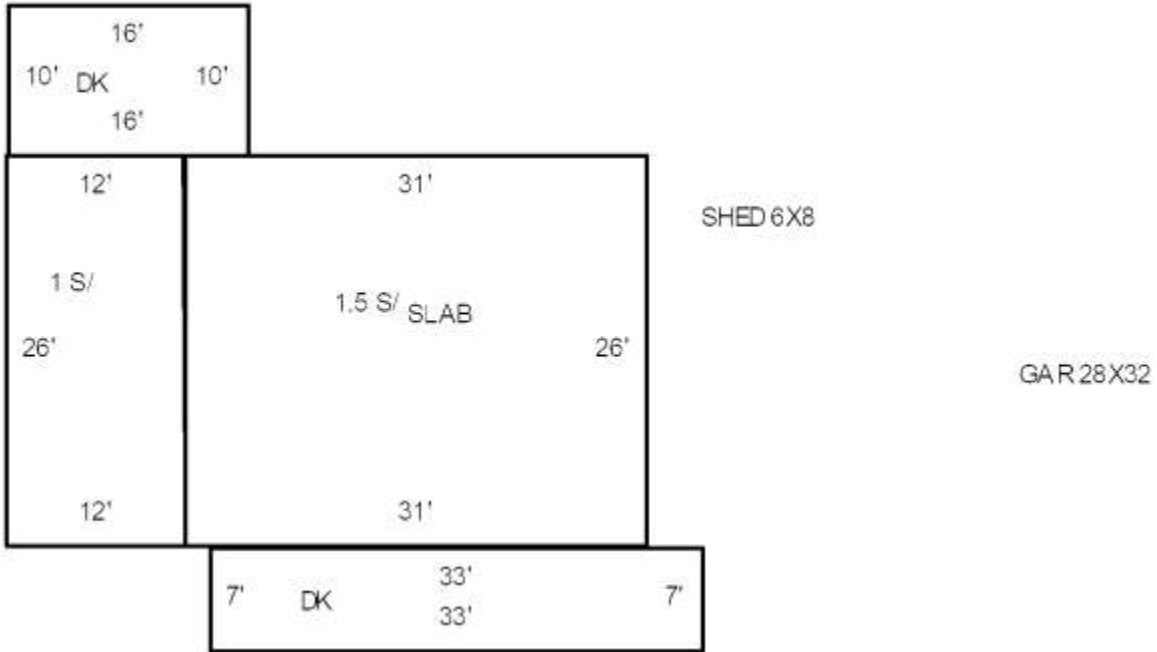
Acpt Land 69,200 **Accepted Bldg** 181,900 **Total** 251,100

Arrowsic
Name: BACHMAN, KEVIN
SCHULTZ, SCHULTZ, TONDRA
Account: 409 Card: 1 of 1

Valuation Report

12/15/2023
Page 744
005-033-002
OLD STAGE RD.

Map/Lot:
Location:



Account: 410 Card: 1 of 1

Neighborhood 35 SPINNEY RD INLAND

Zoning/Use RUR RES 1 & SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2003
Sale Price 172,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2205P0186
Reference 2
Tran/Land/Bldg 5 1 0
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 1

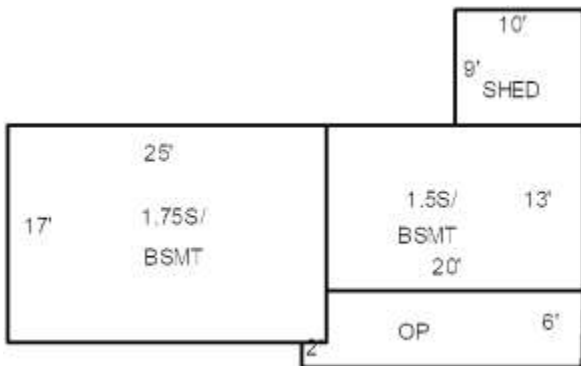
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.51	Acres-INLAND LOT	100,000	86,891	100%		86,891
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 1.51			Land Total			101,891

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	425 Sqft	Grade C 100	Base		91,630
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,232
Rooms	5	Secondary Heat	Gas Stove			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Above Average	Typical	96,862	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	71,678

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.5 Storv/Basement	1900	260	C 100	27.612	Ava+	74%	100%	100%	20,433	
Open Frame Porch	1900	124	C 100	3.472	Ava+	74%	100%	100%	2,569	
Frame Shed	1900	90	C 100	900	Ava+	74%	100%	100%	666	
Frame Garage	2005	464	B 100	15.705	Ava-	85%	90%	100%	12,014	
1,134 SFLA						Outbuilding Total			35,682	

Acpt Land 101,900 **Accepted Bldg** 107,400 **Total** 209,300



GAR 16 X 29

SOME DISTANCE
FROM HOUSE

Arrowsic
Name: FOX, JILL

Valuation Report

12/15/2023
Page 747

Account: 412 Card: 1 of 1

Map/Lot: 004-053-002-001
Location: OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date 03/09/2006
Sale Price 67,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2209P224, B2695P203
Reference 2
Tran/Land/Bldg 5 1 99
Farm Land (Year) 0 Open 0
Exemption(s) 3 0 0 Land Schedule 2

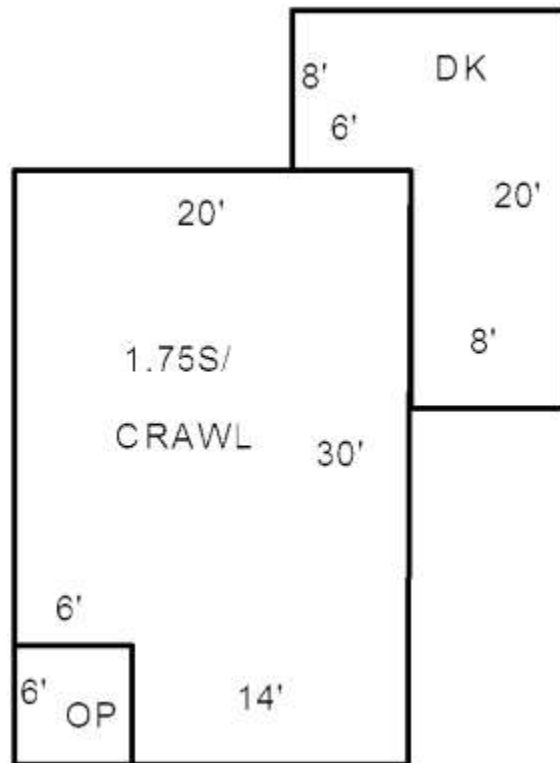
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	80%	Environmen	42,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.20						Land Total 57,400

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	564 Sqft	Grade C 100	Base		108,151
Exterior	Clapboard	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Frost Wall	Basement	Crawl	Basement		-5,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		3,948
Rooms	5	Secondary Heat	Wood Stove			1,000
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	111,023	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	101,031

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	2006	36	C 100	1.008	Ava.	917
Wood Deck	2006	208	C 100	1.664	Ava.	1,514
987 SFLA						2,431
Outbuilding Total						2,431

Acpt Land	57,400	Accepted Bldg	103,500	Total	160,900
------------------	--------	----------------------	---------	--------------	---------



Arrowsic
 Name: BACHMAN, MATTHEW J
 BACHMAN, DENA M

Valuation Report

12/15/2023

Page 749

Account: 413 Card: 1 of 1

Map/Lot:
 Location:

002-019-001-001
 BALD HEAD ROAD

Neighborhood 4 NEWTOWN

Sale Data

Zoning/Use RUR RES 2 & RP
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 07/20/2007
 Sale Price 105,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2897P142, B2319P221

Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) 3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-MARSH FRONT	150,000	150,000	100%		150,000
3.50	Acres-Rear Land 1-10	2,000.00	7,000	100%		7,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 5.50						Land Total 172,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,084 Sqft	Grade B 110	Base	256,301
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	830 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,940
Heating	100% Forced Hot Air	Cooling	100% Central Air	Heat	4,472
Rooms	10	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	14,438
Attic	3/4 Finished			Attic	32,332
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Typical	Typical	Average	Typical	322,483	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	293,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Storv/Basement	2007	216	B 110	24.948	Ava.	91%	100%	100%	22.703
1.5 Storv/Basement	2007	360	B 110	52.569	Ava.	91%	100%	100%	47.838
Open Frame Porch	2007	72	B 110	2.772	Ava.	91%	100%	100%	2.523
Open Frame Porch	2007	96	B 110	3.696	Ava.	91%	100%	100%	3.363
1.50 ST GARAGE	2007	728	B 110	34.864	Ava.	91%	100%	100%	31.726
Frame Shed	2007	80	B 110	1.100	Ava.	91%	100%	100%	1.001
Wood Deck	2007	90	B 110	990	Ava.	91%	100%	100%	901
Open Frame Porch	2007	80	B 110	3.080	Ava.	91%	100%	100%	2.803
Open Frame Porch	2007	176	B 110	6.776	Ava.	91%	100%	100%	6.166
Patio	2007	168	B 110	924	Ava.	91%	100%	100%	841
2,924 SFLA									Outbuilding Total 119,865

Acpt Land

172,000

Accepted Bldg

413,300

Total

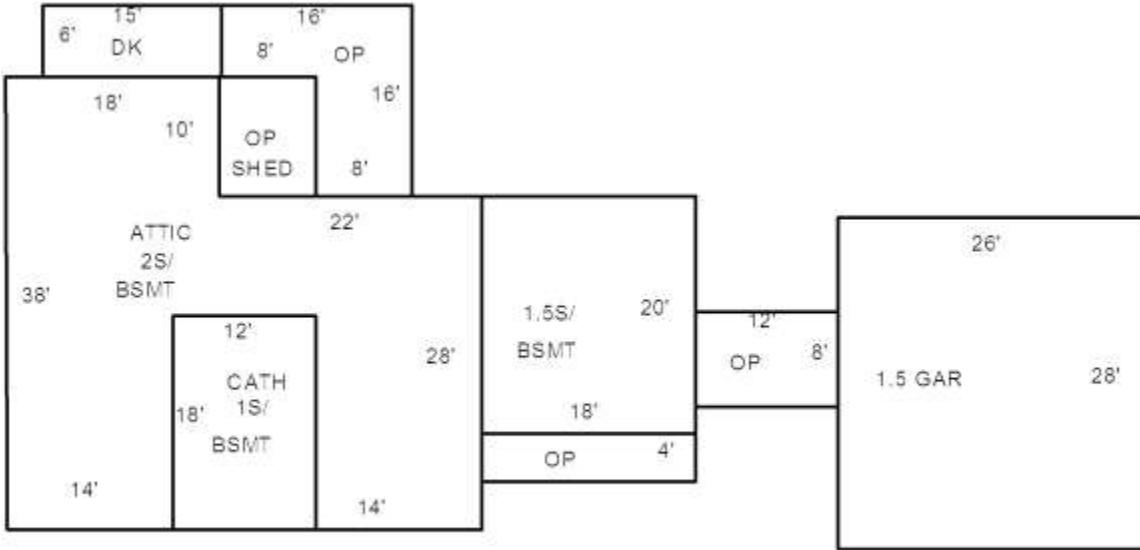
585,300

Arrowsic
Name: BACHMAN, MATTHEW J
BACHMAN, DENA M
Account: 413 Card: 1 of 1

Valuation Report

12/15/2023
Page 750
002-019-001-001
BALD HEAD ROAD

Map/Lot:
Location:



STONE PATIO 12X14

Arrowsic
 Name: STONEMAN, VICTORIA MCC-REV TRUST
 STONEMAN, NICHOLAS J B-REV TRUST
 Account: 414 Card: 1 of 1

Valuation Report

Map/Lot:
 Location:

12/15/2023
 Page 751
 003-002-001
 22 STEEN

Neighborhood 25 STEEN ISLAND RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/26/2013
 Sale Price 82,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2346P323
 Reference 2
 Tran/Land/Bldg 0 1 99
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 104 0 Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.60						96,200
						Land Total

Dwelling Description				Replacement Cost New	
Contemporary	One Story	1,909 Sqft	Grade B 110	Base	240,991
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,875
Foundation	Concrete Slab	Basement	None	Basement	-28,874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	10,500
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	12,375
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Average	Typical	247,367
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	100%	100%	237,472	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	2017	265	B 110	26.963	Ava.	96%	100%	100%	25.884
1S AD/GAR	2017	704	B 110	97.488	Ava.	96%	100%	100%	93.588
Frame Garcae	2017	500	B 110	18.562	Ava.	96%	100%	100%	17.820
Canopv	2017	80	B 110	770	Ava.	96%	100%	100%	739
Wood Deck	2021	384	B 110	4.224	Ava.	96%	100%	100%	4.055
Frame Shed	2020	192	C 100	1.920	Ava.	97%	100%	100%	1.862
Open Frame Porch	2021	252	B 110	9.702	Ava.	96%	100%	100%	9.314
SOLAR MIN	2023	25	C 50	62.500	Ava-	96%	50%	100%	30.000
2,878 SFLA						Outbuilding Total			183,262

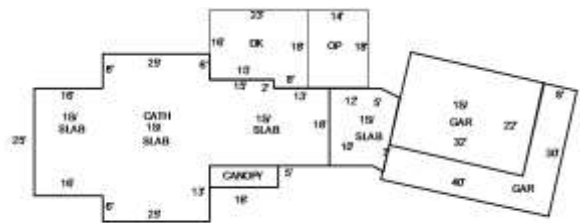
Acpt Land 96,200 **Accepted Bldg** 420,700 **Total** 516,900

Arrowsic
Name: STONEMAN, VICTORIA MCC-REV TRUST
STONEMAN, NICHOLAS J B-REV TRUST
Account: 414 Card: 1 of 1

Valuation Report

Map/Lot:
Location:

12/15/2023
Page 752
003-002-001
22 STEEN



SHED 12X16

Arrowsic
Name: FLANNERY, KATHRYN T

Valuation Report

12/15/2023
Page 753
003-004-002
STEEN ROAD

Account: 415 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 25 STEEN ISLAND RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities
Street Gravel

Sale Data
Sale Date 05/22/2014
Sale Price 70,000
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000	
2.11	Acres-Rear Land 1-10	2,000.00	4,220	100%		4,220	
Total Acres 4.11			Land Total			84,220	
Acpt Land		84,200	Accepted Bldg		0	Total	84,200

Arrowsic
Name: MIGNONE, KAREN A

Valuation Report

12/15/2023

Page 754

Map/Lot:

004-030-004

Account: 417 Card: 1 of 1

Location:

DOUBLING POINT RD.

Neighborhood 30 DOUBLING POINT RD

Sale Data

Zoning/Use RUR RES 1 & Shoreland
Topography RollingSteep
Utilities None
Street Gravel

Sale Date 08/24/2013
Sale Price 160,000
Sale Type Land Only
Financing
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 10 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.05	Acres-EXCESS FRONTAGE	40,000.00	2,000	100%		2,000
Total Acres 2.05			Land Total			192,000

Acpt Land 192,000 **Accepted Bldg** 0 **Total** 192,000

Arrowsic
 Name: MOORE, SLADE
 ENTERLINE, CLAIRE

Valuation Report

12/15/2023

Page 755

Account: 418 Card: 1 of 1

Map/Lot:
 Location:

005-033-003
 35 MCFADDEN ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/21/2019
 Sale Price 490,080
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 5 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) 3 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,800.00	18,000	100%		18,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
7.10	Acres-Rear Land 20 +	1,000.00	7,100	100%		7,100
Total Acres 29.10			Land Total			112,600

Dwelling Description				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade B 100	Base	204,620
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade B	Basement Gar	None	Fin Bsmt	22,400
Heating	100% Split System	Cooling	0% None	Heat	-2,240
Rooms	7	Secondary Heat	Wood Stove		1,250
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout				
2014	0	Typical	Typical	Average	Typical			235,405	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	95%	100%	100%	223,635				

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2014	200	B 100	7.000	Ava.	95%	100%	100%	6.650
Wood Deck	2014	288	B 100	2.880	Ava.	95%	100%	100%	2.736
One Storv Frame	2014	80	B 100	7.400	Ava.	95%	100%	100%	7.030
1.75 ST GARAGE	2014	480	C 100	18.322	Ava.	95%	100%	100%	17.406
Frame Garcae	2014	264	C 100	7.364	Ava.	95%	100%	100%	6.996
1,872 SFLA									40,818
Outbuilding Total									

Acpt Land 112,600 **Accepted Bldg** 264,500 **Total** 377,100

Arrowsic
Name: MOORE, SLADE
ENTERLINE, CLAIRE

Valuation Report

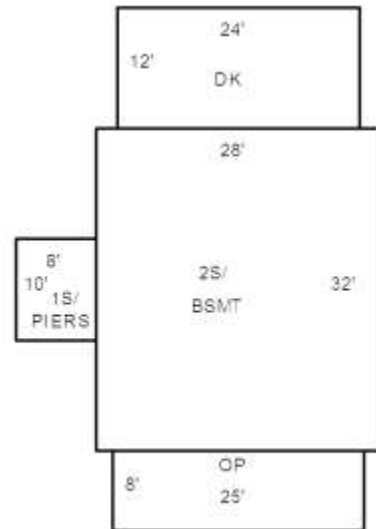
12/15/2023

Page 756

Account: 418 Card: 1 of 1

Map/Lot:
Location:

005-033-003
35 MCFADDEN ROAD



1.75 GAR 20X24

GAR 12X22

Arrowsic
 Name: FITZHERBERT, MELODY

Valuation Report

12/15/2023
 Page 757
 003-027-006
 ARROWSIC RD

Account: 420 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1 & RP
 Topography RollingLedge
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500	
3.95	Acres-Rear Land 1-10	2,000.00	7,900	0.95%		75	
Total Acres 5.95			Land Total			52,575	
Acpt Land		52,600	Accepted Bldg		0	Total	52,600

Arrowsic
 Name: BAKER, DERRICK N.
 BAKER, LINDSAY

Valuation Report

12/15/2023

Page 758

Account: 422 Card: 1 of 1

Map/Lot:
 Location:

004-053-003-001
 15 TIDEWATER LANE

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use RUR RES 1 & R
 Topography RollingLedge
 Utilities Septic System
 Street Right of Way

Sale Date 03/01/2021
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	150%	View/Tidal	78,750
1.57	Acres-Rear Land 1-10	2,000.00	3,140	100%		3,140
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.57						Land Total 96,890

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,056 Sqft	Grade B 100	Base	224,288
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Split System	Cooling	0% None	Heat	-2,640
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	Typical	Typical	Average	Typical	237,898	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		96%	100%	100%	228,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2016	220	B 100	2.200	Ava.	96%	100%	100%	2.112
Open Frame Porch	2016	168	B 100	5.880	Ava.	96%	100%	100%	5.645
Frame Garage	2016	576	B 100	19.345	Ava.	96%	100%	100%	18.571
Frame Shed	2016	308	D 100	2.464	Ava.	96%	100%	100%	2.365
2,112 SFLA									Outbuilding Total 28,693

Acpt Land

96,900

Accepted Bldg

257,100 **Total**

354,000

Arrowsic
Name: BAKER, DERRICK N.
BAKER, LINDSAY

Valuation Report

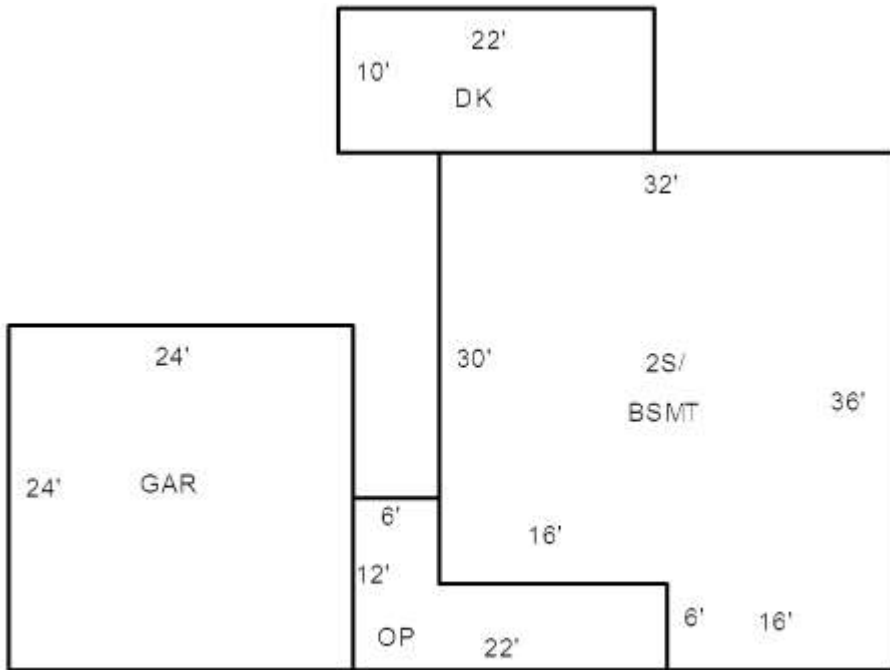
12/15/2023

Page 759

Account: 422 Card: 1 of 1

Map/Lot:
Location:

004-053-003-001
15 TIDEWATER LANE



SHED 11X28

Arrowsic
 Name: STOEBE, JEFFREY A
 GOOKIN, AMY E

Valuation Report

12/15/2023
 Page 760
 004-041
 FREDAS LANE

Account: 423 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography
 Utilities
 Street Street Surface

Sale Data
 Sale Date 06/19/2016
 Sale Price 33,000
 Sale Type Land Only
 Financing
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 3 1 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500	
0.86	Acres-Rear Land 1-10	2,000.00	1,720	100%		1,720	
Total Acres 2.86			Land Total			54,220	
Acpt Land		54,200	Accepted Bldg		0	Total	54,200

Account: 429 Card: 1 of 1

Map/Lot: 002-017-003-001
Location: 369 BALD HEAD ROAD

Neighborhood 26 BALD HEAD RD

Zoning/Use RUR RES 1 & Shoreland
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

SPRING WORK 2024
Reference 1 B574P031 B995P258 , B2758P269
Reference 2
Tran/Land/Bldg 0 10 1
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 3

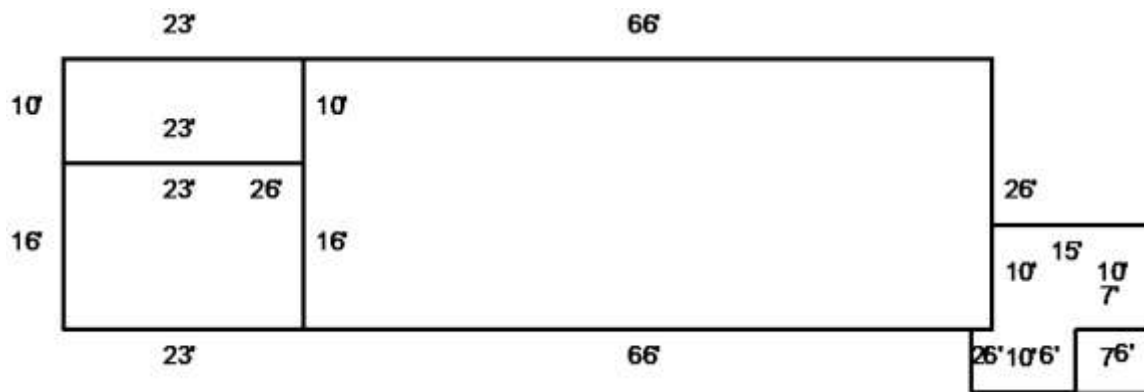
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000
0.41	Acres-EXCESS FRONTAGE	40,000.00	16,400	100%		16,400
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.70						Land Total 223,980

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,716 Sqft	Grade A+100	Base	420,361
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal RS	Roof	2,746
Generator	Generator Genera			Generator	8,000
Foundation	Piers	Basement	Damp None	Basement	-38,438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Central Air	Heat	24,710
Rooms	7	Secondary Heat	Wood Stove		
Bedrooms	4	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	26,400
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,400
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			450,179
2023	0	Good	Good	Good				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
Incomplete		None		99%	59%	100%		262,950

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
DOCK SYSTEM AVE	2023	1	C 100	25.000	Ava.	99%	50%	100%	12.375
Wood Deck	2023	230	A+100	2.944	Good	99%	59%	100%	1.720
Open Frame Porch	2023	368	A+100	16.486	Good	99%	59%	100%	9.629
One Storv Frame	2023	166	A+115	22.603	Good	99%	60%	100%	13.426
Open Frame Porch	2023	42	A+100	1.882	Good	99%	59%	100%	1.099
3,598 SFLA									
Outbuilding Total									38,249

Acpt Land 224,000 **Accepted Bldg** 301,200 **Total** 525,200



Account: 431 Card: 1 of 1 Map/Lot: Location:

Neighborhood 16 OLD STAGE RD

Zoning/Use RUR RES 1
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 2

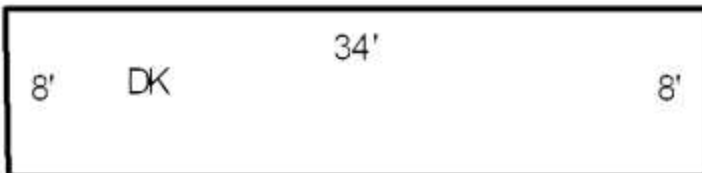
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 2.00			Land Total			67,500

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,456 Sqft	Grade C 110	Base		155,918
Exterior	Al/Vinyl	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,805
Rooms	5	Secondary Heat	Wood Stove			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,950
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		801
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Typical	Typical	Average	Typical	166,474
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	161,480

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2018	272	C 110	2.394	Ava.	2,322
1,456 SFLA						2,322
Outbuilding Total						2,322

Accpt Land 67,500 **Accepted Bldg** 163,800 **Total** 231,300



Arrowsic
 Name: COFFIN, MATHHIEU
 COFFIN, KYLIE C

Valuation Report

12/15/2023

Page 765

Account: 436 Card: 1 of 1

Map/Lot:
 Location:

003-024-004
 617 OLD STAGE ROAD

Neighborhood 16 OLD STAGE RD

Sale Data

Zoning/Use: RUR RES 2
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Date: 09/22/2020
 Sale Price: 269,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg: 0 0 0
 Farm Land (Year): 0 Open: 0
 Exemption(s): Land Schedule: 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	52,500.00	52,500	100%		52,500	
3.30	Acres-Rear Land 1-10	2,000.00	6,600	100%		6,600	
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000	
Total Acres 5.30						Land Total	74,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 100	Base	150,032
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,704
Rooms	0	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,568	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2020	0	Typical	Typical	Average	Typical	159,236	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	100%	100%	154,459

Acpt Land 74,100 **Accepted Bldg** 154,500 **Total** 228,600

Arrowsic
Name: COFFIN, MATHHIEU
COFFIN, KYLIE C

Valuation Report

12/15/2023

Page 766

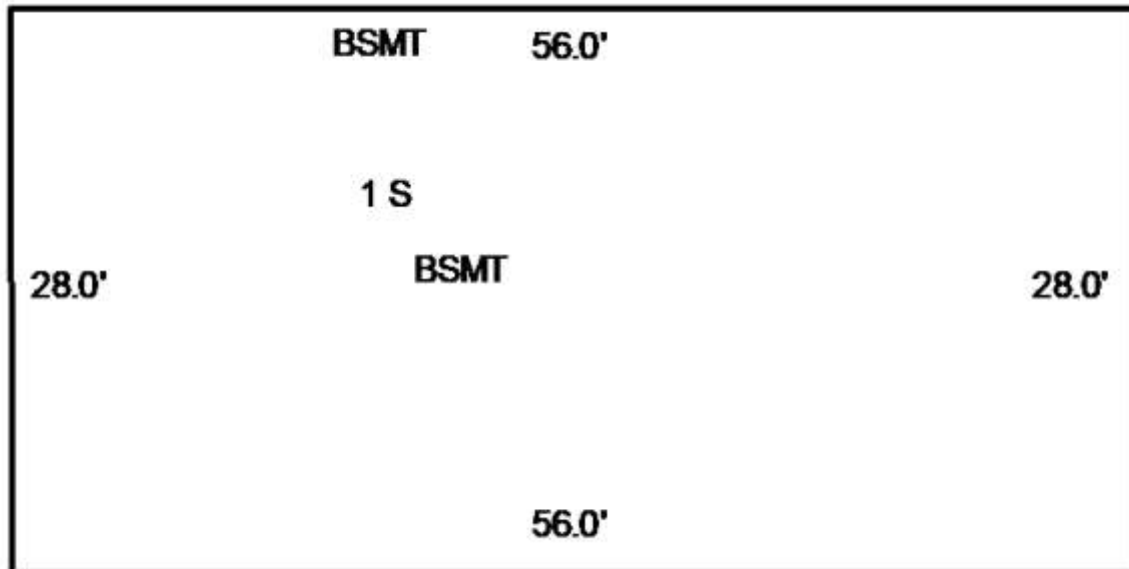
Map/Lot:

003-024-004

Account: 436 Card: 1 of 1

Location:

617 OLD STAGE ROAD



Arrowsic
 Name: GALUZA, BENJAMIN J.
 INGLEHART, CAITLIN S
 Account: 437 Card: 1 of 1

Valuation Report

12/15/2023
 Page 767
 002-007-001
 BALD HEAR RD

Map/Lot:
 Location:

Neighborhood 17 KENNEBEC RIVER

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 12/14/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 51

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-WATERFRONT LOT	190,000	190,000	100%		190,000	
1.00	Acres-EXCESS FRONTAGE	40,000.00	40,000	100%		40,000	
1.56	Acres-Rear Land 1-10	2,000.00	3,120	100%		3,120	
Total Acres 4.56			Land Total			233,120	
Accpt Land		233,100	Accepted Bldg		0	Total	233,100

Arrowsic
 Name: WOLFE, PATRICK
 WOLFE, ERICA

Valuation Report

12/15/2023
 Page 768
 005-012-001

Account: 438 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 PREBLE POINT

Sale Data	
Sale Date	10/01/2020
Sale Price	190,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RUR RES 1 & Shoreland
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-WATERFRONT LOT	160,000	160,000	70%	Access	112,000
4.00	Acres-EXCESS FRONTAGE	20,000.00	80,000	75%	Access	60,000
5.00	Acres-Salt Marsh	100.00	500	100%		500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
5.44	Acres-Rear Land 11-20	1,800.00	9,792	100%		9,792
Total Acres 26.44			Land Total			202,292

Accpt Land	202,300	Accepted Bldg	0	Total	202,300
-------------------	---------	----------------------	---	--------------	---------

Arrowsic
Name: BASSETT, KAYLEE M.

Valuation Report

12/15/2023

Page 769

Account: 439 Card: 1 of 1

Map/Lot:
Location:

005-002-003
OLD IRON MINE RD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1

Topography

Utilities

Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.07	Acres-INLAND LOT	52,500.00	53,411	95%	Access	50,740	
Total Acres 2.07					Land Total	50,740	
Acpt Land		50,700	Accepted Bldg		0	Total	
						50,700	

Arrowsic
 Name: ST. PIERRE, MARGARET Y
 ST. PIERRE, ROBERT S

Valuation Report

12/15/2023

Page 770

Account: 441 Card: 1 of 1

Map/Lot:
 Location:

005-011-012
 89 STONETREE RD

Neighborhood 13 STONE TREE

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

SPRING WORK 2024

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	80,000.00	80,000	100%		80,000
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 2.01					Land Total	95,020

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	141,170
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,536
Rooms	5	Secondary Heat	Wood Stove		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Typical	Typical	Average	Typical	150,206	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	145,700

Acpt Land 95,000 **Accepted Bldg** 145,700 **Total** 240,700

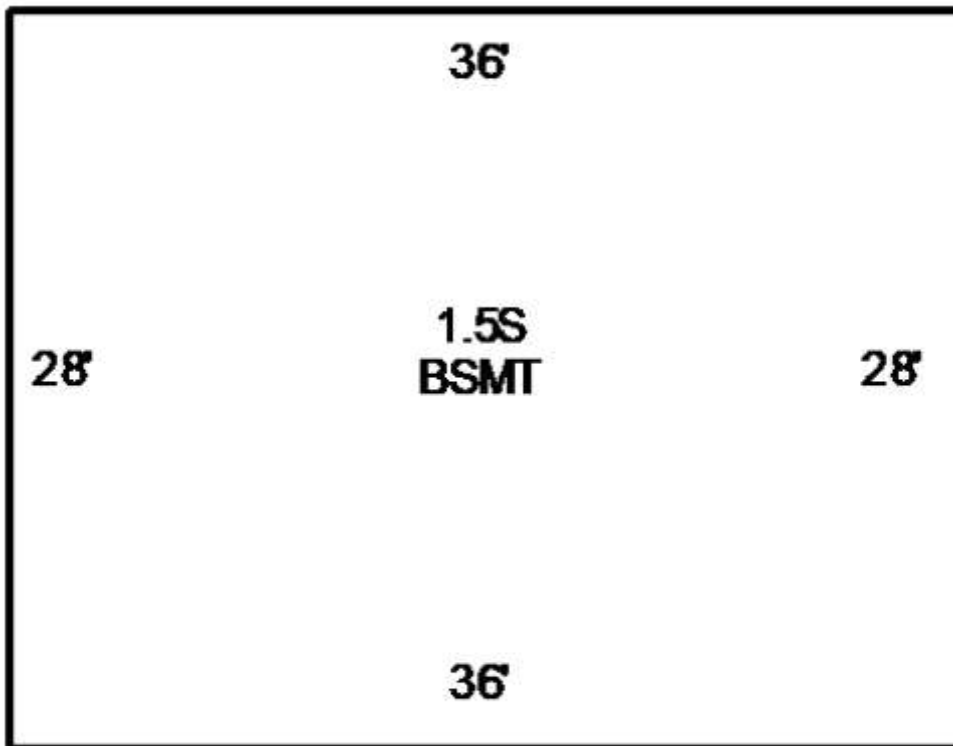
Arrowsic
Name: ST. PIERRE, MARGARET Y
ST. PIERRE, ROBERT S

Valuation Report

12/15/2023
Page 771
005-011-012
89 STONETREE RD

Account: 441 Card: 1 of 1

Map/Lot:
Location:



Arrowsic
Name: SPENCER, JOYCE G

Valuation Report

12/15/2023
Page 772
004-030-005
DOUBLING POINT RD

Account: 443 Card: 1 of 1
Map/Lot: Location:

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 06/01/2020
Sale Price 90,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
Farm Land (Year) 0 Open 0
Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000	
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80	
Total Acres 2.04			Land Total			100,080	
Acpt Land		100,100	Accepted Bldg		0	Total	100,100

Arrowsic
 Name: DEVRIES, NADINE
 CAPONE, VINCENT

Valuation Report

12/15/2023

Page 773

Account: 444 Card: 1 of 1

Map/Lot:
 Location:

004-030-006
 23 COVE VIEW LN.

Neighborhood 30 DOUBLING POINT RD

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/18/2020
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Farm Land (Year) 0 Open 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-INLAND LOT	100,000	100,000	100%		100,000
1.71	Acres-Rear Land 1-10	2,000.00	3,420	100%		3,420
2.00	# -Lot Improvements	7,500.00	15,000	100%		15,000
Total Acres 3.71						Land Total 118,420

Dwelling Description

Replacement Cost New

Conventional	One Story	1,650 Sqft	Grade B 100	Base	195,125
Exterior	Al/Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Generator	Generator Genera			Generator	6,250
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	466 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,650
Heating	100% Split System	Cooling	0% None	Heat	-2,063
Rooms	6	Secondary Heat	Wood Stove		
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	9,375
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	Typical	Typical	Average	Typical	220,337
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	213,727	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	114	B 100	3.990	Ava.	97%	100%	100%	3.870
BSMT ENTRY	2021	30	B 100	375	Ava.	97%	100%	100%	364
Wood Deck	2021	100	B 100	1.000	Ava.	97%	100%	100%	970
Open Frame Porch	2021	140	B 100	4.900	Ava.	97%	100%	100%	4.753
Frame Garage	2021	884	B 100	29.355	Ava.	97%	100%	100%	28.474
Frame Shed	2021	96	C 100	960	Ava.	97%	100%	100%	931
Frame Shed	2021	60	B 100	750	Ava.	97%	100%	100%	728
1,650 SFLA									
Outbuilding Total									40,090

Acpt Land

118,400

Accepted Bldg

253,800 **Total**

372,200

Arrowsic
Name: DEVRIES, NADINE
CAPONE, VINCENT

Valuation Report

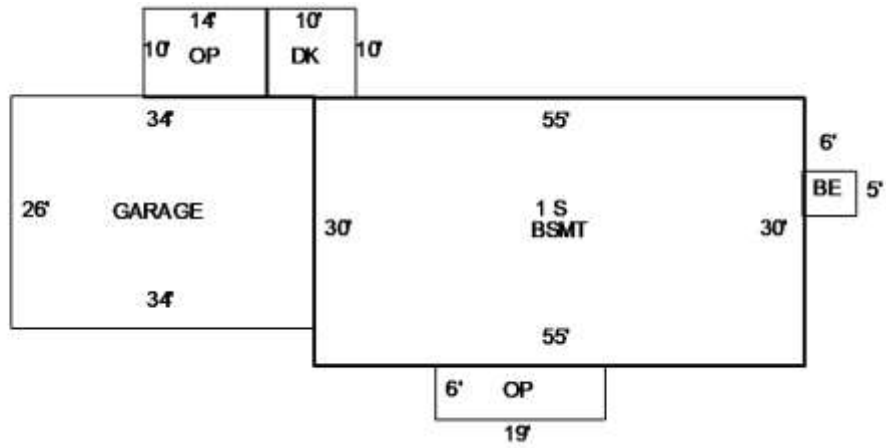
12/15/2023

Page 774

Account: 444 Card: 1 of 1

Map/Lot:
Location:

004-030-006
23 COVE VIEW LN.



SHED

Arrowsic
 Name: STONE, JOHN F, JR

Valuation Report

12/15/2023

Page 775

Map/Lot:

005-033-4

Account: 449 Card: 1 of 1

Location:

OLD STAGE ROAD

Neighborhood 15 RTE 127

Zoning/Use RUR RES 1
 Topography Rolling
 Utilities None
 Street Right of Way

Reference 1 B657P156,B2824P307

Reference 2

Tran/Land/Bldg 0 1 99

Farm Land (Year) 0 Open 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-INLAND LOT	52,500.00	37,123	100%		37,123	
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800	
Total Acres 3.40			Land Total			41,923	
Acpt Land		41,900	Accepted Bldg		0	Total	41,900