Map/Lot: 004-055-003
Account: 212 Card: 1 of 1 Location: 113 MILL ISLAND ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	600	Depth	150
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Base Imp	400,000	565,685.42	100%		565,685
3.26	Acre-Rear Land 2+	6,000.00	19,560.00	100%		19,560
Total Acres 5.26					Land Total	585,245

Dwelling Description **Replacement Cost New**

Colonial	Two Story	764 Sqft	Grade A 110	Base	480,812
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-15,330
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Warm & Cool	Heat	16,186
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	40,042
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Good	Typical	531,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	86%	95%	100%	434,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	20	A 110	1.828	Good	86%	95%	100%	1.493
1.5 Story Garage	2000	768	A 125	106.113	Good	87%	100%	100%	92.318
Open Frame Porch	2000	259	A 110	28.525	Good	86%	95%	100%	23.305
One Story Frame	2000	1684	A 125	373.910	Good	87%	100%	100%	325.302
Wood Deck	2000	1130	A 110	39.088	Good	86%	95%	100%	31.935
Open Frame Porch	2000	120	A 110	17.480	Good	86%	95%	100%	14.281
Generator	2000	1	C 100	9.630	Good	87%	100%	100%	8.378
Sauna	2000	1	A 100	17.334	Good	87%	80%	100%	12.065
								Outbuilding Total	509,077

Accpt Land	585,200	**Accepted Bldg**	943,100	**Total**	1,528,300

Account: 235 Card: 1 of 1 Map/Lot: 002-005 Location: 415 BALD HEAD ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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 5 10
Shore Ft Frnt 700 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.41	Fr. A-Base Imp	400,000	620,966.99	100%		620,967
3.80	Acre-Rear Land 2+	6,000.00	22,800.00	100%		22,800
Total Acres 6.21					Land Total	643,767

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 100	Base	323,634
Exterior	Log/Log Siding	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% Hot Water BB	Cooling	100% Heat Pump	Heat	5,411
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
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	342,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	250,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	359	B 100	10.785	Avg	73%	100%	100%	7.873
Open Frame Porch	1989	110	B 100	12.338	Avg	73%	100%	100%	9.007
Wood Deck	1989	64	B 100	3.854	Avg	73%	100%	100%	2.813
One Inch Pier	1989	208	C 100	16.024	Avg	77%	80%	100%	9.870
								Outbuilding Total	29,563

Accpt Land 643,800 **Accepted Bldg** 279,700 **Total** 923,500

Account: 236 Card: 1 of 1 Map/Lot: 002-017-004 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	600 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	06/27/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.07	Fr. A-Base Unimp	280,000	402,849.85	100%		402,850
5.61	Acre-Rear Land 2+	6,000.00	33,660.00	100%		33,660
Total Acres 7.68					Land Total	436,510

Accpt Land	436,500	**Accepted Bldg**	0	**Total**	436,500

Map/Lot: 003-009
Account: 303 Card: 1 of 1 Location: 153 BALD HEAD ROAD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	05/27/2021
Sale Price	73,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
4.20	Acre-Rear Land 2+	6,000.00	25,200.00	100%		25,200
Total Acres 5.20					Land Total	140,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1118 Sqft	Grade B 110	Base	463,608
Exterior	Log/Log Siding	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% Heat Pump	Cooling	100% Heat Pump	Heat	22,706
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	14,474
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	500,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	94%	100%	100%	470,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	264	B 110	23.524	Avg	94%	100%	100%	22,113
Wood Deck	2022	408	B 110	13.130	Avg	94%	100%	100%	12,342
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9,148
								Outbuilding Total	43,603

Accpt Land	140,200	Accepted Bldg	514,300	Total	654,500

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
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			
Reference 2			
Tran/Land/Bldg	3 5 10		
Shore Ft Frnt	360	Depth	132
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
0.09	Acre-Rear Land 2+	6,000.00	540.00	100%		540
Total Acres 1.09					Land Total	400,540

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade B 100	Base	338,072
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-12,135
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	5,862
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
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	Typical	345,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	246,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2021	624	B 100	17.012	Avg+	75%	95%	100%	12.121
2s Wood Deck	2021	64	B 100	4.756	Avg+	75%	95%	100%	3.389
2s Wood Deck	2021	104	B 100	6.260	Avg+	75%	95%	100%	4.460
Gazebo	1985	272	C 100	17.915	Avg	75%	100%	100%	13.436
Wood Deck	1985	245	C 100	6.645	Avg	75%	100%	100%	4.984
Frame Shed	1985	160	D 100	7.266	Avg	75%	80%	100%	4.360
								Outbuilding Total	42,750

Accpt Land	400,500	**Accepted Bldg**	288,900	**Total**	689,400

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.05	Acre-Rear Land 2+	6,000.00	300.00	100%		300
Total Acres 1.05					Land Total	125,300

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	768 Sqft	Grade B 105	Base	265,481
Exterior	Log/Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finsihed			Attic	42,473
FirePlaces	1			Fireplace	7,402
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	315,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	204,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	192	B 105	18.014	Avg	65%	100%	100%	11.709
Wood Deck	1998	168	B 105	6.613	Avg	65%	100%	100%	4.298
1.5 Shed	1998	384	C 100	29.772	Avg	82%	80%	100%	19.530
								Outbuilding Total	35,537

Accpt Land	125,300	**Accepted Bldg**	240,500	**Total**	365,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
5.70	Acre-Rear Land 2+	6,000.00	34,200.00	100%		34,200
Total Acres 6.70					Land Total	149,200

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	1232 Sqft	Grade B 95	Base	425,965
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-22,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	100% Heat Pump	Heat	2,723
Rooms	7				
Bedrooms	3	Add Fixtures	0		
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
1985	0	Typical	Typical	Above Average	Typical	415,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	296,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	448	B 95	12.232	Avg+	75%	95%	100%	8.715
Open Frame Porch	1985	24	B 95	6.921	Avg+	75%	95%	100%	4.931
Frame Shed	2023	96	C 100	5.316	Avg	95%	80%	100%	4.040
Frame Shed	2024	192	C 100	10.633	Avg	96%	80%	100%	8.166
1.5 Shed	2024	288	C 100	22.329	Avg	96%	80%	100%	17.149
								Outbuilding Total	43,001

Accpt Land	149,200	**Accepted Bldg**	339,100	**Total**	488,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	198,100	389,700	587,800	198,100	389,700	587,800
2	0	104,500	104,500	0	104,500	104,500
TOTAL	198,100	494,200	692,300	198,100	494,200	692,300

Map/Lot: 002-012
Account: 31 Card: 1 of 2 Location: 186 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
3.20	Acre-Wasteland	500.00	1,600.00	100%		1,600
Total Acres 8.20				Land Total		198,100

Dwelling Description

				Replacement Cost New	
Conventional	One Story	465 Sqft	Grade B 110	Base	219,382
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,722
Rooms	6				
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
1970	0	Typical	Typical	Good	Typical	203,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	75%	90%	100%	137,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	66	B 110	4.905	Good	75%	90%	100%	3.311
1 & 1/2 Story Frame	1970	554	B 125	144.022	Good	76%	100%	100%	109.457
One Story Frame	1970	144	B 110	28.794	Good	75%	90%	100%	19.436
Wood Deck	1970	333	B 110	11.192	Good	75%	90%	100%	7.555
One Story Frame	1970	288	B 110	51.125	Good	75%	90%	100%	34.510
1 & 1/2 Story Frame	1970	364	B 125	97.147	Good	76%	100%	100%	73.832
Frame Shed	1970	42	C 100	2.326	Avg	67%	80%	100%	1.246
Frame Shed	1970	16	D 100	727	Poor	38%	80%	100%	221
Frame Shed	1970	160	D 100	7.266	Fair	48%	80%	100%	2.790
							Outbuilding Total		252,358

Accpt Land 198,100 **Accepted Bldg** 389,700 **Total** 587,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	2

Sale Data

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

Dwelling Description

Cottage	One & 1/2 Story	576 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	229,771
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-15,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,147
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-8,089
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-864
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Old Type	No Bath	Below Average	Typical	201,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	55%	90%	100%	99,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	48	C 100	7.127	Avg	67%	100%	100%	4,775
							Outbuilding Total		4,775

Accpt Land	0	**Accepted Bldg**	104,500	**Total**	104,500

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2001	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
2.90	Acre-Rear Land 2+	6,000.00	17,400.00	100%		17,400
Total Acres 3.90					Land Total	142,400

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	736 Sqft	Grade B 100	Base	316,415
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-4,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	5,185
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2015	Typical	Typical	Good	Typical	341,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	255,761

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1840	606	B 115	105.007	Avg	65%	100%	100%	68.255
Wood Deck	1840	341	B 100	10.363	Good	75%	100%	100%	7.772
One Story Frame	2015	950	B 115	160.780	Avg	91%	100%	100%	146.310
One Story Frame	2015	1316	B 115	220.120	Avg	91%	100%	100%	200.309
Open Frame Porch	2015	259	B 100	21.091	Avg	91%	100%	100%	19.193
Wood Deck	2015	144	B 100	5.733	Avg	91%	100%	100%	5.217
Res. Greenhouse	1950	90	C 100	2.426	Avg	65%	100%	100%	1.577
Frame Shed	1950	96	D 100	4.359	Avg	65%	80%	100%	2.266
Frame Shed	1950	192	C 100	10.633	Avg	65%	80%	100%	5.529
Solar Panels	2020	16	C 100	22.598	Avg	94%	80%	100%	16.994
								Outbuilding Total	473,422

Accpt Land	142,400	Accepted Bldg	729,200	Total	871,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/01/1998
Sale Price	71,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
2.25	Acre-Rear Land 2+	6,000.00	13,500.00	100%		13,500
Total Acres 3.25					Land Total	138,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 110	Base	250,852
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
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	Above Average	Typical	250,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	175,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1967	300	C 100	7.704	Fair	46%	80%	100%	2.835
Frame Garage	1967	624	C 100	34.867	Avg	66%	100%	100%	23.012
Wood Deck	1967	192	C 100	5.624	Fair	46%	80%	100%	2.070
Frame Shed	1967	64	C 100	3.544	Fair	46%	80%	100%	1.304
								Outbuilding Total	29,221

Accpt Land	138,500	**Accepted Bldg**	204,800	**Total**	343,300

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling Below Street		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Tree Growth App	2026		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 10		
Shore Ft Frnt	120	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Fr. A-Base Imp	400,000	314,421.06	100%		314,421
3.59	Acre-Rear Land 2+	6,000.00	21,540.00	100%		21,540
Total Acres 4.00					Land Total	335,961

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade B 110	Base	402,819
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	421,429

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	332,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1985	168	B 140	41.384	Good	82%	100%	100%	33.935
Open Frame Porch	1985	56	B 110	10.082	Good	79%	100%	100%	7.965
Wood Deck	1985	170	B 110	6.978	Good	79%	100%	100%	5.513
1.5 Story Garage	1985	576	B 125	66.564	Good	82%	100%	100%	54.582
Lean-To	1985	72	C 100	3.313	Avg	75%	100%	100%	2.485
Generator	1985	1	C 100	9.630	Avg	75%	100%	100%	7.222
Frame Shed	1985	144	D 100	6.540	Avg	75%	80%	100%	3.924
								Outbuilding Total	115,626

Accpt Land	336,000	**Accepted Bldg**	448,600	**Total**	784,600

Map/Lot: 004-044-001
Account: 11 Card: 1 of 1 Location: 610 ARROWSIC RD

Neighborhood 6	Sewall Pond
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	400 Depth 150
Exemption(s)	3 Land Schedule 6

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.01	Fr. A-Base Imp	200,000	283,548.94	100%		283,549
Total Acres 2.01					Land Total	283,549

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1008 Sqft	Grade B 110	Base	415,553
Exterior	Wood Siding	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% Hot Water BB	Cooling	100% Heat Pump	Heat	7,812
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	14,474
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	437,839

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	319,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	40	B 110	3.618	Avg+	73%	100%	100%	2.641
Encl Frame Porch	1982	220	B 110	27.470	Avg+	73%	100%	100%	20.053
Wood Deck	1982	24	B 110	3.204	Avg+	73%	100%	100%	2.339
Patio	1982	336	C 100	5.165	Avg	74%	80%	100%	3.058
Res. Greenhouse	1982	80	C 100	2.157	Avg	74%	80%	100%	1.277
1.75 Garage	2010	1008	B 115	108.905	Avg	88%	80%	100%	76.669
Frame Shed	2010	120	C 100	6.646	Avg	88%	80%	100%	4.678
							Outbuilding Total		110,715

Accpt Land	283,500	**Accepted Bldg**	430,300	**Total**	713,800

Neighborhood 6	Sewall Pond
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	2 5 4		
Shore Ft Frnt	202	Depth	150
Exemption(s)		Land Schedule	6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Fr. A-Base Imp	200,000	181,637.90	100%		181,638
1.31	Acre-Rear Land 2+	6,000.00	7,860.00	100%		7,860
Total Acres 2.01					Land Total	189,498

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	644 Sqft	Grade B 100	Base	309,520
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	8,782
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	318,302

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	206,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	274	B 100	44.503	Avg	65%	100%	100%	28.927
Open Frame Porch	2024	45	B 100	8.518	Avg	65%	100%	100%	5.537
Open Frame Porch	1920	9	B 100	6.403	Avg	65%	100%	100%	4.162
Frame Shed	2000	32	C 100	1.772	Avg	83%	80%	100%	1.177
								Outbuilding Total	39,803

Accpt Land	189,500	**Accepted Bldg**	246,700	**Total**	436,200

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Dug/Point Well Septic System
Street	Paved

Sale Data

Sale Date	01/12/2026
Sale Price	769,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
4.00	Acre-Rear Land 12+	3,000.00	12,000.00	100%		12,000
4.70	Acre-Wasteland	500.00	2,350.00	100%		2,350
Total Acres 19.70					Land Total	199,350

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	684 Sqft	Grade B 110	Base	350,864
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1957	Typical	Typical	Above Average	Typical	358,618

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	251,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	1860	504	B 125	131.687	Avg+	70%	80%	100%	73.745
Frame Shed	1860	140	B 115	10.878	Avg+	70%	100%	100%	7.615
1.25 Garage	1957	484	C 100	30.296	Avg	65%	100%	100%	19.692
Open Frame Porch	2000	80	C 100	8.668	Avg	83%	100%	100%	7.194
1.5 Shed	1957	357	C 100	27.678	Avg	65%	80%	100%	14.393
Frame Shed	2000	42	D 100	1.907	Avg	83%	80%	100%	1.266
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
							Outbuilding Total		133,150

Accpt Land	199,400	**Accepted Bldg**	384,200	**Total**	583,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/03/2023
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.39	Acre-Wasteland	500.00	695.00	100%		695
Total Acres 7.39					Land Total	155,695

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	328 Sqft	Grade B 100	Base	247,163
Exterior	Wood Siding	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% Electric	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	23,027
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	Average	Typical	270,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	186,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	228	B 100	7.707	Avg	69%	100%	100%	5.318
Wood Deck	1982	48	B 100	3.477	Avg	69%	100%	100%	2.399
Frame Shed	2025	252	C 100	13.956	Avg	96%	80%	100%	10.718
Frame Shed	2025	84	D 100	3.815	Avg	96%	80%	100%	2.930
Generator	2024	1	C 100	9.630	Avg	96%	100%	100%	9.245
One Story Frame	1982	576	B 130	113.205	Avg	74%	100%	100%	83.772
One Story Frame	1982	573	B 130	112.655	Avg	74%	100%	100%	83.365
								Outbuilding Total	197,747

Accpt Land	155,700	**Accepted Bldg**	384,200	**Total**	539,900

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/22/2018
Sale Price	65,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.83	Acre-Rear Land 2+	6,000.00	10,980.00	100%		10,980
Total Acres 2.83					Land Total	135,980

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	676 Sqft	Grade C 110	Base	273,089
Exterior	Log/Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,316
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	9,648
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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
2018	0	Typical	Typical	Good	Typical	277,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	93%	95%	100%	245,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2018	312	C 125	51.087	Good	94%	100%	100%	48.022
Open Frame Porch	2018	120	C 110	11.653	Good	93%	95%	100%	10.295
Wood Deck	2018	168	C 110	5.678	Good	93%	95%	100%	5.017
Wood Deck	2018	40	C 110	2.966	Good	93%	95%	100%	2.620
Frame Shed	2018	48	C 110	2.924	Good	93%	95%	100%	2.583
Frame Garage	2018	896	C 110	52.763	Avg	93%	80%	100%	39.256
								Outbuilding Total	107,793

Accpt Land	136,000	**Accepted Bldg**	352,800	**Total**	488,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	05/15/2015
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 3		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
6.72	Acre-Rear Land 2+	6,000.00	40,320.00	100%		40,320
Total Acres 7.72					Land Total	155,320

Dwelling Description — **Replacement Cost New**

Raised Ranch	One Story	1274 Sqft	Grade B 110	Base	376,219
Exterior	Wood Siding	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	955 Sqft, Grade B	Basement Gar	None	Fin Bsmt	42,744
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	6,582
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	25,330
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	Modern	Modern	Good	Typical	450,875

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	342,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1979	96	B 110	21.350	Good	76%	100%	100%	16.226
Encl Frame Porch	1979	112	B 110	17.158	Good	76%	100%	100%	13.040
Frame Bay Window	1979	14	B 110	8.633	Good	76%	100%	100%	6.561
Frame Bay Window	1979	23	B 110	10.029	Good	76%	100%	100%	7.622
Fin 1st/Gar	1979	747	B 125	191.577	Good	80%	100%	100%	153.262
Open Frame Porch	1979	154	B 110	16.415	Good	76%	100%	100%	12.475
Wood Deck	1979	154	B 110	6.565	Good	76%	100%	100%	4.989
Frame Shed	1979	100	D 100	4.541	Avg	72%	80%	100%	2.616
								Outbuilding Total	216,791

Accpt Land	155,300	**Accepted Bldg**	559,500	**Total**	714,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	07/20/2007
Sale Price	105,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.00	Acre-Rear Land 2+	6,000.00	18,000.00	100%		18,000
1.50	Acre-Wasteland	500.00	750.00	100%		750
Total Acres 5.50					Land Total	191,250

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1300 Sqft	Grade B 110	Base	537,576
Exterior	Clapboard	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	830 Sqft, Grade B	Basement Gar	None	Fin Bsmt	37,457
Heating	100% Forced Warm	Cooling	25% Heat Pump	Heat	3,358
Rooms	10				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	28,949
Attic	3/4 Finished			Attic	50,401
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	657,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	559,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	2007	360	B 140	107.699	Avg	87%	100%	100%	93.698
Open Frame Porch	2007	72	B 110	11.116	Avg	85%	100%	100%	9.449
Wood Deck	2007	90	B 110	4.910	Avg	85%	100%	100%	4.174
Frame Shed	2007	80	B 110	5.946	Avg	85%	100%	100%	5.054
Open Frame Porch	2007	176	B 110	17.836	Avg	85%	100%	100%	15.161
Wood Deck	2007	96	B 110	5.067	Avg	85%	100%	100%	4.307
Encl Frame Porch	2007	96	B 110	15.629	Avg	85%	100%	100%	13.285
1.5 Story Garage	2007	728	B 125	82.193	Avg	87%	80%	100%	57.206
Patio	2007	168	C 100	3.546	Avg	87%	80%	100%	2.468
								Outbuilding Total	204,802

Accpt Land 191,300 **Accepted Bldg** 763,900 **Total** 955,200

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/10/2025
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
8.80	Acre-Rear Land 2+	6,000.00	52,800.00	100%		52,800
Total Acres 9.80				Land Total		142,800

Accpt Land	142,800	**Accepted Bldg**	0	**Total**	142,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	03/01/2021
Sale Price	0
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Related Parties

Reference 1			
Reference 2	Exclusive Easement to Water		
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%	Access	230,000
2.57	Acre-Rear Land 2+	6,000.00	15,420.00	100%		15,420
Total Acres 3.57					Land Total	245,420

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1056 Sqft	Grade B 110	Base	470,878
Exterior	Vinyl/Aluminum	Masonry Trim	1Sqft	Trim	1
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	216 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,486
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	24,517
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	21,711
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
2016	0	Typical	Typical	Average	Typical	528,613

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	481,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2016	576	B 127	50.441	Avg	92%	100%	100%	46.406
Open Frame Porch	2016	168	B 110	17.320	Avg	91%	100%	100%	15.761
Wood Deck	2016	220	B 110	8.271	Avg	91%	100%	100%	7.527
Frame Shed	2016	336	D 100	15.259	Avg	92%	80%	100%	11.230
Res. Greenhouse	2016	192	E 100	2.588	Avg	92%	80%	100%	1.905
Frame Shed	2024	392	C 100	21.709	Avg	96%	80%	100%	16.673
Generator	2016	1	C 100	9.630	Avg	92%	100%	100%	8.860
								Outbuilding Total	108,362

Accpt Land	245,400	**Accepted Bldg**	589,400	**Total**	834,800

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	469,900	287,300	757,200	469,900	287,300	757,200
2	0	102,700	102,700	0	102,700	102,700
TOTAL	469,900	390,000	859,900	469,900	390,000	859,900

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Level
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	100%		469,894
Total Acres 1.38					Land Total	469,894

Dwelling Description — **Replacement Cost New**

Ranch	One Story	814 Sqft	Grade B 100	Base	260,946
Exterior	Vinyl/Aluminum	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	588 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,221
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	3,823
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Good	Typical	301,859

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	232,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	102	B 100	20.254	Good	77%	100%	100%	15.596
Wood Deck	1980	622	B 100	16.965	Good	77%	100%	100%	13.063
Frame Garage	1980	408	B 100	29.846	Good	77%	100%	100%	22.981
Frame Shed	1950	135	D 100	6.130	Avg	65%	80%	100%	3.187
							Outbuilding Total		54,827

Accpt Land	469,900	**Accepted Bldg**	287,300	**Total**	757,200

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Level
Utilities	Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Dwelling Description

Cottage	One & 3/4 Story	300 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	187,115
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-10,402
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,449
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-8,089
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	525	Insulation	-525
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	None	No Bath	Good	Typical	166,650

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	77%	80%	100%	102,656

Accpt Land	0	**Accepted Bldg**	102,700	**Total**	102,700

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	726,000	609,600	1,335,600	726,000	609,600	1,335,600
2	0	378,600	378,600	0	378,600	378,600
3	0	246,100	246,100	0	246,100	246,100
TOTAL	726,000	1,234,300	1,960,300	726,000	1,234,300	1,960,300

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Tree Growth App	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 7
Shore Ft Frnt	400 Depth 150
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	04/01/2021
Sale Price	975,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.52	Acre-Rear Land 2+	6,000.00	21,120.00	100%		21,120
1.38	Fr. A-Base Imp	400,000	469,893.60	150.0%		704,840
Total Acres 4.90				Land Total		725,960

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	1640 Sqft	Grade B 110	Base	599,213
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-23,801
Fin. Basement Area	396 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,099
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	14,828
Rooms	7				
Bedrooms	3	Add Fixtures	5		
Baths	2	Half Baths	1	Plumbing	36,186
Attic	1/4 Finished			Attic	21,254
FirePlaces	2			Fireplace	15,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2000	Typical	Typical	Good	Typical	682,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	566,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1994	72	B 110	13.339	Good	83%	100%	100%	11.071
2S Open Fr Porch	1994	20	B 110	8.529	Good	83%	100%	100%	7.079
Open Frame Porch	1994	36	B 110	8.789	Good	83%	100%	100%	7.295
Wood Deck	1994	128	B 110	5.893	Good	83%	100%	100%	4.891
Open Frame Porch	1994	142	B 110	15.640	Good	83%	100%	100%	12.981
								Outbuilding Total	43,317

Accpt Land	726,000	**Accepted Bldg**	609,600	**Total**	1,335,600

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 8
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	04/01/2021
Sale Price	975,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	360	C 100	8.860	Avg	80%	80%	100%	5.670
Wood Deck	1994	462	C 100	10.824	Avg	80%	80%	100%	6.927
Open Frame Porch	1994	48	B 100	8.695	Avg	80%	80%	100%	5.565
One Story Frame	1994	1570	B 100	227.218	Avg	80%	80%	100%	145.419
Barn	1994	2584	A 100	335.972	Avg	80%	80%	100%	215.022
								Outbuilding Total	378,603

Accpt Land	0	**Accepted Bldg**	378,600	**Total**	378,600

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Shared
Street	Paved

Sale Data

Sale Date	04/01/2021
Sale Price	975,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Dwelling Description

Conventional	Two Story	432 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	246,154
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-11,214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,623
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Good	Typical	238,249

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	86%	95%	100%	194,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2000	924	C 110	54,246	Good	87%	80%	100%	37,755
Open Frame Porch	2000	20	C 110	6,356	Good	86%	95%	100%	5,193
Open Frame Porch	2000	96	C 110	10,382	Good	86%	95%	100%	8,483
								Outbuilding Total	51,431

Accpt Land	0	**Accepted Bldg**	246,100	**Total**	246,100

Map/Lot: 005-011-001
Account: 73 Card: 1 of 1 Location: 7 WOODS ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	Stonestreet Subdivision - Lot 01
Reference 2	
Tran/Land/Bldg	3 5 22
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/04/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Changes

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
0.60	Acre-Rear Land 2+	6,000.00	3,600.00	100%		3,600
Total Acres 1.60					Land Total	176,100

Dwelling Description — **Replacement Cost New**

Saltbox	One & 3/4 Story	560 Sqft	Grade C 110	Base	261,189
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-12,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,975
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Below Average	Typical	260,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	100%	100%	143,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1973	252	C 110	37.330	Avg-	55%	100%	100%	20.532
Finished Attic	1973	252	C 110	11.745	Avg-	55%	100%	100%	6.460
Frame Shed	1973	360	C 100	19.937	Avg	69%	80%	100%	11.006
							Outbuilding Total		37,998

Accpt Land	176,100	**Accepted Bldg**	181,300	**Total**	357,400

Account: 439 Card: 1 of 1 Map/Lot: 005-002-003 Location: WHITMORES LANDING RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	150.0%		120,750
1.07	Acre-Rear Land 2+	6,000.00	6,420.00	100%		6,420
Total Acres 2.07				Land Total		127,170

Accpt Land	127,200	**Accepted Bldg**	0	**Total**	127,200

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	08/26/2025
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	100%		80,500
1.02	Acre-Rear Land 2+	6,000.00	6,120.00	100%		6,120
Total Acres 2.02					Land Total	86,620

Accpt Land	86,600	**Accepted Bldg**	0	**Total**	86,600

Map/Lot: 005-002-002
Account: 356 Card: 1 of 1 Location: 42 IRON MINE ROAD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	07/01/1998
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 5 24
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
1.10	Acre-Rear Land 2+	6,000.00	6,600.00	100%		6,600
Total Acres 2.10					Land Total	179,100

Dwelling Description

				Replacement Cost New	
Gambrel	Two Story	1280 Sqft	Grade C 110	Base	436,155
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
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	451,409

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	73%	90%	100%	296,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2001	256	C 140	48.158	Avg-	75%	95%	100%	34.312
Open Frame Porch	2001	320	C 110	22.249	Avg-	73%	90%	100%	14.618
Wood Deck	2001	392	C 110	10.424	Avg-	73%	90%	100%	6.849
							Outbuilding Total		55,779

Accpt Land	179,100	**Accepted Bldg**	352,400	**Total**	531,500

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	238,700	254,400	493,100	238,700	254,400	493,100
2	0	34,300	34,300	0	34,300	34,300
TOTAL	238,700	288,700	527,400	238,700	288,700	527,400

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	125.		156,250
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
7.00	Acre-Rear Land 12+	3,000.00	21,000.00	100%		21,000
2.81	Acre-Wasteland	500.00	1,405.00	100%		1,405
Total Acres 20.81					Land Total	238,655

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	832 Sqft	Grade C 100	Base	277,108
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
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	277,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	193,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1917	112	C 100	12.785	Avg+	70%	100%	100%	8.950
Wood Deck	1980	296	C 100	7.627	Avg	72%	100%	100%	5.491
Frame Shed	1970	192	C 100	10.633	Avg	67%	80%	100%	5.699
Frame Shed	1900	336	D 100	15.259	Fair	45%	80%	100%	5.494
Barn	1900	1520	C 100	131.754	Fair	45%	50%	100%	29.644
Frame Shed	1980	160	E 100	4.430	Avg	72%	80%	100%	2.552
Frame Shed	1980	160	E 100	4.430	Avg	72%	80%	100%	2.552
								Outbuilding Total	60,382

Accpt Land 238,700 **Accepted Bldg** 254,400 **Total** 493,100

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Shared		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 5		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Unknown M/H	1979	14 x 52	D 100	54.400	Avg	50%	100%	100%	27.200
Frame Shed	2000	192	C 100	10.633	Avg	83%	80%	100%	7.060
							Outbuilding Total		34,260

Accpt Land	0	**Accepted Bldg**	34,300	**Total**	34,300

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	06/25/2021
Sale Price	363,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	90.0%		360,000
1.05	Acre-Rear Land 2+	6,000.00	6,300.00	100%		6,300
Total Acres 2.05					Land Total	366,300

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1386 Sqft	Grade B 100	Base	361,756
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
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	Above Average	Typical	378,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	283,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1986	528	B 115	42.432	Avg	76%	100%	100%	32.248
Wood Deck	1986	59	B 100	3.736	Avg+	75%	100%	100%	2.802
Open Frame Porch	1986	16	B 100	6.815	Avg+	75%	100%	100%	5.111
One Story Frame	1986	504	B 115	88.470	Avg	76%	100%	100%	67.237
Wood Deck	1986	45	B 100	3.407	Avg+	75%	100%	100%	2.555
Open Frame Porch	1986	201	B 100	17.684	Avg+	75%	100%	100%	13.263
Wood Deck	1986	42	B 100	3.337	Avg+	75%	100%	100%	2.503
Frame Shed	1986	96	D 100	4.359	Avg	76%	80%	100%	2.650
								Outbuilding Total	128,369

Accpt Land	366,300	**Accepted Bldg**	412,000	**Total**	778,300

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/28/2010
Sale Price	269,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	640	Depth	150
Exemption(s)	3 14	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Fr. A-Base Imp	400,000	593,295.88	75.00%	Restriction	444,972
8.00	Acre-Rear Land 2+	6,000.00	48,000.00	65.00%	Common	31,200
0.80	Acre-Wasteland	500.00	400.00	100%		400
Total Acres 11.00					Land Total	476,572

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1200 Sqft	Grade C 105	Base	283,135
Exterior	Masonite	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,067
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	294,864

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	191,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Mason/Stone Deck	1970	36	C 105	2.794	Avg	65%	100%	100%	1.816
Frame Garage	1988	440	C 100	26.005	Avg	77%	100%	100%	20.024
Frame Shed	2012	160	C 100	8.861	Avg	90%	80%	100%	6.380
Frame Shed	2020	128	E 100	3.544	Avg	94%	80%	100%	2.665
								Outbuilding Total	30,885

Accpt Land	476,600	**Accepted Bldg**	222,500	**Total**	699,100

Map/Lot: 005-011-009
Account: 83 Card: 1 of 1 Location: 82 STONETREE

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	03/15/2022
Sale Price	304,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	Stonetree Subdivision - Lot 09		
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 14	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
0.91	Acre-Rear Land 2+	6,000.00	5,460.00	100%		5,460
Total Acres 1.91				Land Total		177,960

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade B 110	Base	396,527
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	18,093
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
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	422,374

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	312,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1983	784	B 140	162.968	Avg	74%	100%	100%	120.596
One Story Frame	1983	270	B 110	48.334	Avg+	74%	100%	100%	35.767
Solarium	1983	176	B 100	26.433	Avg	65%	100%	100%	17.181
Wood Deck	1983	96	B 110	5.067	Avg+	74%	100%	100%	3.750
Patio	1983	1300	B 100	17.639	Avg	74%	100%	100%	13.053
Swimming Pool	1983	280	C 100	25.808	Avg	74%	100%	100%	19.098
							Outbuilding Total		209,445

Accpt Land	178,000	Accepted Bldg	522,000	Total	700,000

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
Total Acres 5.00					Land Total	211,500

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	1169 Sqft	Grade B 100	Base	456,152
Exterior	Wood Siding	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% Heat Pump	Cooling	100% Heat Pump	Heat	24,673
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
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	2003	Typical	Typical	Good	Typical	497,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	387,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	682	C 100	15.061	Avg	85%	100%	100%	12.802
One Story Frame	1982	66	B 130	19.734	Good	81%	100%	100%	15.985
One Story Frame	1982	110	B 100	21.383	Good	78%	100%	100%	16.679
Wood Deck	1982	110	C 100	4.045	Avg	74%	80%	100%	2.394
One Story Frame	1982	28	B 100	9.822	Good	78%	100%	100%	7.661
Encl Frame Porch	1982	200	B 100	23.237	Good	78%	100%	100%	18.125
Fin .75st/Gar	1982	494	B 115	114.448	Good	81%	100%	100%	92.703
Wood Deck	1982	36	B 100	3.195	Good	78%	100%	100%	2.492
Open Frame Porch	1982	206	B 100	17.978	Good	78%	100%	100%	14.023
Generator	2017	1	C 100	9.630	Avg	92%	100%	100%	8.860
								Outbuilding Total	191,724

Accpt Land	211,500	**Accepted Bldg**	579,600	**Total**	791,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2002	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.30	Acre-Rear Land 2+	6,000.00	19,800.00	100%		19,800
Total Acres 4.30					Land Total	192,300

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	988 Sqft	Grade B 100	Base	390,760
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-20,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	8,121
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Above Average	Typical	388,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	89%	95%	100%	328,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2012	380	B 115	68.365	Avg+	91%	100%	100%	62.212
One Story Frame	2012	112	B 115	24.914	Avg+	91%	100%	100%	22.672
Wood Deck	2012	166	C 100	5.123	Avg	90%	100%	100%	4.611
Frame Garage	2011	400	B 100	29.376	Avg	89%	100%	100%	26.145
Frame Shed	2012	140	C 100	7.753	Avg	90%	80%	100%	5.582
Lean-To	2012	85	C 100	3.563	Avg	90%	80%	100%	2.566
Lean-To	2012	45	C 100	2.793	Avg	90%	80%	100%	2.011
Frame Shed	2012	100	C 100	5.538	Avg	90%	80%	100%	3.987
Open Frame Porch	2012	50	C 100	7.223	Avg	90%	100%	100%	6.501
Solar Panels	2020	22	C 100	31.073	Avg	94%	80%	100%	23.367
							Outbuilding Total		159,654

Accpt Land	192,300	**Accepted Bldg**	488,100	**Total**	680,400

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		

Sale Data

Sale Date	12/01/2014
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 11		
Shore Ft Frnt	324	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Fr. A-Base Imp	400,000	413,763.22	100%		413,763
6.43	Acre-Rear Land 2+	6,000.00	38,580.00	100%		38,580
Total Acres 7.50					Land Total	452,343

Dwelling Description

				Replacement Cost New	
Cottage	One Story	438 Sqft	Grade C 100	Base	159,573
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	-6,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,209
Rooms	2				
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	Good	Typical	152,216

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	90%	100%	102,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1950	56	C 100	3.005	Good	75%	90%	100%	2.029
								Outbuilding Total	2,029

Accpt Land	452,300	**Accepted Bldg**	104,800	**Total**	557,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	197,200	55,000	252,200	197,200	55,000	252,200
2	0	123,000	123,000	0	123,000	123,000
TOTAL	197,200	178,000	375,200	197,200	178,000	375,200

Account: 274 Card: 1 of 2 Map/Lot: 005-002-001 & 001
Location: 365 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 5
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/16/2022
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
1.62	Acre-Rear Land 2+	6,000.00	9,720.00	100%		9,720
Total Acres 2.62					Land Total	197,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Artcraft M/H	1977	14 x 66	C 100	78.800	Below	40%	80%	100%	25.216
One Story Frame	1977	100	D 100	13.424	Avg-	61%	100%	100%	8.189
Wood Deck	1977	64	D 100	2.590	Avg	71%	100%	100%	1.839
Wood Deck	1977	48	D 100	2.337	Avg-	61%	100%	100%	1.426
Frame Garage	1977	400	D 100	19.745	Avg	71%	100%	100%	14.019
Lean-To	2020	90	D 100	3.000	Avg	94%	80%	100%	2.256
Frame Shed	1977	80	D 100	3.633	Avg	71%	80%	100%	2.063
								Outbuilding Total	55,008

Accpt Land 197,200 **Accepted Bldg** 55,000 **Total** 252,200

Account: 274 Card: 2 of 2 Map/Lot: 005-002-001 & 001
Location: 365 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/16/2022
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Dwelling Description

Ranch	One Story	900 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	226,314
Dwelling Units	1 OTHER Units-0	Roof Cover		Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	No Bsmt Slab	Basement	-20,806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,089
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	900	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2025	0	Typical	Typical	Average	Typical	213,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	60%	100%	123,032

Accpt Land	0	**Accepted Bldg**	123,000	**Total**	123,000

Map/Lot: 005-038
Account: 161 Card: 1 of 1 Location: 31 OLD STAGE ROAD

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	03/01/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.50	Acre-Rear Land 2+	6,000.00	9,000.00	100%		9,000
Total Acres 2.50					Land Total	134,000

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1619 Sqft	Grade B 100	Base	402,821
Exterior	Clapboard	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% Hot Water BB	Cooling	100% Heat Pump	Heat	7,604
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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
2002	2008	Typical	Typical	Good	Typical	420,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	361,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	2002	1056	B 115	230.529	Good	88%	100%	100%	202.866
Open Frame Porch	2002	182	B 100	16.568	Good	86%	100%	100%	14.248
Open Frame Porch	2002	81	B 100	10.634	Good	86%	100%	100%	9.145
Wood Deck	2002	186	B 100	6.720	Good	86%	100%	100%	5.779
Canopy	2002	259	B 100	8.435	Good	86%	100%	100%	7.254
Frame Garage	2008	416	C 110	27.335	Avg	87%	80%	100%	19.025
Res. Greenhouse	2008	200	B 100	6.578	Good	86%	100%	100%	5.657
Canopy	2008	130	D 100	3.633	Avg	87%	80%	100%	2.529
								Outbuilding Total	266,503

Accpt Land	134,000	Accepted Bldg	628,000	Total	762,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	356,200	286,800	643,000	356,200	286,800	643,000
2	0	60,300	60,300	0	60,300	60,300
TOTAL	356,200	347,100	703,300	356,200	347,100	703,300

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
55.00	Acre-Rear Land 12+	3,000.00	165,000.00	100%		165,000
12.36	Acre-Wasteland	500.00	6,180.00	100%		6,180
Total Acres 78.36					Land Total	356,180

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade B 100	Base	353,412
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	9,869
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
1837	1997	Typical	Typical	Below Average	Typical	363,281

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	100%	100%	199,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1837	256	B 130	54.556	Ava-	55%	100%	100%	30.006
Frame Shed	1837	96	C 100	5.316	Ava	65%	80%	100%	2.764
Canopy	1837	154	B 100	5.968	Ava-	55%	100%	100%	3.282
Frame Shed	1837	180	C 100	9.968	Ava-	55%	80%	100%	4.386
One Story Frame	1837	420	B 130	84.613	Ava-	55%	100%	100%	46.537
								Outbuilding Total	86,975

Accpt Land	356,200	**Accepted Bldg**	286,800	**Total**	643,000

Map/Lot: 004-033
Account: 23 Card: 2 of 2 Location: 388 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 25
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1837	468	C 100	40.566	Avg	65%	80%	100%	21.094
Canopy	1837	360	C 100	8.860	Fair	45%	80%	100%	3.190
Frame Shed	1837	104	C 100	5.760	Avg	65%	80%	100%	2.995
Frame Shed	1837	30	C 100	1.661	Fair	45%	80%	100%	598
Frame Shed	1837	224	C 100	12.405	Avg	65%	80%	100%	6.450
Unfinished Attic	1837	468	C 100	8.115	Avg	65%	80%	100%	4.220
1.5 Story Garage	1837	550	C 100	41.896	Avg	65%	80%	100%	21.786
								Outbuilding Total	60,333

Accpt Land	0	**Accepted Bldg**	60,300	**Total**	60,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
5.20	Acre-Rear Land 2+	6,000.00	31,200.00	100%		31,200
Total Acres 6.20					Land Total	261,200

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	1102 Sqft	Grade B 110	Base	483,453
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-24,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	25,330
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
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	492,462

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	74%	95%	100%	346,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1984	36	B 110	12.045	Avg+	74%	95%	100%	8.467
1 & 3/4 Story Frame	1984	378	B 125	107.265	Avg+	78%	100%	100%	83.667
1SFr Overhang	1984	18	B 110	9.253	Avg+	74%	95%	100%	6.505
Open Frame Porch	1984	18	B 110	7.625	Avg+	74%	95%	100%	5.360
1 & 3/4 Story Frame	1984	860	B 125	234.678	Avg+	78%	100%	100%	183.049
One Story Frame	1984	72	B 125	20.031	Avg+	78%	100%	100%	15.624
Wood Deck	1984	304	B 110	10.442	Avg+	74%	95%	100%	7.341
1.5 Story Garage	1984	720	B 125	81.370	Avg	75%	80%	100%	48.822
Canopy	1984	270	C 100	7.126	Avg	75%	80%	100%	4.275
Generator	1984	1	C 100	9.630	Avg	75%	100%	100%	7.222
								Outbuilding Total	370,332

Accpt Land	261,200	**Accepted Bldg**	716,500	**Total**	977,700

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	140	Depth	150
Exemption(s)	2003 3	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Fr. A-Base Imp	400,000	328,091.61	100%		328,092
3.92	Acre-Rear Land 2+	6,000.00	23,520.00	100%		23,520
Total Acres 4.40					Land Total	351,612

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1470 Sqft	Grade A 110	Base	718,089
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	100% Heat Pump	Heat	18,676
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	44,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Modern	Modern	Good	Typical	790,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	735,435

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2016	519	A 140	136.060	Good	93%	100%	100%	126.536
One Story Frame	2016	144	A 140	45.057	Good	93%	100%	100%	41.903
Frame Bay Window	2016	16	A 110	10.996	Good	93%	100%	100%	10.226
Open Frame Porch	2016	28	A 110	10.168	Good	93%	100%	100%	9.456
Open Frame Porch	2016	64	A 110	13.031	Good	93%	100%	100%	12.119
Open Frame Porch	2016	170	A 110	21.453	Good	93%	100%	100%	19.951
Open Frame Porch	2016	84	A 110	14.619	Good	93%	100%	100%	13.596
Wood Deck	2016	286	A 110	12.266	Good	93%	100%	100%	11.407
1.25 Garage	2016	960	C 100	60.089	Avg	92%	80%	100%	44.226
Solar Panels	2020	33	C 100	46.609	Avg	94%	80%	100%	35.050
								Outbuilding Total	324,470

Accpt Land	351,600	**Accepted Bldg**	1,059,900	**Total**	1,411,500

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	12 3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.27	Acre-Rear Land 2+	6,000.00	25,620.00	100%		25,620
Total Acres 5.27					Land Total	150,620

Dwelling Description — **Replacement Cost New**

Colonial	One & 3/4 Story	1665 Sqft	Grade B 110	Base	605,707
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
Attic	Full Finsihed			Attic	72,315
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2010	Typical	Typical	Good	Typical	696,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	522,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	299	C 90	17.293	Avg	67%	100%	100%	11.586
Frame Shed	2010	252	B 100	17.026	Avg	88%	80%	100%	11.986
Open Frame Porch	2008	100	C 100	9.631	Avg	87%	80%	100%	6.703
Frame Shed	2023	64	C 100	3.544	Avg	95%	80%	100%	2.694
Generator	2024	1	C 100	9.630	Avg	96%	100%	100%	9.245
							Outbuilding Total		42,214

Accpt Land	150,600	Accepted Bldg	564,700	Total	715,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.75	Acre-Rear Land 2+	6,000.00	22,500.00	100%		22,500
Total Acres 4.75					Land Total	195,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1256 Sqft	Grade B 110	Base	499,457
Exterior	Clapboard	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% Hot Water BB	Cooling	100% Heat Pump	Heat	11,356
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
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	521,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	370,385

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .5st/Gar	1985	784	B 115	140.381	Good	82%	100%	100%	115.112
Open Frame Porch	1985	48	B 110	9.564	Avg	71%	100%	100%	6.790
Wood Deck	1985	384	B 110	12.510	Avg	71%	100%	100%	8.882
								Outbuilding Total	130,784

Accpt Land	195,000	**Accepted Bldg**	501,200	**Total**	696,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	412,900	591,400	1,004,300	412,900	591,400	1,004,300
2	0	14,600	14,600	0	14,600	14,600
TOTAL	412,900	606,000	1,018,900	412,900	606,000	1,018,900

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Spring Check List	2027		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	273	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Fr. A-Base Imp	400,000	393,372.97	100%		393,373
3.26	Acre-Rear Land 2+	6,000.00	19,560.00	100%		19,560
Total Acres 4.20					Land Total	412,933

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	697 Sqft	Grade B 110	Base	354,241
Exterior	Wood Siding	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	720 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	32,804
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	6,303
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	36,186
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
1904	2018	Typical	Typical	Good	Typical	436,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	327,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1904	240	B 140	55.594	Good	75%	100%	100%	41.696
Open Frame Porch	1904	48	B 110	9.564	Good	75%	100%	100%	7.173
Fin 1st/Gar	2023	552	B 140	172.868	Avg	95%	100%	100%	164.225
1SFr Overhang	2023	10	B 110	8.014	Good	75%	100%	100%	6.010
Wood Deck	2023	72	B 100	4.042	Avg	95%	80%	100%	3.072
Open Frame Porch	1904	131	B 100	13.571	Avg	65%	100%	100%	8.821
Open Frame Porch	1904	131	B 100	13.571	Avg	65%	80%	100%	7.057
Open Frame Porch	1904	120	B 110	14.218	Good	75%	100%	100%	10.664
1SFr Overhang	1904	10	B 110	8.014	Good	75%	100%	100%	6.010
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
								Outbuilding Total	263,780

Accpt Land	412,900	**Accepted Bldg**	591,400	**Total**	1,004,300

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 25		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	3

Sale Data

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2020	192	C 100	10.633	Avg	94%	80%	100%	7.996
Canopy	2020	128	C 100	4.391	Avg	94%	80%	100%	3.302
Canopy	2020	128	C 100	4.391	Avg	94%	80%	100%	3.302
								Outbuilding Total	14,600

Accpt Land	0	**Accepted Bldg**	14,600	**Total**	14,600

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential II - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.00	Acre-Rear Land 2+	6,000.00	18,000.00	100%		18,000
9.72	Acre-Wasteland	500.00	4,860.00	100%		4,860
Total Acres 13.72					Land Total	195,360

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	1344 Sqft	Grade B 110	Base	522,318
Exterior	Wood Siding	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	821 Sqft, Grade B	Basement Gar	None	Fin Bsmt	37,076
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	32,567
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Above Average	Typical	599,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	497,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	256	B 110	23.008	Avg+	83%	100%	100%	19.097
One Story Frame	2000	117	B 140	31.317	Avg+	85%	100%	100%	26.619
Wood Deck	2000	117	B 100	5.098	Avg	83%	80%	100%	3.385
One Story Frame	2000	132	B 140	34.277	Avg+	85%	100%	100%	29.135
1.5 Story Garage	2000	576	B 115	61.239	Avg	83%	80%	100%	40.662
Wood Deck	2000	149	B 110	6.436	Avg+	83%	100%	100%	5.342
Wood Deck	2000	176	B 110	7.135	Avg+	83%	100%	100%	5.922
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
								Outbuilding Total	139,514

Accpt Land	195,400	Accepted Bldg	637,300	Total	832,700

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Fr. A-Base Imp	125,000	89,486.49	100%		89,486
Total Acres 0.29					Land Total	89,486

Dwelling Description

Ranch	One Story	1248 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	276,586
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	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	0
Rooms	5				
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
1968	0	Typical	Typical	Below Average	Typical	276,586

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	100%	100%	152,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1968	100	C 100	5.538	Poor	37%	80%	100%	1.639
							Outbuilding Total		1,639

Accpt Land	89,500	**Accepted Bldg**	153,800	**Total**	243,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	39,500	957,100	996,600	39,500	957,100	996,600
2	0	382,200	382,200	0	382,200	382,200
TOTAL	39,500	1,339,300	1,378,800	39,500	1,339,300	1,378,800

Map/Lot: 002-002
Account: 28 Card: 1 of 2 Location: 497 BALD HEAD ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 400 Depth 150
Exemption(s) 3 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	1.		5,874
5.61	Acre-Rear Land 2+	6,000.00	33,660.00	100%		33,660
Total Acres 6.99					Land Total	39,534

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1036 Sqft	Grade A 110	Base	572,227
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	44,491
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	616,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	555,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2015	308	A 125	75.764	Avg	91%	100%	100%	68.945
Canopy	2015	84	A 110	5.848	Avg	90%	100%	100%	5.263
Open Frame Porch	2015	36	A 110	10.806	Avg	90%	100%	100%	9.725
Fin 1st/Gar	2015	672	A 125	217.940	Avg	91%	100%	100%	198.325
Canopy	2015	40	A 110	4.448	Avg	90%	100%	100%	4.003
Open Frame Porch	2015	368	B 100	27.496	Avg	91%	80%	100%	20.017
One Story Frame	2015	368	A 115	81.663	Avg	91%	80%	100%	59.450
Two Story Frame	2015	20	A 110	14.047	Avg	90%	100%	100%	12.642
Open Frame Porch	2015	168	A 110	21.295	Avg	90%	100%	100%	19.166
Wood Deck	2015	160	C 100	5.008	Avg	91%	100%	100%	4.557
								Outbuilding Total	402,093

Accpt Land 39,500 **Accepted Bldg** 957,100 **Total** 996,600

Map/Lot: 002-002
Account: 28 Card: 2 of 2 Location: 497 BALD HEAD ROAD

Neighborhood	3	Kennebec River	
Zoning/Use		Rural Residential I - Shoreland	
Topography		Rolling	
Utilities			
Street		Semi Improved	
Tree Growth App		2018	
Reference 1			
Reference 2			
Tran/Land/Bldg		1 1 27	
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2015	576	C 100	31.899	Avg	91%	80%	100%	23.222
Wood Deck	2015	2130	C 100	42.950	Avg	91%	80%	100%	31.267
Frame Shed	2015	574	B 115	44.598	Avg	91%	80%	100%	32.467
Fin Attic/Gar	2015	1260	B 100	133.900	Avg	91%	80%	100%	97.479
Fin 1st/Gar	2015	1260	B 115	266.363	Avg	91%	80%	100%	193.912
Frame Shed	2015	96	C 100	5.316	Avg	91%	80%	100%	3.870
								Outbuilding Total	382,217

Accpt Land	0	**Accepted Bldg**	382,200	**Total**	382,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	342,800	866,100	1,208,900	342,800	866,100	1,208,900
2	0	112,000	112,000	0	112,000	112,000
TOTAL	342,800	978,100	1,320,900	342,800	978,100	1,320,900

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
35.00	Acre-Rear Land 12+	3,000.00	105,000.00	100%		105,000
10.57	Acre-Wasteland	500.00	5,285.00	100%		5,285
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
Total Acres 56.57				Land Total		342,785

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	1102 Sqft	Grade A 100	Base	513,545
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	20,223
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	Good	Typical	549,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	439,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1987	624	A 130	220.310	Good	83%	100%	100%	182.857
Finished Attic	1987	322	A 100	20.464	Good	80%	100%	100%	16.371
Two Story Frame	1987	322	A 100	96.530	Good	80%	100%	100%	77.224
Open Frame Porch	1987	436	A 100	38.720	Good	80%	100%	100%	30.976
One Story Frame	1987	436	A 100	82.798	Good	80%	100%	100%	66.238
Wood Deck	1987	166	B 100	6.250	Avg	76%	100%	100%	4.750
1SFr Overhang	1987	12	A 100	9.303	Good	80%	100%	100%	7.442
2S Fr Overhang	1987	94	A 100	33.294	Good	80%	100%	100%	26.635
Open Frame Porch	1987	80	A 100	13.002	Good	80%	100%	100%	10.402
Wood Deck	1987	80	B 100	4.230	Avg	76%	100%	100%	3.215
						Outbuilding Total			426,110

Accpt Land	342,800	**Accepted Bldg**	866,100	**Total**	1,208,900

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Solar Panels	2020	28	C 100	39.547	Avg	94%	80%	100%	29.739
Canopy	1987	532	A 100	18.258	Avg	76%	80%	100%	11.101
Frame Shed	1987	488	A 100	40.538	Avg	76%	80%	100%	24.647
Frame Garage	1987	64	A 115	13.623	Avg+	79%	80%	100%	8.610
1 & 3/4 Story Frame	1987	64	A 100	23.864	Good	83%	100%	100%	19.807
Frame Shed	1987	16	B 115	1.243	Avg	76%	100%	100%	945
One Story Frame	1987	36	A 115	15.482	Good	83%	100%	100%	12.850
Patio	1987	168	A 100	5.319		80%	100%	100%	4.255
							Outbuilding Total		111,954

Accpt Land	0	**Accepted Bldg**	112,000	**Total**	112,000

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	UnPaved ROW

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			
Reference 2			
Tran/Land/Bldg	3 5 7		
Shore Ft Frnt	720	Depth	150
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Fr. A-Base Imp	400,000	632,455.53	100%		632,456
2.40	Acre-Rear Land 2+	6,000.00	14,400.00	100%		14,400
Total Acres 4.90					Land Total	646,856

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	1020 Sqft	Grade B 95	Base	378,402
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-5,710
Rooms	6				
Bedrooms	2	Add Fixtures	0		
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
1986	1995	Typical	Typical	Average	Typical	362,374

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	71%	90%	100%	231,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	128	B 95	16.137	Avg	71%	90%	100%	10.311
Wood Deck	1986	60	E 100	1.541	Avg	76%	100%	100%	1.171
Wood Deck	1986	23	B 95	2.746	Avg	71%	90%	100%	1.755
Wood Deck	1986	22	B 95	2.724	Avg	71%	90%	100%	1.741
Frame Shed	1986	80	D 100	3.633	Avg	76%	80%	100%	2.209
Fin .75st/Gar	1997	616	B 115	131.590	Avg	82%	100%	100%	107.904
Plumbing Fixtures	1997	4	C 100	10.786	Avg	82%	100%	100%	8.845
Generator	1997	1	C 100	9.630	Avg	82%	100%	100%	7.897
								Outbuilding Total	141,833

Accpt Land	646,900	**Accepted Bldg**	373,400	**Total**	1,020,300

Neighborhood 1	Paved
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 22
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/01/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
Total Acres 6.00					Land Total	155,000

Dwelling Description — **Replacement Cost New**

Saltbox	One & 3/4 Story	768 Sqft	Grade B 100	Base	338,805
Exterior	Wood Siding	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% Heat Pump	Cooling	100% Heat Pump	Heat	14,183
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	2025	Modern	Modern	Above Average	Typical	362,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	77%	80%	100%	223,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	96	C 100	3.775	Avg-	68%	80%	100%	2.054
Wood Deck	1989	816	C 100	17.642	Avg	77%	100%	100%	13.584
One Story Frame	1989	384	B 130	78.015	Avg+	80%	80%	100%	49.930
Canopy	1989	48	C 100	2.850	Avg	77%	80%	100%	1.755
Frame Shed	1989	128	C 100	7.089	Avg	77%	80%	100%	4.367
								Outbuilding Total	71,690

Accpt Land	155,000	**Accepted Bldg**	295,200	**Total**	450,200

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2	Preble Point Subdivision - Lot 06		
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	400	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	100%		469,894
3.72	Acre-Rear Land 2+	6,000.00	22,320.00	100%		22,320
Total Acres 5.10					Land Total	492,214

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1152 Sqft	Grade C 100	Base	352,042
Exterior	T111/Drop	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-4,149
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	17,439
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,089
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,778
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	379,199

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	276,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	360	C 100	22.153	Avg	73%	100%	100%	16.172
Encl Frame Porch	1989	171	C 100	16.983	Avg	73%	100%	100%	12.398
Open Frame Porch	1989	27	C 100	6.115	Avg	73%	100%	100%	4.464
2S Frame Garage	1989	864	C 100	71.378	Avg	77%	80%	100%	43.969
Frame Shed	1989	96	D 100	4.359	Avg	77%	80%	100%	2.685
Frame Shed	1989	96	D 100	4.359	Avg	77%	80%	100%	2.685
							Outbuilding Total		82,373

Accpt Land	492,200	Accepted Bldg	359,200	Total	851,400

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 10
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	02/04/2020
Sale Price	420,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
6.57	Acre-Rear Land 2+	6,000.00	39,420.00	100%		39,420
Total Acres 7.57					Land Total	154,420

Dwelling Description / **Replacement Cost New**

Cape Cod	Two Story	600 Sqft	Grade B 95	Base	299,018
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,066
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	3		
Baths	2	Half Baths	3	Plumbing	37,502
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	2019	Modern	Modern	Good	Typical	322,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	80%	95%	100%	245,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1987	575	B 110	140.219	Good	83%	100%	100%	116.382
One Story Frame	1987	684	B 110	112.538	Good	83%	100%	100%	93.407
One Story Frame	1987	700	B 110	115.019	Good	83%	100%	100%	95.466
One Story Frame	1987	96	B 95	18.439	Good	80%	95%	100%	14.013
2S Frame Garage	1987	672	C 100	56.586	Avg	76%	90%	100%	38.704
Frame Shed	1987	120	C 100	6.646	Avg	76%	80%	100%	4.041
Generator	2019	1	C 100	9.630	Avg	93%	100%	100%	8.956
Quonset Garage	1987	2379	C 100	119.388	Avg	76%	80%	100%	72.588
Jacuzzi	1987	1	C 100	9.630	Avg	76%	80%	100%	5.855
Swimming Pool	2019	192	C 100	20.724	Avg	93%	50%	100%	9.636
								Outbuilding Total	459,048

Accpt Land	154,400	**Accepted Bldg**	704,100	**Total**	858,500

Map/Lot: 004-055-005
Account: 163 Card: 1 of 1 Location: 110 MILL ISLAND ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	04/15/2008
Sale Price	388,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 24		
Shore Ft Frnt	520	Depth	150
Exemption(s)	3	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Fr. A-Base Imp	400,000	535,163.53	100%		535,164
2.41	Acre-Rear Land 2+	6,000.00	14,460.00	100%		14,460
Total Acres 4.20					Land Total	549,624

Dwelling Description

				Replacement Cost New	
Gambrel	Two Story	1502 Sqft	Grade A 130	Base	861,360
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	42,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	11,267
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	914,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	804,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	45	A 130	13.615	Ava	88%	100%	100%	11.981
One Story Frame	2012	293	A 145	84.116	Ava	90%	100%	100%	75.704
Fin 1st/Gar	2012	676	A 145	253.899	Ava	90%	100%	100%	228.509
Wood Deck	2012	96	A 130	7.361	Ava	88%	100%	100%	6.478
Patio	2012	540	A 130	13.907	Ava	88%	100%	100%	12.238
Patio	2012	225	A 130	7.985	Ava	88%	100%	100%	7.027
Patio	2012	324	A 130	9.846	Ava	88%	100%	100%	8.664
One Inch Pier	2012	80	C 100	6.163	Ava	90%	80%	100%	4.438
Frame Shed	2012	192	B 100	12.972	Ava	90%	80%	100%	9.340
Generator	2012	1	C 100	9.630	Ava	90%	100%	100%	8.667
								Outbuilding Total	373,046

Accpt Land	549,600	**Accepted Bldg**	1,178,000	**Total**	1,727,600

Account: 39 Card: 1 of 1 Map/Lot: 005-024 Location: 254 ARROWSIC ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/23/2023
Sale Price	163,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
2.70	Acre-Rear Land 2+	6,000.00	16,200.00	100%		16,200
Total Acres 3.70					Land Total	141,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	800 Sqft	Grade C 100	Base	211,868
Exterior	Wood Siding	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 Warm	Cooling	100% Heat Pump	Heat	3,080
Rooms	3				
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	214,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	139,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1940	240	D 100	13.426	Avg	65%	100%	100%	8.727
Frame Shed	1940	160	C 100	8.861	Avg	65%	100%	100%	5.760
								Outbuilding Total	14,487

Accpt Land	141,200	**Accepted Bldg**	154,200	**Total**	295,400

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 1 0
Shore Ft Frnt	700 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	06/12/2026
Sale Price	370,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.41	Fr. A-Base Unimp	280,000	434,676.89	100%		434,677
2.49	Acre-Rear Land 2+	6,000.00	14,940.00	100%		14,940
21.54	Acre-Wasteland	500.00	10,770.00	100%		10,770
Total Acres 26.44					Land Total	460,387

Accpt Land 460,400 **Accepted Bldg** 0 **Total** 460,400

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
4.00	Acre-Rear Land 12+	3,000.00	12,000.00	100%		12,000
8.72	Acre-Wasteland	500.00	4,360.00	100%		4,360
Total Acres 23.72					Land Total	201,360

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1024 Sqft	Grade B 95	Base	399,113
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
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
1972	0	Typical	Typical	Average	Typical	408,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	265,517

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2015	240	B 95	7.590	Avg	91%	100%	100%	6,907
1.5 Story Garage	1972	1120	C 100	80.325	Avg	68%	80%	100%	43,697
							Outbuilding Total		50,604

Accpt Land	201,400	**Accepted Bldg**	316,100	**Total**	517,500

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	No Utilities
Street	None

Sale Data

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

Reference 1			
Reference 2	Access by boat		
Tran/Land/Bldg	3 5 11		
Shore Ft Frnt	400	Depth	150
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Unimp	280,000	328,925.52	75.00%	Access	246,694
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	75.00%		45,000
17.00	Acre-Rear Land 12+	3,000.00	51,000.00	100%		51,000
3.18	Acre-Wasteland	500.00	1,590.00	100%		1,590
Total Acres 31.56					Land Total	344,284

Dwelling Description — **Replacement Cost New**

Cottage	One Story	336 Sqft	Grade D 100	Base	118,768
Exterior	T111/Drop	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-9,042
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,323
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,633
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-276
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Old Type	No Bath	Below Average	Typical	101,495

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	55%	100%	100%	55,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	116	C 100	4.160	Ava-	75%	100%	100%	3.120
Wood Deck	2021	90	C 100	3.659	Ava-	87%	100%	100%	3.183
							Outbuilding Total		6,303

Accpt Land	344,300	**Accepted Bldg**	62,100	**Total**	406,400

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	170	Depth	150
Exemption(s)	3 14	Land Schedule	3

Sale Data

Sale Date	04/01/2017
Sale Price	442,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Fr. A-Base Imp	400,000	346,888.61	100%		346,889
3.23	Acre-Rear Land 2+	6,000.00	19,380.00	100%		19,380
Total Acres 3.82					Land Total	366,269

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1838 Sqft	Grade A 100	Base	542,726
Exterior	T111/Drop	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	520 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,344
Heating	100% Heat Pump	Cooling	100% Warm & Cool	Heat	30,934
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	20,223
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Above Average	Typical	626,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	438,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	117	A 100	15.675	Avg+	70%	100%	100%	10.972
Open Frame Porch	1970	66	A 100	11.991	Avg+	70%	100%	100%	8.394
Frame Shed	1970	36	A 100	2.991	Avg+	70%	100%	100%	2.094
Frame Garage	1970	624	A 115	60.146	Avg+	72%	100%	100%	43.305
Wood Deck	2023	128	A 100	6.586	Avg+	70%	100%	100%	4.610
Encl Frame Porch	1970	178	A 100	26.222	Avg+	70%	100%	100%	18.355
Wood Deck	1970	30	A 100	3.756	Avg+	70%	100%	100%	2.629
Generator	2015	1	C 100	9.630	Avg	91%	100%	100%	8.763
							Outbuilding Total		99,122

Accpt Land	366,300	**Accepted Bldg**	537,900	**Total**	904,200

Account: 146 Card: 1 of 1 Map/Lot: 003-011 Location: 82 NEWTOWN ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 2

Sale Data

Sale Date	05/01/2006
Sale Price	237,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
7.10	Acre-Rear Land 2+	6,000.00	42,600.00	100%		42,600
Total Acres 8.10					Land Total	157,600

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	528 Sqft	Grade C 110	Base	267,664
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	276,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	196,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	100	C 110	4.237	Avg	71%	100%	100%	3.008
One Story Frame	1985	36	C 140	12.565	Avg	75%	100%	100%	9.424
One Story Frame	1985	364	C 110	51.567	Avg	71%	100%	100%	36.613
Wood Deck	1985	216	C 110	6.695	Avg	71%	100%	100%	4.753
Frame Shed	1985	520	C 100	28.798	Avg	75%	80%	100%	17.278
Frame Shed	2023	320	C 100	17.722	Avg	95%	80%	100%	13.469
Wood Deck	2023	52	C 100	2.928	Avg	95%	80%	100%	2.226
Frame Shed	2023	288	C 100	15.949	Avg	95%	80%	100%	12.122
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
								Outbuilding Total	108,041

Accpt Land 157,600 **Accepted Bldg** 304,400 **Total** 462,000

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Dug/Point Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth 0	
Exemption(s)	3	Land Schedule 1	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Fr. A-Base Imp	125,000	89,486.49	100%		89,486
Total Acres 0.29				Land Total		89,486

Dwelling Description

				Replacement Cost New	
Conventional	One Story	875 Sqft	Grade D 110	Base	200,878
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-18,376
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	7,295
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-434
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	Old Type	Old Type	Below Average	Typical	189,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	55%	90%	100%	93,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	342	D 100	15.531	Avg-	55%	80%	100%	6.834
Frame Shed	1955	192	D 100	8.719	Avg-	55%	80%	100%	3.836
Wood Deck	2000	64	D 110	2.850	Avg	83%	100%	100%	2.366
							Outbuilding Total		13,036

Accpt Land	89,500	**Accepted Bldg**	106,800	**Total**	196,300

Map/Lot: 005-035
Account: 46 Card: 1 of 1 Location: ARROWSIC RD

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	No Utilities Shared		
Street	Paved		
Spring Check List	2026		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Fr. A-Base Unimp	90,000.00	50,771.67	200%	Commercial	101,543
Total Acres 0.12					Land Total	101,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Transmission Lines	0			- - - - S O U N D V A L U E - - - -					1,404,371
Distribution Lines	0			- - - - S O U N D V A L U E - - - -					68,831
								Outbuilding Total	1,473,202

Accpt Land	101,500	**Accepted Bldg**	1,473,200	**Total**	1,574,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	260,700	537,100	797,800	260,700	537,100	797,800
2	0	36,100	36,100	0	36,100	36,100
TOTAL	260,700	573,200	833,900	260,700	573,200	833,900

Map/Lot: 002-013
Account: 52 Card: 1 of 2 Location: 426 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Tree Growth App	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 2005 Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.37	Acre-Wasteland	500.00	685.00	100%		685
Total Acres 7.37					Land Total	260,685

Dwelling Description — **Replacement Cost New**

Conventional	One & 3/4 Story	1008 Sqft	Grade B 110	Base	435,032
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-22,616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	20,477
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	25,330
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	2024	Typical	Typical	Above Average	Typical	465,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	79%	95%	100%	349,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2024	396	B 125	77.130	Ava	96%	100%	100%	74.045
Wood Deck	1993	192	B 110	7.547	Ava+	79%	95%	100%	5.664
Jacuzzi	1993	1	B 110	12.924	Ava+	79%	95%	100%	9.700
Open Frame Porch	1993	170	B 110	17.448	Ava+	79%	95%	100%	13.095
Frame Shed	1993	192	C 100	10.633	Fair	63%	80%	100%	5.359
Frame Shed	1993	960	B 100	64.861	Ava+	82%	80%	100%	42.549
Wood Deck	1993	192	C 100	5.624	Ava	79%	80%	100%	3.554
Frame Garage	2020	576	C 100	32.555	Ava	94%	80%	100%	24.482
Canopy	2020	240	C 100	6.548	Ava	94%	80%	100%	4.924
Frame Shed	2023	96	C 100	5.316	Ava	95%	80%	100%	4.040
								Outbuilding Total	187,412

Accpt Land 260,700 **Accepted Bldg** 537,100 **Total** 797,800

Map/Lot: 002-013
Account: 52 Card: 2 of 2 Location: 426 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Tree Growth App	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 2005 Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Solar Panels	2020	34	C 100	48,022	Avg	94%	80%	100%	36,113
							Outbuilding Total		36,113

Accpt Land	0	**Accepted Bldg**	36,100	**Total**	36,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 16 Land Schedule 2

Sale Data

Sale Date	11/15/2024
Sale Price	455,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
10.00	Acre-Rear Land 12+	3,000.00	30,000.00	100%		30,000
19.49	Acre-Wasteland	500.00	9,745.00	100%		9,745
Total Acres 40.49					Land Total	214,745

Dwelling Description **Replacement Cost New**

Conventional	One Story	646 Sqft	Grade B 100	Base	231,338
Exterior	B&B	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt None	Basement	-20,010
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	11,100
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	222,428

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	95%	100%	139,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	360	B 100	56.629	Ava	66%	95%	100%	35.506
One Story Frame	2000	72	B 100	16.025	Ava	66%	95%	100%	10.047
Open Frame Porch	1990	100	B 100	11.750	Ava	66%	95%	100%	7.367
Wood Deck	2020	448	B 100	12.876	Ava	66%	95%	100%	8.073
Canopy	1990	90	B 100	4.464	Ava	66%	95%	100%	2.799
Frame Shed	1978	446	B 100	30.133	Ava	66%	95%	100%	18.894
Frame Shed	1978	168	B 100	11.351	Ava	66%	95%	100%	7.117
Canopy	1978	70	B 100	3.994	Ava	66%	95%	100%	2.504
Frame Shed	1978	32	B 100	2.162	Ava	66%	95%	100%	1.356
Open Frame Porch	1978	16	B 100	6.815	Ava	66%	95%	100%	4.273
								Outbuilding Total	97,936

Accpt Land 214,700 **Accepted Bldg** 237,400 **Total** 452,100

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
6.00	Acre-Rear Land 12+	3,000.00	18,000.00	100%		18,000
2.72	Acre-Wasteland	500.00	1,360.00	100%		1,360
Total Acres 19.72					Land Total	204,360

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1688 Sqft	Grade B 100	Base	414,981
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-30,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	7,929
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Above Average	Typical	402,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	72%	95%	100%	275,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	90	B 100	4.464	Avg+	72%	95%	100%	3.053
Canopy	1980	160	B 100	6.110	Avg+	72%	95%	100%	4.179
Open Frame Porch	1980	40	B 100	8.224	Avg+	72%	95%	100%	5.625
Wood Deck	1980	60	B 100	3.760	Avg+	72%	95%	100%	2.572
Canopy	1980	160	B 100	6.110	Avg+	72%	95%	100%	4.179
Frame Shed	1980	112	C 100	6.203	Avg	72%	80%	100%	3.573
Canopy	1980	150	C 100	4.815	Avg	72%	80%	100%	2.774
Frame Shed	1980	9	C 100	498	Avg	72%	80%	100%	287
Frame Shed	1980	78	C 100	4.320	Avg	72%	80%	100%	2.488
Wood Deck	2025	659	B 100	17.834	Avg	96%	100%	100%	17.121
								Outbuilding Total	45,851

Accpt Land	204,400	**Accepted Bldg**	321,200	**Total**	525,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
4.60	Acre-Rear Land 2+	6,000.00	27,600.00	100%		27,600
Total Acres 5.60					Land Total	200,100

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	1008 Sqft	Grade B 110	Base	457,758
Exterior	Clapboard	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	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,794
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	25,330
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Good	Typical	506,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	405,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	564	B 125	48.766	Avg	76%	100%	100%	37.062
Open Frame Porch	1987	156	B 110	16.544	Good	80%	100%	100%	13.235
Frame Shed	1987	104	B 110	7.730	Good	80%	100%	100%	6.184
Wood Deck	1987	300	C 100	7.704	Avg-	67%	100%	100%	5.162
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
							Outbuilding Total		70,888

Accpt Land	200,100	**Accepted Bldg**	476,200	**Total**	676,300

Map/Lot: 004-012
Account: 1 Card: 1 of 1 Location: 80 SPINNEY MILL ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2	* Owns lot 004-019 w/ Removable Pier		
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Fr. A-Base Imp	125,000	116,889.51	150.0%		175,334
Total Acres 0.78				Land Total		175,334

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	972 Sqft	Grade B 100	Base	369,654
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	11,420
Rooms	7				
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
1790	1990	Typical	Typical	Average	Typical	381,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	247,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1790	416	B 130	83.880	Avg	65%	100%	100%	54.522
Frame Shed	1790	160	B 100	10.810	Avg	65%	100%	100%	7.026
Barn	1790	384	B 100	40.608	Avg	65%	80%	100%	21.116
Unfinished Attic	1790	384	B 100	8.124	Avg	65%	80%	100%	4.225
						Outbuilding Total			86,889

Accpt Land	175,300	**Accepted Bldg**	334,600	**Total**	509,900

Account: 2 Card: 1 of 1 Map/Lot: 004-019
Location: SPINNEY MILL ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities No Utilities
Street Paved

Sale Data

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

Reference 1
Reference 2 * Owns house on 004-012
Tran/Land/Bldg 4 5 0
Shore Ft Frnt 234 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Fr. A-Base Unimp	280,000	237,085.15	50.0%	Restriction	118,543
Total Acres 0.54					Land Total	118,543

Accpt Land 118,500 **Accepted Bldg** 0 **Total** 118,500

Neighborhood 1	Paved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

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	1 5 2		
Shore Ft Frnt		Depth	
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.30	Acre-Rear Land 2+	6,000.00	25,800.00	100%		25,800
Total Acres 5.30					Land Total	150,800

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1568 Sqft	Grade C 110	Base	355,095
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	363,993

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	93%	100%	100%	338,513

Accpt Land	150,800	**Accepted Bldg**	338,500	**Total**	489,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
4.10	Acre-Rear Land 2+	6,000.00	24,600.00	100%		24,600
Total Acres 5.10					Land Total	197,100

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	341,252
Exterior	Clapboard	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% Floor/Wall Unit	Cooling	0% None	Heat	-4,973
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	Above Average	Typical	345,177

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	265,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Garage	2024	676	C 110	59.007	Avg	96%	80%	100%	45.318
Wood Deck	1989	418	C 100	9.977	Avg	77%	100%	100%	7.682
Frame Shed	1980	96	C 100	5.316	Avg	72%	80%	100%	3.062
Frame Shed	1989	128	E 100	3.544	Avg	77%	80%	100%	2.183
								Outbuilding Total	58,245

Accpt Land	197,100	**Accepted Bldg**	324,000	**Total**	521,100

Map/Lot: 005-004-023
Account: 54 Card: 1 of 1 Location: WHITMORES LANDING

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

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

Reference 1
Reference 2
Tran/Land/Bldg 1 5 24
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 14 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
6.20	Acre-Rear Land 2+	6,000.00	37,200.00	100%		37,200
Total Acres 7.20					Land Total	209,700

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1080 Sqft	Grade B 100	Base	434,035
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-7,422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	9,869
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
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	443,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	323,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1982	360	B 100	27.027	Avg+	73%	100%	100%	19.730
Open Frame Porch	1982	140	B 100	14.100	Avg+	73%	100%	100%	10.293
Open Frame Porch	1982	168	B 100	15.745	Avg+	73%	100%	100%	11.494
2S Frame Garage	1982	1152	B 100	114.149	Avg+	73%	100%	100%	83.329
Frame Shed	1982	192	B 100	12.972	Avg	74%	100%	100%	9.599
Canopy	1982	384	B 100	11.373	Avg	74%	80%	100%	6.733
Wood Deck	1982	336	C 100	8.397	Avg	74%	100%	100%	6.214
							Outbuilding Total		147,392

Accpt Land 209,700 **Accepted Bldg** 471,200 **Total** 680,900

Map/Lot: 002-001
Account: 58 Card: 1 of 1 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	400 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Unimp	280,000	328,925.52	10.0%	Restriction	32,893
2.51	Acre-Rear Land 2+	6,000.00	15,060.00	100%		15,060
Total Acres 3.89					Land Total	47,953

Land 0 **Bldg Override** 0 **Total** 0

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling Swampy
Utilities	No Utilities
Street	None
Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	100 Depth 100
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Fr. A-Base Unimp	280,000	313,049.52	10.0%	Restriction	31,305
Total Acres 1.25					Land Total	31,305

Land	0	**Bldg Override**	0	**Total**	0

Account: 359 Card: 1 of 1 Map/Lot: 006-001 Location: FIELD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	Preble Point Subdivision - Common Area II
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Base Unimp	80,500.00	113,844.19	10.0%	Common	11,384
1.50	Acre-Rear Land 2+	6,000.00	9,000.00	100%		9,000
Total Acres 3.50					Land Total	20,384

Land 0 **Bldg Override** 0 **Total** 0

Account: 362 Card: 1 of 1 Map/Lot: 006-001-010 Location: MOOSE POINT LN

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	Preble Point Subdivision - Common Area I
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	200 Depth 100
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Fr. A-Base Unimp	280,000	241,703.86	10.0%		24,170
Total Acres 0.58				Land Total		24,170

Land	0	**Bldg Override**	0	**Total**	0

Map/Lot: 005-011-010
Account: 59 Card: 1 of 1 Location: STONETREE RD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities No Utilities
Street Semi Improved

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type Sale Type.....
Financing Financed
Verified Verification
Validity Validity

Reference 1 COMMON AREA - OVERRIDE TO $0.00
Reference 2
Tran/Land/Bldg 5 1 0
Shore Ft Frnt 50 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Fr. A-Base Unimp	280,000	263,628.48	10.0%	Restriction	26,363
Total Acres 0.80					Land Total	26,363

Land 0 **Bldg Override** 0 **Total** 0

Account: 373 Card: 1 of 1 Map/Lot: 005-011-011 Location: WOODS RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	Stonetree Subdivision - Common Lot
Reference 2	COMMON AREA - OVERRIDE TO $0.00
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	10.0%	Restriction	8,050
2.68	Acre-Rear Land 2+	6,000.00	16,080.00	10.0%	Restriction	1,608
Total Acres 3.68					Land Total	9,658

Land 0 **Bldg Override** 0 **Total** 0

Account: 374 Card: 1 of 1 Map/Lot: 005-004-026 Location: SOUTH RIVER RD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	75 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Fr. A-Base Unimp	280,000	194,625.99	10.0%	Restriction	19,463
0.70	Acre-Rear Land 2+	6,000.00	4,200.00	10.0%	Restriction	420
Total Acres 0.96					Land Total	19,883

Land 0 **Bldg Override** 0 **Total** 0

Map/Lot: 005-004
Account: 60 Card: 1 of 1 Location: WHITMORES LANDING RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities Shared
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	
Tran/Land/Bldg	5 1 1
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Fr. A-Base Unimp	80,500.00	74,483.90	10.0%	Restriction	7,448
Total Acres 0.75					Land Total	7,448

Land	0	**Bldg Override**	0	**Total**	0

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	280	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
1.80	Acre-Rear Land 2+	6,000.00	10,800.00	100%		10,800
Total Acres 2.80					Land Total	410,800

Dwelling Description — **Replacement Cost New**

Conventional	One Story	357 Sqft	Grade C 100	Base	147,872
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-11,391
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-196
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	2021	Modern	Modern	Average	Typical	136,285

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Basement	None	65%	90%	100%	79,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2021	80	C 100	8.668	Avg+	95%	100%	100%	8.235
One Story Frame	2021	208	C 100	28.851	Avg+	95%	100%	100%	27.408
One Story Frame	1980	256	C 100	34.398	Avg	72%	100%	100%	24.767
Wood Deck	1980	189	C 100	5.566	Avg	72%	100%	100%	4.008
Encl Frame Porch	1939	168	C 100	16.770	Avg	65%	90%	100%	9.810
Frame Shed	1980	200	C 100	11.076	Avg	72%	80%	100%	6.380
								Outbuilding Total	80,608

Accpt Land	410,800	Accepted Bldg	160,300	Total	571,100

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

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	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 19	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Fr. A-Base Imp	400,000	303,571.97	100%		303,572
Total Acres 0.36					Land Total	303,572

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	696 Sqft	Grade C 110	Base	305,305
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,571
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,830
Attic	Floor & Stairs			Attic	8,138
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	Good	Typical	313,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	223,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1980	504	C 110	107.805	Ava	72%	100%	100%	77.620
Encl Frame Porch	1980	176	C 110	19.073	Ava	72%	100%	100%	13.733
Open Frame Porch	1980	64	C 100	7.897	Ava	72%	100%	100%	5.686
Open Frame Porch	1980	48	C 100	7.127	Ava	72%	100%	100%	5.131
Wood Deck	2006	200	D 100	4.738	Ava	86%	100%	100%	4.075
Frame Shed	1945	228	D 100	10.354	Ava	65%	80%	100%	5.384
								Outbuilding Total	111,629

Accpt Land	303,600	Accepted Bldg	335,100	Total	638,700

Account: 266 Card: 1 of 1 Map/Lot: 003-046 Location: OLD STAGE ROAD

Neighborhood 5 Back River

Zoning/Use Rural Residential II - Resource Protection
Topography Rolling
Utilities No Utilities
Street Semi Improved

Sale Data

Sale Date	07/27/2012
Sale Price	98,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 5 11
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Fr. A-Base Unimp	280,000	200,449.74	100%		200,450
Total Acres 0.29					Land Total	200,450

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	280 Sqft	Grade C 100	Base	183,243
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-10,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,352
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-8,089
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-270
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2013	Old Type	No Bath	Average	Typical	163,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	65%	80%	100%	85,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1960	32	C 100	2.542	Avg	65%	80%	100%	1,322
							Outbuilding Total		1,322

Accpt Land	200,500	Accepted Bldg	86,300	Total	286,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
9.00	Acre-Rear Land 2+	6,000.00	54,000.00	100%		54,000
1.33	Acre-Rear Land 12+	3,000.00	3,990.00	100%		3,990
Total Acres 11.33				Land Total		172,990

Dwelling Description — **Replacement Cost New**

Colonial	One & 3/4 Story	520 Sqft	Grade B 95	Base	266,224
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-12,994
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,751
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	271,981

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	71%	95%	100%	183,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	276	B 95	20.986	Avg	71%	95%	100%	14.155
1 & 3/4 Story Frame	1985	400	B 95	85.941	Avg	71%	95%	100%	57.967
2S Fr Overhang	1985	16	B 95	9.009	Avg	71%	95%	100%	6.076
2S Fr Overhang	1985	40	B 95	14.152	Avg	71%	95%	100%	9.546
One Story Frame	1985	280	B 110	49.885	Avg	75%	100%	100%	37.414
Finished Attic	1985	280	B 95	13.750	Avg	71%	95%	100%	9.274
Wood Deck	1985	320	B 95	9.376	Avg	71%	95%	100%	6.324
2S Frame Shed	1985	288	C 100	25.517	Avg	75%	80%	100%	15.310
Encl Frame Porch	1985	200	C 100	19.047	Avg	75%	80%	100%	11.428
Open Frame Porch	1985	40	C 100	6.741	Avg	75%	80%	100%	4.045
								Outbuilding Total	171,539

Accpt Land	173,000	**Accepted Bldg**	355,000	**Total**	528,000

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 4
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 2

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
Total Acres 5.00					Land Total	139,000

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	1346 Sqft	Grade B 100	Base	500,136
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
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	506,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	420,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	72	B 100	10.105	Avg	83%	100%	100%	8.387
1 & 1/2 Story Frame	2004	240	B 130	69.217	Avg	85%	100%	100%	58.834
Wood Deck	2004	180	C 100	5.393	Avg	85%	100%	100%	4.584
							Outbuilding Total		71,805

Accpt Land	139,000	**Accepted Bldg**	492,400	**Total**	631,400

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 24		
Shore Ft Frnt	409	Depth	150
Exemption(s)	3	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Fr. A-Base Imp	400,000	473,286.38	100%		473,286
4.86	Acre-Rear Land 2+	6,000.00	29,160.00	100%		29,160
Total Acres 6.26					Land Total	502,446

Dwelling Description — **Replacement Cost New**

Gambrel	Two Story	1344 Sqft	Grade B 100	Base	499,639
Exterior	Vinyl/Aluminum	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 Warm	Cooling	100% Warm & Cool	Heat	21,053
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	19,738
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	540,430

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	389,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	1987	625	B 115	74.310	Avg	76%	100%	100%	56.476
Open Frame Porch	1987	36	B 100	7.990	Avg	72%	100%	100%	5.753
Wood Deck	1987	84	B 100	4.324	Avg	72%	100%	100%	3.113
Encl Frame Porch	1987	156	B 100	19.418	Avg	72%	100%	100%	13.981
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
Frame Shed	2000	120	C 100	6.646	Avg	83%	80%	100%	4.413
One Inch Pier	2015	32	C 100	2.465	Avg	91%	80%	100%	1.794
							Outbuilding Total		94,678

Accpt Land	502,400	**Accepted Bldg**	483,800	**Total**	986,200

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	160 Depth 150
Exemption(s)	3 Land Schedule 4

Sale Data

Sale Date	07/30/2024
Sale Price	742,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Fr. A-Base Imp	400,000	340,375.21	100%		340,375
1.95	Acre-Rear Land 2+	6,000.00	11,700.00	100%		11,700
Total Acres 2.50					Land Total	352,075

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1176 Sqft	Grade B 100	Base	415,674
Exterior	Vinyl/Aluminum	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	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	8,286
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,158
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	Good	Typical	443,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	408,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2015	256	B 100	41.966	Good	93%	90%	100%	35.125
Wood Deck	2015	32	B 100	3.101	Good	92%	100%	100%	2.853
Frame Garage	2015	576	B 100	39.717	Good	92%	100%	100%	36.540
Generator	2024	1	C 100	9.630	Avg	96%	100%	100%	9.245
								Outbuilding Total	83,763

Accpt Land	352,100	**Accepted Bldg**	492,000	**Total**	844,100

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
35.00	Acre-Rear Land 12+	3,000.00	105,000.00	100%		105,000
10.50	Acre-Wasteland	500.00	5,250.00	100%		5,250
Total Acres 56.50					Land Total	295,250

Dwelling Description / **Replacement Cost New**

Ranch	One Story	462 Sqft	Grade C 110	Base	179,345
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-11,595
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,403
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
Attic	Full Finsihed			Attic	28,693
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	200,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	70%	90%	100%	126,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	108	C 125	21.619	Avg+	70%	100%	100%	15.133
Open Frame Porch	1920	162	C 110	13.879	Avg+	70%	90%	100%	8.744
One Story Frame	1920	168	C 125	30.286	Avg+	70%	100%	100%	21.200
Frame Shed	1920	570	B 100	38.512	Avg	65%	80%	100%	20.026
							Outbuilding Total		65,103

Accpt Land	295,300	Accepted Bldg	191,500	Total	486,800

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved

Sale Data

Sale Date	02/05/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 11		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Fr. A-Base Unimp	280,000	263,628.48	100%		263,628
Total Acres 0.80					Land Total	263,628

Dwelling Description — **Replacement Cost New**

Conventional	One & 3/4 Story	176 Sqft	Grade C 90	Base	146,800
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-7,427
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% None 2.0	Cooling	0% None	Heat	-1,996
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-152
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Old Type	No Bath	Below Average	Typical	129,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	55%	70%	100%	50,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	25	C 100	1.384	Avg-	57%	80%	100%	631
One Story Frame	1970	241	C 90	29.398	Avg-	55%	70%	100%	11.318
Open Frame Porch	1970	132	C 90	10.055	Avg-	55%	70%	100%	3.871
1SFr Overhang	1970	44	C 90	8.910	Avg-	55%	70%	100%	3.430
								Outbuilding Total	19,250

Accpt Land	263,600	**Accepted Bldg**	69,300	**Total**	332,900

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
5.40	Acre-Rear Land 2+	6,000.00	32,400.00	100%		32,400
Total Acres 6.40					Land Total	147,400

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1040 Sqft	Grade B 95	Base	285,738
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	4,641
Rooms	4				
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	Good	Typical	296,629

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	79%	100%	100%	234,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	936	B 95	23.126	Good	79%	100%	100%	18.270
2S Frame Garage	2000	780	C 100	64.906	Avg+	85%	90%	100%	49.653
Generator	2021	1	C 100	9.630	Avg	94%	100%	100%	9.052
								Outbuilding Total	76,975

Accpt Land	147,400	**Accepted Bldg**	311,300	**Total**	458,700

Map/Lot: 004-050-008
Account: 71 Card: 1 of 1 Location: 249 OLD STAGE ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 2
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.40	Acre-Wasteland	500.00	700.00	100%		700
Total Acres 7.40					Land Total	155,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	1120 Sqft	Grade C 110	Base	283,905
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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
1999	0	Typical	Typical	Average	Typical	292,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	234,242

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	96	C 110	4.152	Avg	80%	100%	100%	3.322
Wood Deck	1999	64	C 110	3.475	Avg	80%	100%	100%	2.780
Frame Garage	1999	576	C 90	29.300	Avg-	74%	100%	100%	21.682
Frame Shed	1999	80	D 100	3.633	Avg	83%	80%	100%	2.412
							Outbuilding Total		30,196

Accpt Land	155,700	Accepted Bldg	264,400	Total	420,100

Map/Lot: 003-005-002
Account: 137 Card: 1 of 1 Location: 50 HILL ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
5.29	Acre-Rear Land 2+	6,000.00	31,740.00	100%		31,740
Total Acres 6.29				Land Total		261,740

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1120 Sqft	Grade B 100	Base	421,934
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement	-15,522
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	9,206
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	425,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	78%	95%	100%	315,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	320	B 100	24.676	Avg	78%	95%	100%	18.285
Wood Deck	1997	288	B 100	9.117	Avg	78%	95%	100%	6.755
Frame Shed	2000	96	C 100	5.316	Avg	83%	80%	100%	3.530
1.5 Shed	2000	384	C 100	29.772	Avg	83%	80%	100%	19.769
Frame Shed	2000	288	B 100	19.458	Avg	83%	80%	100%	12.920
								Outbuilding Total	61,259

Accpt Land	261,700	**Accepted Bldg**	376,500	**Total**	638,200

Map/Lot: 004-020 & 020-001
Account: 286 Card: 1 of 1 Location: 75 SPINNEY MILL ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	03/14/2025
Sale Price	1,248,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 2
Shore Ft Frnt 450 Depth 150
Exemption(s) 3 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.55	Fr. A-Base Imp	400,000	497,995.98	100%		497,996
1.45	Acre-Rear Land 2+	6,000.00	8,700.00	100%		8,700
1.16	Acre-Wasteland	500.00	580.00	100%		580
Total Acres 4.16					Land Total	507,276

Dwelling Description

				Replacement Cost New	
Ranch	One Story	760 Sqft	Grade B 100	Base	251,429
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Modern	Modern	Very Good	Typical	261,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	248,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	2021	228	B 100	54.091	V Good	95%	100%	100%	51.386
Open Frame Porch	2021	114	B 100	12.572	V Good	95%	100%	100%	11.943
One Story Frame	2021	471	B 115	83.119	Avg	94%	100%	100%	78.132
Wood Deck	2021	203	B 100	7.120	Avg	94%	80%	100%	5.354
Open Frame Porch	2021	120	B 100	12.925	Avg	94%	80%	100%	9.720
1.5 Shed	2021	400	B 100	37.835	V Good	95%	100%	100%	35.943
Open Frame Porch	2021	64	B 100	9.634	V Good	95%	100%	100%	9.152
Frame Garage	2000	416	B 100	30.317	Avg	83%	80%	100%	20.130
Frame Shed	2000	468	B 100	31.620	Fair	68%	80%	100%	17.202
Frame Shed	2000	120	B 100	8.108	Fair	68%	80%	100%	4.410
								Outbuilding Total	243,372

Accpt Land 507,300 **Accepted Bldg** 491,600 **Total** 998,900

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 2
Shore Ft Frnt	Depth
Exemption(s)	2006 Land Schedule 2

Sale Data

Sale Date	09/18/2020
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
2.71	Acre-Rear Land 2+	6,000.00	16,260.00	100%		16,260
Total Acres 3.71					Land Total	188,760

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1650 Sqft	Grade B 110	Base	449,112
Exterior	Vinyl/Aluminum	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	466 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,082
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	19,154
Rooms	6				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	18,093
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	504,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	474,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement Entry	2021	30	B 110	6.203	Avg	94%	100%	100%	5.831
Open Frame Porch	2021	114	B 110	13.829	Avg	94%	100%	100%	12.999
Wood Deck	2021	15	B 110	2.972	Avg	94%	100%	100%	2.794
Frame Garage	2021	816	B 125	67.273	Avg	94%	100%	100%	63.237
Open Frame Porch	2021	140	B 110	15.510	Avg	94%	100%	100%	14.579
Wood Deck	2021	100	B 110	5.169	Avg	94%	100%	100%	4.859
Frame Shed	2021	96	C 100	5.316	Avg	94%	80%	100%	3.998
Canopy	2021	130	C 100	4.430	Avg	94%	80%	100%	3.331
Generator	2021	1	C 100	9.630	Avg	94%	80%	100%	7.242
Solar Panels	2023	31	C 100	43.784	Avg	95%	80%	100%	33.276
							Outbuilding Total		152,146

Accpt Land	188,800	**Accepted Bldg**	626,300	**Total**	815,100

Map/Lot: 005-004-015
Account: 220 Card: 1 of 1 Location: 26 SOUTH RIVER RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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	Whitemores Landing Subdivision - Lot 15		
Reference 2			
Tran/Land/Bldg	3 5 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
4.54	Acre-Rear Land 2+	6,000.00	27,240.00	100%		27,240
Total Acres 5.54					Land Total	214,740

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	1338 Sqft	Grade B 100	Base	473,418
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	4		
Baths	2	Half Baths	3	Plumbing	42,765
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	Good	Typical	516,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	402,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1982	858	B 115	145.863	Avg	74%	100%	100%	107.939
Fin 1st/Gar	1982	728	B 115	172.913	Avg	74%	100%	100%	127.956
Encl Frame Porch	1982	156	B 100	19.418	Good	78%	100%	100%	15.146
Open Frame Porch	1982	126	B 100	13.277	Good	78%	100%	100%	10.356
Wood Deck	1982	133	B 100	5.475	Good	78%	100%	100%	4.270
Wood Deck	1982	94	B 100	4.558	Good	78%	100%	100%	3.555
Wood Deck	1982	66	B 100	3.900	Good	78%	100%	100%	3.042
Frame Shed	1982	192	B 100	12.972	Good	78%	100%	100%	10.118
Generator	1982	1	C 100	9.630	Avg	74%	100%	100%	7.126
Two Story Frame	1982	20	B 100	10.386	Good	81%	100%	100%	8.413
							Outbuilding Total		297,921

Accpt Land	214,700	**Accepted Bldg**	700,500	**Total**	915,200

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	2004 Land Schedule 2

Sale Data

Sale Date	11/21/2024
Sale Price	885,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
Total Acres 5.00					Land Total	139,000

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	910 Sqft	Grade A 100	Base	481,709
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-23,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	28,312
Attic	Full Finsihed			Attic	54,657
FirePlaces	1			Fireplace	8,667
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	549,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	85%	90%	100%	420,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	192	A 100	21.093	Avg+	85%	90%	100%	16.136
One Story Frame	2003	96	A 115	27.442	Avg+	87%	100%	100%	23.875
1 & 1/2 Story Frame	2003	606	A 115	177.423	Avg+	87%	100%	100%	154.358
Open Frame Porch	2003	120	A 100	15.891	Avg+	85%	90%	100%	12.156
Open Frame Porch	2003	50	A 100	10.834	Avg+	85%	90%	100%	8.288
One Story Frame	2003	50	A 115	18.273	Avg+	87%	100%	100%	15.898
1.5 Story Garage	2020	432	B 130	53.830	Avg	94%	80%	100%	40.480
Canopy	2020	144	B 100	5.733	Avg	94%	80%	100%	4.311
Generator	2020	1	A 100	14.445	Avg+	85%	90%	100%	11.050
Solar Panels	2025	28	C 100	39.547	Avg	96%	80%	100%	30.372
								Outbuilding Total	316,924

Accpt Land	139,000	**Accepted Bldg**	737,500	**Total**	876,500

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Island

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 5 7		
Shore Ft Frnt	Isla	Depth	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	50.0%	Access	200,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
Total Acres 2.00					Land Total	206,000

Dwelling Description **Replacement Cost New**

Contemporary	One Story	224 Sqft	Grade C 95	Base	122,226
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-8,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,871
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,685
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Old Type	No Bath	Average	Typical	101,827

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	65%	90%	100%	59,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	0	60	C 95	13.796	Avg	65%	90%	100%	8.070
Wood Deck	0	60	C 95	2.928	Avg	65%	90%	100%	1.713
Wood Deck	0	48	C 95	2.708	Avg	65%	90%	100%	1.584
Frame Shed	0	16	D 100	727	Avg	65%	80%	100%	378
								Outbuilding Total	11,745

Accpt Land	206,000	**Accepted Bldg**	71,300	**Total**	277,300

Map/Lot: 002-019-005
Account: 16 Card: 1 of 1 Location: 22 COLLINS PATTEE ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2007	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
5.00	Acre-Rear Land 12+	3,000.00	15,000.00	100%		15,000
3.19	Acre-Wasteland	500.00	1,595.00	100%		1,595
Total Acres 19.19					Land Total	476,595

Dwelling Description

				Replacement Cost New	
Contemporary	One & 1/2 Story	640 Sqft	Grade A 110	Base	398,649
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	100% Heat Pump	Heat	6,098
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	13,347
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
1994	0	Typical	Typical	Above Average	Typical	418,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	334,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1994	490	A 140	129.022	Avg+	83%	100%	100%	107.088
Wood Deck	1994	95	A 110	6.197	Avg+	80%	100%	100%	4.958
Wood Deck	1994	32	A 110	4.194	Avg+	80%	100%	100%	3.355
Wood Deck	1994	320	A 110	13.347	Avg+	80%	100%	100%	10.678
Wood Deck	1994	16	A 110	3.686	Avg+	80%	100%	100%	2.949
One Story Frame	1994	168	A 140	50.882	Avg+	83%	100%	100%	42.232
Fin .5st/Gar	1994	576	A 125	153.802	Avg+	83%	80%	100%	102.125
Canopy	1994	48	C 100	2.850	Avg	80%	80%	100%	1.824
Generator	1994	1	C 100	9.630	Avg	80%	100%	100%	7.704
Solar Panels	2020	15	C 100	21.186	Avg	94%	80%	100%	15.932
							Outbuilding Total		298,845

Accpt Land	476,600	**Accepted Bldg**	633,300	**Total**	1,109,900

Map/Lot: 004-030-001
Account: 37 Card: 1 of 1 Location: 107 DOUBLING POINT RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	11/05/2024
Sale Price	850,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
6.72	Acre-Rear Land 2+	6,000.00	40,320.00	100%		40,320
Total Acres 7.72					Land Total	212,820

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	1452 Sqft	Grade A 110	Base	712,039
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	22,245
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
2000	2026	Typical	Typical	Above Average	Typical	743,818

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Incomplete	None	83%	80%	100%	493,895

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2026	220	A 140	42.987	Avg	97%	100%	100%	41.697
Wood Deck	2000	250	C 100	6.741	Avg	83%	100%	100%	5.595
1 & 3/4 Story Frame	2000	994	A 140	371.942	Avg+	85%	100%	100%	316.151
Open Frame Porch	2000	76	A 110	13.983	Avg+	83%	80%	100%	9.285
Fin .75st/Gar	2000	1140	A 125	274.258	Avg+	85%	100%	100%	233.119
Frame Shed	2000	120	C 100	6.646	Avg	83%	80%	100%	4.413
								Outbuilding Total	610,260

Accpt Land	212,800	**Accepted Bldg**	1,104,200	**Total**	1,317,000

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/13/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.23	Acre-Rear Land 2+	6,000.00	25,380.00	100%		25,380
1.00	Acre-Wasteland	500.00	500.00	100%		500
Total Acres 6.23					Land Total	150,880

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1120 Sqft	Grade B 110	Base	464,127
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	7,237
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	Above Average	Typical	471,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	329,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2002	352	B 140	77.701	Ava+	86%	100%	100%	66.823
Frame Bay Window	1972	12	B 110	8.323	Ava+	70%	100%	100%	5.826
Open Frame Porch	1984	308	B 110	26.368	Ava+	70%	100%	100%	18.458
1.5 Story Garage	1984	792	B 125	88.773	Ava+	78%	100%	100%	69.243
Frame Shed	1980	64	D 100	2.906	Ava	72%	80%	100%	1.674
Generator	2008	1	C 100	9.630	Ava	87%	100%	100%	8.378
Patio	2015	256	C 100	4.394	Ava	91%	100%	100%	3.999
							Outbuilding Total		174,401

Accpt Land	150,900	**Accepted Bldg**	504,400	**Total**	655,300

Map/Lot: 003-039 & 039-001
Account: 9 Card: 1 of 1 Location: 12 INDIAN REST ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 4
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
7.60	Acre-Rear Land 2+	6,000.00	45,600.00	100%		45,600
Total Acres 8.60					Land Total	170,600

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	506 Sqft	Grade A 110	Base	394,102
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN 4 - CUSTOMIZE	Open Choice 4 -			OPEN 4 -	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	6,429
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	22,245
Attic	Full Finsihed			Attic	44,718
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	2011	Modern	Modern	Very Good	Typical	477,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	381,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1875	300	A 110	31.783	V Good	80%	100%	100%	25.426
2S Fr Bay Window	1875	12	A 110	11.606	V Good	80%	100%	100%	9.285
Frame Bay Window	1875	24	A 110	12.520	V Good	80%	100%	100%	10.016
Generator	2011	1	C 100	9.630	Avg	89%	100%	100%	8.571
1 & 3/4 Story Frame	2011	704	A 125	237.837	V Good	93%	100%	100%	221.188
1.75 Garage	2011	754	A 125	111.144	V Good	93%	100%	100%	103.364
One Story Frame	2011	36	A 125	16.828	V Good	93%	100%	100%	15.650
Patio	2011	320	A 110	8.268	V Good	80%	100%	100%	6.614
1.5 Shed	1960	330	B 100	31.214	Avg	65%	80%	100%	16.231
Solar Panels	2020	26	C 100	36.722	Avg	94%	80%	100%	27.615
								Outbuilding Total	443,960

Accpt Land	170,600	Accepted Bldg	825,600	Total	996,200

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

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			
Reference 2	Preble Point Subdivision - Lot 04		
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	300	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Fr. A-Base Imp	400,000	405,955.66	100%		405,956
5.47	Acre-Rear Land 2+	6,000.00	32,820.00	100%		32,820
Total Acres 6.50					Land Total	438,776

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	1008 Sqft	Grade B 110	Base	415,553
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	7,812
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	25,330
Attic	Floor & Stairs			Attic	11,541
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1995	Typical	Typical	Good	Typical	467,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	350,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1980	835	B 120	218.947	Good	80%	100%	100%	175.158
One Story Frame	1980	360	B 120	67.954	Good	80%	100%	100%	54.363
One Story Frame	1980	280	B 120	54.419	Good	80%	100%	100%	43.535
One Story Frame	1980	135	B 120	29.889	Good	80%	100%	100%	23.911
Open Frame Porch	1980	204	B 110	19.647	Good	75%	100%	100%	14.735
Open Frame Porch	1980	32	B 110	8.529	Good	75%	100%	100%	6.397
Patio	2005	480	C 100	6.553	Avg	86%	100%	100%	5.636
Barn	1890	1836	B 100	194.156	Good	75%	80%	100%	116.494
Frame Garage	1890	480	B 100	34.077	Good	75%	100%	100%	25.558
Res. Greenhouse	2000	169	C 100	4.556	Avg	83%	100%	100%	3.781
								Outbuilding Total	469,568

Accpt Land	438,800	**Accepted Bldg**	820,600	**Total**	1,259,400

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	UnPaved ROW

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	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
5.18	Acre-Rear Land 2+	6,000.00	31,080.00	100%		31,080
Total Acres 6.18					Land Total	146,080

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1296 Sqft	Grade D 100	Base	232,487
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	No Bsmt Slab	Basement	-22,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,633
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	216,428

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	80%	90%	100%	155,828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Slab	2000	1296	C 100	11.223	Avg	83%	100%	100%	9.315
Frame Garage	2000	480	C 100	27.932	Avg	83%	100%	100%	23.184
Frame Garage	2000	320	D 100	16.585	Avg	83%	100%	100%	13.766
Frame Shed	2000	28	E 100	776	Avg	83%	80%	100%	515
Solar Panels	0			----SOUND VALUE----					0
								Outbuilding Total	46,780

Accpt Land	146,100	**Accepted Bldg**	202,600	**Total**	348,700

Map/Lot: 003-027
Account: 77 Card: 1 of 1 Location: OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
9.00	Acre-Rear Land 2+	6,000.00	54,000.00	100%		54,000
1.90	Acre-Wasteland	500.00	950.00	100%		950
Total Acres 11.90				Land Total		144,950

Accpt Land 145,000 **Accepted Bldg** 0 **Total** 145,000

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	03/31/2026
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
4.88	Acre-Rear Land 2+	6,000.00	29,280.00	100%		29,280
Total Acres 5.88					Land Total	144,280

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1152 Sqft	Grade D 100	Base	215,429
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	No Bsmt Slab	Basement	-20,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,633
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	201,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	71%	90%	100%	128,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2017	504	D 100	22.888	Avg-	85%	80%	100%	15.564
2S Frame Shed	1986	144	D 100	10.462	Avg-	67%	80%	100%	5.608
							Outbuilding Total		21,172

Accpt Land	144,300	**Accepted Bldg**	149,900	**Total**	294,200

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	UnPaved ROW
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	03/31/2026
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acre-Rear Land 2+	6,000.00	5,520.00	100%		5,520
Total Acres 0.92					Land Total	5,520

Accpt Land	5,500	**Accepted Bldg**	0	**Total**	5,500

Account: 391 Card: 1 of 1 Map/Lot: 003-027-005
Location: OLD STAGE ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I - Resource Protection
Topography Rolling
Utilities No Utilities
Street Paved

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 5 1 0
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
1.67	Acre-Rear Land 2+	6,000.00	10,020.00	100%		10,020
Total Acres 2.67					Land Total	100,020

Accpt Land 100,000 **Accepted Bldg** 0 **Total** 100,000

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Dug/Point Well No Utilities
Street	Semi Improved
Spring Check List	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 11
Shore Ft Frnt	122 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Fr. A-Base Imp	400,000	316,473.46	100%		316,473
4.04	Acre-Rear Land 2+	6,000.00	24,240.00	100%		24,240
Total Acres 4.46					Land Total	340,713

Dwelling Description / **Replacement Cost New**

Cottage	One Story	336 Sqft	Grade C 110	Base	159,322
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-12,129
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,774
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	Typical	Typical	Average	Typical	145,049

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	93%	90%	100%	121,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2020	168	C 110	18.447	Avg	93%	90%	100%	15.440
Open Frame Porch	2020	48	C 110	7.840	Avg	93%	90%	100%	6.562
Wood Deck	2020	60	C 110	3.390	Avg	93%	90%	100%	2.838
Wood Deck	2020	98	C 110	4.194	Avg	93%	90%	100%	3.510
Frame Shed	2000	108	C 100	5.981	Avg	83%	80%	100%	3.971
Frame Shed	1960	300	D 100	13.623	Poor	35%	50%	100%	2.384
							Outbuilding Total		34,705

Accpt Land	340,700	Accepted Bldg	156,100	Total	496,800

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	08/31/2020
Sale Price	513,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	265	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Fr. A-Base Imp	400,000	389,943.03	100%		389,943
1.39	Acre-Rear Land 2+	6,000.00	8,340.00	100%		8,340
Total Acres 2.30					Land Total	398,283

Dwelling Description / **Replacement Cost New**

Conventional	One Story	600 Sqft	Grade B 100	Base	223,231
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
Attic	Full Finsihed			Attic	35,714
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2019	Typical	Typical	Good	Typical	268,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	215,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1987	600	B 130	172.587	Good	83%	100%	100%	143.247
One Story Frame	1987	48	B 100	12.642	Good	80%	100%	100%	10.114
Wood Deck	1987	248	C 100	6.702	Avg	76%	100%	100%	5.094
1.5 Story Garage	1987	576	C 100	43.649	Avg	76%	100%	100%	33.173
Frame Shed	1987	120	D 100	5.450	Avg	76%	80%	100%	3.314
Frame Shed	1987	64	D 100	2.906	Avg	76%	80%	100%	1.767
Generator	1987	1	C 100	9.630	Avg	76%	100%	100%	7.319
								Outbuilding Total	204,028

Accpt Land	398,300	**Accepted Bldg**	419,100	**Total**	817,400

Account: 252 Card: 1 of 1 Map/Lot: 006-019 Location: 9 SIROIS ROAD

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	215	Depth	150
Exemption(s)	3	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Fr. A-Base Imp	400,000	368,767.43	100%		368,767
0.76	Acre-Rear Land 2+	6,000.00	4,560.00	100%		4,560
Total Acres 1.50					Land Total	373,327

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1064 Sqft	Grade B 110	Base	449,580
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	36,186
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	Good	Typical	485,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	403,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1995	484	B 140	103.754	Good	86%	100%	100%	89.228
One Story Frame	1995	104	B 140	28.752	Good	86%	100%	100%	24.727
Encl Frame Porch	1995	272	B 110	32.437	Good	86%	100%	100%	27.896
Open Frame Porch	1995	88	B 110	12.149	Good	86%	100%	100%	10.448
1.5 Story Garage	1995	576	B 125	66.564	Good	86%	100%	100%	57.245
2S Frame Shed	1995	192	C 100	17.011	Avg	80%	80%	100%	10.887
Frame Shed	1900	288	D 100	13.078	Avg-	55%	80%	100%	5.754
Frame Shed	1900	81	D 100	3.679	Avg-	55%	80%	100%	1.618
Canopy	1995	300	C 100	7.704	Avg	80%	80%	100%	4.930
Generator	1995	1	C 100	9.630	Avg	80%	100%	100%	7.704
								Outbuilding Total	240,437

Accpt Land	373,300	**Accepted Bldg**	643,600	**Total**	1,016,900

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic 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 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.36	Acre-Rear Land 2+	6,000.00	8,160.00	100%		8,160
Total Acres 2.36					Land Total	133,160

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1512 Sqft	Grade C 110	Base	346,196
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	355,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	291,177

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	240	C 110	7.203	Avg	82%	100%	100%	5.906
Wood Deck	2003	24	C 110	2.627	Avg	82%	100%	100%	2.154
Wood Deck	2003	42	C 110	3.008	Avg	82%	100%	100%	2.467
Frame Bay Window	2003	36	C 110	9.872	Avg	82%	100%	100%	8.095
Frame Shed	2020	192	C 110	11.696	Avg	82%	100%	100%	9.591
Canopy	2020	120	C 110	4.661	Avg	82%	100%	100%	3.822
								Outbuilding Total	32,035

Accpt Land	133,200	**Accepted Bldg**	323,200	**Total**	456,400

Map/Lot: 003-024-003
Account: 349 Card: 1 of 1 Location: 698 ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities Drilled Well Septic 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
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.00	Acre-Wasteland	500.00	500.00	100%		500
Total Acres 7.00					Land Total	155,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1120 Sqft	Grade B 110	Base	464,127
Exterior	Cement Plank	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,193
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	39,804
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	518,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	450,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .75st/Gar	2005	896	B 125	185.797	Avg	86%	100%	100%	159.785
Open Frame Porch	2010	72	B 110	11.116	Avg	87%	100%	100%	9.671
1 & 1/2 Story Frame	2010	168	B 125	48.791	Avg	88%	100%	100%	42.936
Wood Deck	2010	336	B 110	11.268	Avg	87%	100%	100%	9.803
Wood Deck	2022	432	B 110	13.751	Avg	95%	100%	100%	13.063
Wood Deck	2005	20	B 110	3.101	Avg	87%	100%	100%	2.698
Jacuzzi	2023	1	C 100	9.630	Avg	95%	80%	100%	7.318
1.75 Garage	2010	520	B 100	51.698	Avg	88%	100%	100%	45.494
Canopy	2010	240	C 100	6.548	Avg	88%	80%	100%	4.610
Frame Shed	2010	64	C 100	3.544	Avg	88%	80%	100%	2.495
								Outbuilding Total	297,873

Accpt Land 155,500 **Accepted Bldg** 748,600 **Total** 904,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	297,800	254,100	551,900	297,800	254,100	551,900
2	0	349,400	349,400	0	349,400	349,400
TOTAL	297,800	603,500	901,300	297,800	603,500	901,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	125.		143,750
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
6.50	Acre-Rear Land 2+	6,000.00	39,000.00	100%		39,000
Total Acres 8.50				Land Total		297,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade C 100	Base	223,425
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,778
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Typical	Typical	Average	Typical	234,596

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	152,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1966	748	C 100	64.837	Ava	65%	80%	100%	33.715
Frame Shed	1966	320	E 100	8.861	Ava	65%	80%	100%	4.608
Frame Shed	1966	56	D 100	2.543	Ava-	55%	80%	100%	1.119
Frame Shed	1966	320	E 100	8.861	Ava	65%	80%	100%	4.608
Frame Shed	1966	220	C 100	12.184	Ava	65%	80%	100%	6.336
Canopy	1966	128	D 100	3.601	Ava	65%	80%	100%	1.873
Frame Shed	1960	224	D 100	10.172	Ava-	55%	80%	100%	4.476
Frame Shed	1960	960	D 100	43.595	Ava-	55%	80%	100%	19.182
Frame Garage	1966	720	C 100	39.490	Ava	65%	80%	100%	20.534
Frame Shed	1966	180	C 100	9.968	Ava	65%	80%	100%	5.183
								Outbuilding Total	101,634

Accpt Land	297,800	**Accepted Bldg**	254,100	**Total**	551,900

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Level Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

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

Dwelling Description

Ranch	One Story	1344 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	319,500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	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	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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
2024	0	Typical	Typical	Average	Typical	328,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	315,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2024	30	C 110	2.754	Avg	96%	100%	100%	2.644
Wood Deck	2024	30	C 110	2.754	Avg	96%	100%	100%	2.644
Wood Deck	2024	192	C 110	6.186	Avg	96%	100%	100%	5.939
Frame Garage	2024	396	C 100	23.886	Avg	96%	100%	100%	22.931
								Outbuilding Total	34,158

Accpt Land	0	**Accepted Bldg**	349,400	**Total**	349,400

Neighborhood 1	Paved		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	Drilled Well		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	90.0%	Unimproved	112,500
6.86	Acre-Rear Land 2+	6,000.00	41,160.00	100%		41,160
Total Acres 7.86					Land Total	153,660

Accpt Land	153,700	**Accepted Bldg**	0	**Total**	153,700

Neighborhood 1	Paved		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.25	Acre-Rear Land 2+	6,000.00	25,500.00	100%		25,500
Total Acres 5.25					Land Total	150,500

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	896 Sqft	Grade B 95	Base	334,884
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,626
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
2001	0	Typical	Typical	Average	Typical	350,510

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	283,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2023	206	B 95	6.831	Avg	95%	100%	100%	6.489
Encl Frame Porch	2001	120	B 95	15.477	Avg	81%	100%	100%	12.536
One Story Frame	2001	64	B 95	14.152	Avg	81%	100%	100%	11.463
Basement Entry	2001	30	B 95	5.357	Avg	81%	100%	100%	4.339
Frame Shed	2015	36	C 100	1.994	Avg	91%	80%	100%	1.452
Frame Shed	2001	120	D 100	5.450	Avg	84%	80%	100%	3.662
1.25 Garage	2001	672	C 100	42.063	Avg	84%	90%	100%	31.800
Canopy	2001	200	C 100	5.778	Avg	84%	80%	100%	3.883
Frame Garage	2023	384	C 100	23.308	Avg	95%	100%	100%	22.143
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
								Outbuilding Total	106,915

Accpt Land 150,500 **Accepted Bldg** 390,800 **Total** 541,300

Name: ELWELL, MICHAEL R
ELWELL, ALLEN L

Map/Lot: 004-023
Account: 88 Card: 1 of 1 Location: ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	03/22/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
7.00	Acre-Rear Land 12+	3,000.00	21,000.00	100%		21,000
1.24	Acre-Wasteland	500.00	620.00	100%		620
Total Acres 19.24				Land Total		171,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2025	840	C 100	101,885	Avg	96%	10%	100%	9,781
Slab	2025	20	C 100	173	Avg	96%	80%	100%	133
						Outbuilding Total			9,914

Accpt Land	171,600	**Accepted Bldg**	9,900	**Total**	181,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	196,600	735,700	932,300	196,600	735,700	932,300
2	0	38,000	38,000	0	38,000	38,000
TOTAL	196,600	773,700	970,300	196,600	773,700	970,300

Neighborhood 1	Paved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
3.00	Acre-Rear Land 12+	3,000.00	9,000.00	100%		9,000
5.17	Acre-Wasteland	500.00	2,585.00	100%		2,585
Total Acres 19.17					Land Total	196,585

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1008 Sqft	Grade A 100	Base	486,251
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	24,268
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	519,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	410,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1998	300	A 100	11.556	Ava	79%	100%	100%	9.129
Canopy	1998	480	A 100	16.756	Ava	79%	100%	100%	13.237
Basement Entry	1998	30	A 100	6.933	Ava	79%	100%	100%	5.477
Frame Shed	1998	160	A 100	13.292	Ava	79%	100%	100%	10.501
1 & 1/2 Story Frame	1998	480	A 115	142.260	Ava	82%	100%	100%	116.653
One Story Frame	1998	192	A 115	46.580	Ava	82%	100%	100%	38.196
Open Frame Porch	1998	36	A 100	9.824	Ava	79%	100%	100%	7.761
1.75 Garage	1998	780	A 115	105.492	Ava	82%	100%	100%	86.503
Open Frame Porch	1998	288	A 100	28.028	Ava	79%	100%	100%	22.142
Wood Deck	1998	600	A 100	20.223	Ava	79%	100%	100%	15.976
							Outbuilding Total		325,575

Accpt Land 196,600 **Accepted Bldg** 735,700 **Total** 932,300

Map/Lot: 003-024
Account: 84 Card: 2 of 2 Location: 700 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 25
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1998	560	C 100	48.541	Avg	82%	80%	100%	31.843
Canopy	1998	153	C 100	4.873	Avg	82%	80%	100%	3.197
Frame Shed	1998	81	C 100	4.486	Avg	82%	80%	100%	2.943
								Outbuilding Total	37,983

Accpt Land	0	**Accepted Bldg**	38,000	**Total**	38,000

Map/Lot: 003-025
Account: 91 Card: 1 of 1 Location: 768 ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential II - Resource Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.35	Acre-Rear Land 2+	6,000.00	8,100.00	100%		8,100
Total Acres 2.35					Land Total	133,100

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	880 Sqft	Grade C 105	Base	300,283
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
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	300,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	246,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	70	C 105	3.438	Avg	82%	100%	100%	2.819
1.25 Garage	2003	704	C 100	44.066	Avg-	77%	80%	100%	27.145
Canopy	2003	264	C 100	7.011	Avg	85%	80%	100%	4.767
							Outbuilding Total		34,731

Accpt Land	133,100	Accepted Bldg	281,000	Total	414,100

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	163,400	312,800	476,200	163,400	312,800	476,200
2	0	126,700	126,700	0	126,700	126,700
TOTAL	163,400	439,500	602,900	163,400	439,500	602,900

Neighborhood 1	Paved		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 1		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
6.40	Acre-Rear Land 2+	6,000.00	38,400.00	100%		38,400
Total Acres 7.40					Land Total	163,400

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1008 Sqft	Grade B 95	Base	375,710
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
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
1986	0	Typical	Typical	Average	Typical	385,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	100%	273,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	32	B 95	2.946	Avg	71%	100%	100%	2.092
Basement Entry	1986	30	B 95	5.357	Avg	71%	100%	100%	3.803
Wood Deck	1986	50	B 95	3.349	Avg	71%	100%	100%	2.378
Patio	1986	352	B 95	6.165	Avg	71%	100%	100%	4.377
Canopy	2020	552	C 100	12.558	Avg	94%	80%	100%	9.444
Frame Shed	2020	160	C 100	8.861	Avg	94%	80%	100%	6.663
Frame Shed	1990	120	D 100	5.450	Avg	78%	80%	100%	3.401
Generator	2020	1	C 100	9.630	Avg	94%	80%	100%	7.242
								Outbuilding Total	39,400

Accpt Land	163,400	**Accepted Bldg**	312,800	**Total**	476,200

Neighborhood 1	Paved		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 27		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .75st/Gar	1998	480	C 115	92.198	Avg	82%	100%	100%	75.602
Plumbing Fixtures	1998	4	C 100	10.786	Avg	82%	100%	100%	8.845
Wood Deck	1998	48	C 100	2.850	Avg	82%	100%	100%	2.337
1.5 Story Garage	1988	672	C 115	57.639	Avg	77%	90%	100%	39.944
								Outbuilding Total	126,728

Accpt Land	0	**Accepted Bldg**	126,700	**Total**	126,700

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	UnPaved ROW
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/03/2023
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	100%		80,500
9.30	Acre-Rear Land 2+	6,000.00	55,800.00	100%		55,800
Total Acres 10.30					Land Total	136,300

Accpt Land	136,300	**Accepted Bldg**	0	**Total**	136,300

Map/Lot: 003-027-003-LEASE
Account: 520 Card: 1 of 1 Location: 669 OLD STAGE ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	UnPaved ROW
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	0 5 2
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Solar Panels	0			- - - - S O U N D V A L U E - - - -					38.456
								Outbuilding Total	38,456

Accpt Land	0	**Accepted Bldg**	38,500	**Total**	38,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	266,700	403,500	670,200	266,700	403,500	670,200
2	0	200,100	200,100	0	200,100	200,100
TOTAL	266,700	603,600	870,300	266,700	603,600	870,300

Map/Lot: 002-014
Account: 325 Card: 1 of 2 Location: 458 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	05/23/2025
Sale Price	840,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
6.00	Acre-Rear Land 2+	6,000.00	36,000.00	100%		36,000
1.31	Acre-Wasteland	500.00	655.00	100%		655
Total Acres 8.31					Land Total	266,655

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	576 Sqft	Grade B 110	Base	339,670
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,914
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	5,952
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	28,949
Attic	None			Attic	0
FirePlaces	2			Fireplace	15,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Good	Typical	374,165

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	76%	95%	100%	270,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	96	B 110	12.665	Good	76%	95%	100%	9,144
One Story Frame	2023	433	B 125	83.651	Avg	95%	100%	100%	79,468
One Story Frame	2023	153	B 110	30.189	Avg	95%	100%	100%	28,680
Wood Deck	2025	343	B 100	10.409	Avg	96%	80%	100%	7,994
Frame Bay Window	1978	30	B 110	11.114	Good	76%	95%	100%	8,025
							Outbuilding Total		133,311

Accpt Land	266,700	**Accepted Bldg**	403,500	**Total**	670,200

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Shared Shared
Street	Semi Improved

Sale Data

Sale Date	05/23/2025
Sale Price	840,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Dwelling Description

Ranch	One Story	576 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Verticle Boards	Masonry Trim	None	Base	197,460
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-16,707
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	2,439
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	9,486
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	Good	Typical	192,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	137,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1972	540	C 110	73.939	Good	75%	95%	100%	52.681
Open Frame Porch	1972	168	C 110	14.197	Good	75%	95%	100%	10.116
							Outbuilding Total		62,797

Accpt Land	0	**Accepted Bldg**	200,100	**Total**	200,100

Map/Lot: 005-004-022
Account: 121 Card: 1 of 1 Location: 18 MEADOW ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 10
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/11/2022
Sale Price	625,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
7.20	Acre-Rear Land 2+	6,000.00	43,200.00	100%		43,200
Total Acres 8.20					Land Total	215,700

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1008 Sqft	Grade B 110	Base	435,032
Exterior	Clapboard	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% Hot Water BB	Cooling	100% Heat Pump	Heat	9,114
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1980	0	Typical	Typical	Good	Typical	462,756

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	77%	100%	100%	356,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	204	B 110	19.647	Good	77%	100%	100%	15.128
Encl Frame Porch	1980	48	B 110	11.046	Good	77%	100%	100%	8.505
Wood Deck	1980	306	B 110	10.494	Good	77%	100%	100%	8.080
1.5 Story Garage	1980	616	C 110	50.980	Good	80%	80%	100%	32.627
Swimming Pool	1980	204	C 100	21.417	Avg	72%	100%	100%	15.420
Frame Shed	1980	720	C 100	39.874	Avg	72%	80%	100%	22.967
								Outbuilding Total	102,727

Accpt Land	215,700	**Accepted Bldg**	459,000	**Total**	674,700

Account: 255 Card: 1 of 1 Map/Lot: 003-051 Location: DUCK CAMP ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	03/27/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 11		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Fr. A-Base Unimp	280,000	249,255.44	50.0%	Access	124,628
Total Acres 0.65					Land Total	124,628

Dwelling Description — **Replacement Cost New**

Conventional	One Story	336 Sqft	Grade C 90	Base	130,355
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-9,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,452
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	336	Insulation	-302
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Old Type	No Bath	Fair	Typical	111,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	45%	70%	100%	35,090

Accpt Land	124,600	**Accepted Bldg**	35,100	**Total**	159,700

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling Swampy
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 5
Shore Ft Frnt	280 Depth 150
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/31/2026
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Fr. A-Base Imp	400,000	395,615.43	80.0%	Topography	316,492
1.40	Acre-Rear Land 12+	3,000.00	4,200.00	100%		4,200
Total Acres 2.36					Land Total	320,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Unknown M/H	1983	14 x 66	C 100	78.800	Avg	50%	100%	100%	39.400
Wood Deck	1983	280	C 100	7.319	Avg-	65%	100%	100%	4.757
Wood Deck	1983	96	C 100	3.775	Avg-	65%	100%	100%	2.454
Frame Shed	1990	192	C 100	10.633	Fair	61%	80%	100%	5.189
								Outbuilding Total	51,800

Accpt Land	320,700	**Accepted Bldg**	51,800	**Total**	372,500

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	06/15/2023
Sale Price	395,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	2008 3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
7.30	Acre-Rear Land 2+	6,000.00	43,800.00	100%		43,800
Total Acres 8.30					Land Total	158,800

Dwelling Description — **Replacement Cost New**

Ranch	One Story	2016 Sqft	Grade D 100	Base	317,776
Exterior	Vinyl/Aluminum	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 Warm	Cooling	100% Heat Pump	Heat	6,365
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	19,899
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	344,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	275,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	225	D 100	5.133	Avg	80%	100%	100%	4.106
Basement Entry	2000	30	D 100	3.790	Avg	80%	100%	100%	3.032
Wood Deck	2000	128	D 100	3.601	Avg	80%	100%	100%	2.881
Encl Frame Porch	2024	192	C 100	18.478	Avg	96%	100%	100%	17.739
Frame Garage	2010	816	C 100	44.114	Avg	88%	80%	100%	31.056
Generator	2024	1	C 100	9.630	Avg	96%	100%	100%	9.245
Solar Panels	2024	37	C 100	52.259	Avg	96%	80%	100%	40.135
								Outbuilding Total	108,194

Accpt Land	158,800	**Accepted Bldg**	383,400	**Total**	542,200

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.02	Acre-Rear Land 2+	6,000.00	120.00	100%		120
Total Acres 1.02					Land Total	125,120

Dwelling Description **Replacement Cost New**

Ranch	One Story	1368 Sqft	Grade D 100	Base	241,015
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-17,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,633
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	Below Average	Typical	230,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	63%	95%	100%	137,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	681	C 100	15.042	Avg	78%	80%	100%	9.386
Fin .5st/Gar	2012	672	B 100	110.226	Avg	90%	100%	100%	99.203
Frame Shed	1990	264	C 100	14.620	Avg	78%	100%	100%	11.404
Patio	1988	144	C 100	3.314	Avg	77%	80%	100%	2.042
							Outbuilding Total		122,035

Accpt Land	125,100	**Accepted Bldg**	259,900	**Total**	385,000

Map/Lot: 003-027-006
Account: 420 Card: 1 of 1 Location: ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
4.95	Acre-Rear Land 2+	6,000.00	29,700.00	0.		282
Total Acres 5.95					Land Total	90,282

Accpt Land 90,300 **Accepted Bldg** 0 **Total** 90,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2009	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
2.29	Acre-Rear Land 2+	6,000.00	13,740.00	100%		13,740
Total Acres 3.29					Land Total	128,740

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	936 Sqft	Grade B 95	Base	359,556
Exterior	Clapboard	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	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,417
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,501
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
1999	0	Typical	Typical	Average	Typical	412,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	329,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	56	B 95	3.483	Avg	80%	100%	100%	2.786
Encl Frame Porch	1999	60	B 95	10.530	Avg	80%	100%	100%	8.424
Wood Deck	1999	210	B 95	6.921	Avg	80%	100%	100%	5.537
Encl Frame Porch	1999	160	B 95	18.777	Avg	80%	100%	100%	15.022
Wood Deck	1999	30	B 95	2.902	Avg	80%	100%	100%	2.322
Generator	2014	1	C 100	9.630	Avg	91%	100%	100%	8.763
1.5 Story Garage	2014	624	B 115	65.780	Avg	91%	90%	100%	53.874
Frame Shed	1999	96	C 100	5.316	Avg	83%	80%	100%	3.530
Frame Shed	1999	96	C 100	5.316	Avg	83%	80%	100%	3.530
Solar Panels	2015	21	C 100	29.660	Avg	91%	80%	100%	21.593
								Outbuilding Total	125,381

Accpt Land	128,700	**Accepted Bldg**	455,400	**Total**	584,100

Account: 415 Card: 1 of 1 Map/Lot: 003-004-002
Location: STEEN ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/22/2014
Sale Price	70,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	100%		80,500
3.11	Acre-Rear Land 2+	6,000.00	18,660.00	100%		18,660
Total Acres 4.11					Land Total	99,160

Accpt Land	99,200	**Accepted Bldg**	0	**Total**	99,200

Map/Lot: 004-055-004
Account: 97 Card: 1 of 1 Location: 121 MILL ISLAND ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	520 Depth 150
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	12/08/2025
Sale Price	560,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Fr. A-Base Imp	400,000	535,163.53	100%		535,164
3.21	Acre-Rear Land 2+	6,000.00	19,260.00	100%		19,260
Total Acres 5.00					Land Total	554,424

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	676 Sqft	Grade B 110	Base	333,168
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-22,709
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,711
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1960	0	Typical	Typical	Average	Typical	339,924

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Basement	None	65%	90%	100%	198,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .5st/Gar	1960	528	B 125	118.747	Avg	65%	100%	100%	77.186
Open Frame Porch	1960	66	B 110	10.728	Avg	65%	90%	100%	6.276
One Story Frame	1960	108	B 110	23.210	Avg	65%	90%	100%	13.577
1SFr Overhang	1960	39	B 110	12.510	Avg	65%	90%	100%	7.319
Open Frame Porch	1960	27	B 110	8.206	Avg	65%	90%	100%	4.801
Wood Deck	1960	227	B 110	8.452	Avg	65%	90%	100%	4.945
1SFr Overhang	1960	22	B 110	9.874	Avg	65%	90%	100%	5.776
1SFr Overhang	1960	16	B 110	8.943	Avg	65%	90%	100%	5.232
One Story Frame	1960	176	B 125	38.359	Avg	65%	100%	100%	24.933
Two Inch Pier	1960	350	C 100	33.705	Avg	65%	80%	100%	17.526
								Outbuilding Total	167,571

Accpt Land	554,400	**Accepted Bldg**	366,400	**Total**	920,800

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Paved
Tree Growth App	2018
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	130 Depth 150
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	01/22/2015
Sale Price	71,750
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Fr. A-Base Unimp	280,000	225,696.80	100%		225,697
1.45	Acre-Rear Land 2+	6,000.00	8,700.00	100%		8,700
Total Acres 1.90					Land Total	234,397

Accpt Land	234,400	**Accepted Bldg**	0	**Total**	234,400

Neighborhood 1	Paved
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Septic System Drilled Well
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 1
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/06/2026
Sale Price	79,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
8.87	Acre-Rear Land 2+	6,000.00	53,220.00	100%		53,220
Total Acres 9.87					Land Total	178,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2021	4331	C 130	656.897	Avg	94%	10%	100%	61.748
Camper	0			- - - - S O U N D V A L U E - - - -					3.000
								Outbuilding Total	64,748

Accpt Land	178,200	**Accepted Bldg**	64,700	**Total**	242,900

Map/Lot: 004-053-002-001
Account: 412 Card: 1 of 1 Location: 278 OLD STAGE ROAD

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	03/09/2006
Sale Price	67,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.20	Acre-Rear Land 2+	6,000.00	7,200.00	100%		7,200
Total Acres 2.20					Land Total	132,200

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	564 Sqft	Grade B 95	Base	276,096
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-13,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
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
2006	0	Typical	Typical	Average	Typical	262,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	84%	95%	100%	209,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	36	B 95	7.590	Avg	84%	95%	100%	6.057
Wood Deck	2006	208	B 95	6.875	Avg	84%	95%	100%	5.486
								Outbuilding Total	11,543

Accpt Land	132,200	Accepted Bldg	221,000	Total	353,200

Map/Lot: 006-003
Account: 6 Card: 1 of 1 Location: 4 VAIL ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Base Imp	125,000	103,664.94	150.0%		155,497
Total Acres 0.50				Land Total		155,497

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	728 Sqft	Grade C 100	Base	284,068
Exterior	Wood Siding	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 Warm	Cooling	0% None	Heat	0
Rooms	6				
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
1940	1970	Typical	Typical	Average	Typical	284,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	184,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	334	C 100	8.359	Avg	72%	80%	100%	4.814
Wood Deck	1940	32	C 100	2.542	Avg-	55%	80%	100%	1.118
						Outbuilding Total			5,932

Accpt Land	155,500	**Accepted Bldg**	190,600	**Total**	346,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	09/17/2024
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
3.51	Acre-Rear Land 2+	6,000.00	21,060.00	100%		21,060
Total Acres 4.51					Land Total	136,060

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1280 Sqft	Grade A 110	Base	621,753
Exterior	Clapboard	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% Hot Water BB	Cooling	100% Heat Pump	Heat	14,230
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	22,245
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
2025	0	Typical	Typical	Average	Typical	658,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	90%	100%	568,709

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2025	804	A 110	71.834	Avg	96%	90%	100%	62.065
Frame Bay Window	2025	16	A 110	10.996	Avg	96%	90%	100%	9.500
One Story Frame	2025	324	A 125	79.232	Avg	96%	90%	100%	68.457
1.75 Garage	2025	896	A 125	130.374	Avg	96%	70%	100%	87.611
								Outbuilding Total	227,633

Accpt Land	136,100	**Accepted Bldg**	796,300	**Total**	932,400

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	No Utilities Shared		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 5 18		
Shore Ft Frnt	400	Depth	150
Exemption(s)	48	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Unimp	280,000	328,925.52	100%		328,926
0.65	Acre-Rear Land 2+	6,000.00	3,900.00	100%		3,900
Total Acres 2.03					Land Total	332,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Lighthouse	1940	128	B 100	132.054	Avg	65%	80%	100%	68.668
Wood Deck	2025	80	C 100	3.467	Avg-	89%	80%	100%	2.469
Two Inch Pier	2025	900	C 100	86.670	Avg	96%	80%	100%	66.562
								Outbuilding Total	137,699

Accpt Land	332,800	**Accepted Bldg**	137,700	**Total**	470,500

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	460 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/14/2020
Sale Price	250,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Fr. A-Base Unimp	280,000	351,954.54	100%		351,955
2.98	Acre-Rear Land 2+	6,000.00	17,880.00	100%		17,880
Total Acres 4.56				Land Total		369,835

Accpt Land	369,800	**Accepted Bldg**	0	**Total**	369,800

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	204,000	613,100	817,100	204,000	613,100	817,100
2	0	39,700	39,700	0	39,700	39,700
TOTAL	204,000	652,800	856,800	204,000	652,800	856,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	08/10/2006
Sale Price	30,000
Sale Type	Land Only
Financing	Financed
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2010	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
9.00	Acre-Rear Land 12+	3,000.00	27,000.00	100%		27,000
4.00	Acre-Wasteland	500.00	2,000.00	100%		2,000
Total Acres 24.00					Land Total	204,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1644 Sqft	Grade B 110	Base	447,949
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1472 Sqft, Grade B	Basement Gar	None	Fin Bsmt	64,611
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	19,084
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	18,093
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	549,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	494,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	96	B 125	14.394	Ava	91%	100%	100%	13.099
Frame Shed	2015	24	C 100	1.329	Ava	91%	80%	100%	967
Canopy	2015	325	B 110	10.986	Ava	90%	100%	100%	9.887
Solar Panels	2024	28	C 100	39.547	Ava	96%	80%	100%	30.372
Jacuzzi	2015	1	C 100	9.630	Ava	91%	80%	100%	7.010
Wood Deck	2015	150	B 110	6.461	Ava	90%	100%	100%	5.815
Wood Deck	2015	96	B 110	5.067	Ava	90%	100%	100%	4.560
Patio	2015	144	B 110	4.447	Ava	90%	100%	100%	4.002
Open Frame Porch	2015	80	B 125	13.219	Ava	91%	80%	100%	9.623
1.5 Story Garage	2015	600	C 100	45.267	Ava	91%	80%	100%	32.954
								Outbuilding Total	118,289

Accpt Land	204,000	**Accepted Bldg**	613,100	**Total**	817,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 25
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 2010 Land Schedule 2

Sale Data

Sale Date	08/10/2006
Sale Price	30,000
Sale Type	Land Only
Financing	Financed
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
Wood Deck	2020	480	C 100	11.171	Avg	94%	80%	100%	8.401
Frame Shed	2015	64	D 100	2.906	Fair	78%	80%	100%	1.814
Yurt	2020	314	C 100	27.159	Avg	94%	80%	100%	20.423
								Outbuilding Total	39,690

Accpt Land	0	**Accepted Bldg**	39,700	**Total**	39,700

Account: 108 Card: 1 of 1 Map/Lot: 006-001-005 Location: MOOSE POINT LANE

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	Preble Point Subdivision - Lot 05
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	450 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.55	Fr. A-Base Unimp	280,000	348,597.19	100%		348,597
3.55	Acre-Rear Land 2+	6,000.00	21,300.00	100%		21,300
Total Acres 5.10					Land Total	369,897

Accpt Land	369,900	**Accepted Bldg**	0	**Total**	369,900

Neighborhood 6	Sewall Pond
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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 5 10		
Shore Ft Frnt	661	Depth	150
Exemption(s)	3	Land Schedule	6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.59	Fr. A-Base Imp	200,000	252,190.40	100%		252,190
2.00	Acre-Rear Land 2+	6,000.00	12,000.00	100%		12,000
1.41	Acre-Wasteland	500.00	705.00	100%		705
Total Acres 5.00					Land Total	264,895

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	690 Sqft	Grade B 110	Base	352,422
Exterior	Wood Siding	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	300 Sqft, Grade B	Basement Gar	None	Fin Bsmt	15,039
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	6,241
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	1994	Typical	Typical	Good	Typical	392,312

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	294,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1994	246	B 130	52.724	Good	85%	100%	100%	44.815
Fin 1st/Gar	1994	572	B 115	145.512	Good	85%	100%	100%	123.685
Wood Deck	1994	515	B 110	15.896	Good	75%	100%	100%	11.922
Open Frame Porch	1994	15	B 110	7.430	Good	75%	100%	100%	5.572
Frame Shed	1951	64	C 100	3.544	Avg	65%	80%	100%	1.843
Frame Shed	1951	252	C 100	13.956	Avg-	55%	80%	100%	6.141
Frame Shed	1951	192	C 100	10.633	Avg	65%	80%	100%	5.529
								Outbuilding Total	199,507

Accpt Land	264,900	**Accepted Bldg**	493,700	**Total**	758,600

Account: 417 Card: 1 of 1 Map/Lot: 004-030-004
Location: DOUBLING POINT RD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	227 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	09/06/2024
Sale Price	462,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Fr. A-Base Unimp	280,000	261,832.51	100%		261,833
1.27	Acre-Rear Land 2+	6,000.00	7,620.00	100%		7,620
Total Acres 2.05					Land Total	269,453

Accpt Land	269,500	**Accepted Bldg**	0	**Total**	269,500

Map/Lot: 004-050-009
Account: 231 Card: 1 of 1 Location: 267 OLD STAGE ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	10/15/2015
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 2
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	125.	Commercial	156,250
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.46	Acre-Wasteland	500.00	730.00	100%		730
Total Acres 7.46					Land Total	186,980

Dwelling Description **Replacement Cost New**

Ranch	One Story	1056 Sqft	Grade B 95	Base	288,417
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	36,188
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
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
1988	0	Typical	Typical	Below Average	Typical	333,980

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	210,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	128	B 95	5.089	Ava-	63%	100%	100%	3.206
Wood Deck	1988	36	B 95	3.035	Ava-	63%	100%	100%	1.912
1.75 Garage	1990	624	C 100	49.887	Ava-	69%	80%	100%	27.538
Frame Shed	1990	96	D 100	4.359	Fair	61%	80%	100%	2.127
							Outbuilding Total		34,783

Accpt Land 187,000 **Accepted Bldg** 245,200 **Total** 432,200

Account: 107 Card: 1 of 1 Map/Lot: 005-031 Location: 306 ARROWSIC ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

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

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Base Imp	125,000	101,357.21	100%		101,357
Total Acres 0.46					Land Total	101,357

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	704 Sqft	Grade C 110	Base	307,098
Exterior	Cement Plank	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% Floor/Wall Unit	Cooling	0% None	Heat	-4,275
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Good	Typical	308,755

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	88%	100%	100%	271,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	112	C 110	4.491	Good	88%	100%	100%	3.952
Open Frame Porch	2005	16	C 110	6.145	Good	88%	100%	100%	5.408
Frame Garage	1970	308	D 100	16.111	Avg+	72%	100%	100%	11.600
							Outbuilding Total		20,960

Accpt Land	101,400	**Accepted Bldg**	292,700	**Total**	394,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 14	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
2.14	Acre-Rear Land 2+	6,000.00	12,840.00	100%		12,840
Total Acres 3.14					Land Total	185,340

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1344 Sqft	Grade B 110	Base	498,931
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-27,829
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	23,402
Rooms	7				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	18,093
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	512,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	91%	95%	100%	443,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2017	312	B 125	62.326	Avg	92%	100%	100%	57.340
Finished Attic	2017	312	B 110	17.740	Avg	91%	95%	100%	15.336
Open Frame Porch	2017	88	B 110	12.150	Avg	91%	95%	100%	10.503
Fin .5st/Gar	2017	628	B 125	131.966	Avg	92%	80%	100%	97.127
One Story Frame	2017	480	B 125	91.933	Avg	92%	100%	100%	84.578
Encl Frame Porch	2017	168	B 110	22.505	Avg	91%	95%	100%	19.456
								Outbuilding Total	284,340

Accpt Land	185,300	**Accepted Bldg**	727,500	**Total**	912,800

Neighborhood 1	Paved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	11/17/2025
Sale Price	385,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
Total Acres 2.00					Land Total	131,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1152 Sqft	Grade C 100	Base	262,718
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
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	Above Average	Typical	262,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	183,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1958	98	C 100	16.140	Avg+	70%	100%	100%	11.298
Wood Deck	1958	272	C 100	7.165	Avg+	70%	100%	100%	5.016
Frame Shed	1970	96	E 100	2.658	Avg-	57%	80%	100%	1.212
2S Frame Shed	1970	690	C 90	55.021	Avg	67%	90%	100%	33.178
Frame Garage	1970	360	C 90	19.937	Avg	67%	80%	100%	10.686
								Outbuilding Total	61,390

Accpt Land	131,000	**Accepted Bldg**	245,300	**Total**	376,300

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/26/2023
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Fr. A-Base Imp	400,000	275,108.36	100%		275,108
Total Acres 0.25					Land Total	275,108

Dwelling Description **Replacement Cost New**

Ranch	One Story	717 Sqft	Grade D 100	Base	163,900
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Wood	Basement	No Bsmt Crawl	Basement	-11,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-323
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	152,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	65%	95%	100%	94,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1920	387	D 115	46.713	Avg	65%	100%	100%	30.363
Canopy	1960	56	D 100	2.464	Avg	65%	100%	100%	1.602
Frame Shed	1960	72	D 100	3.269	Avg	65%	80%	100%	1.700
Frame Shed	1920	108	D 100	4.904	Avg	65%	80%	100%	2.550
								Outbuilding Total	36,215

Accpt Land	275,100	**Accepted Bldg**	130,400	**Total**	405,500

Map/Lot: 004-055-002
Account: 162 Card: 1 of 1 Location: 107 MILL ISLAND ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2	Also owns Stevens Island as part of this par		
Tran/Land/Bldg	3 5 7		
Shore Ft Frnt	320	Depth	150
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Fr. A-Base Imp	400,000	419,523.54	100%		419,524
3.90	Acre-Rear Land 2+	6,000.00	23,400.00	100%		23,400
Total Acres 5.00					Land Total	442,924

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	576 Sqft	Grade A 110	Base	296,190
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,567
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	13,347
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	None			Insulation	-950
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2004	Typical	Typical	Good	Typical	298,554

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	81%	95%	100%	229,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	792	A 110	28.347	Good	89%	100%	100%	25.229
1 & 1/2 Story Frame	2004	748	A 125	235.924	Good	89%	100%	100%	209.972
Wood Deck	2004	1566	A 110	52.944	Good	89%	100%	100%	47.120
One Story Frame	1989	384	A 110	81.164	Good	83%	100%	100%	67.366
1 & 3/4 Story Frame	1989	480	A 125	165.034	Good	83%	100%	100%	136.978
1SFr Overhang	1989	124	A 125	35.896	Good	83%	100%	100%	29.794
Wood Deck	1989	28	A 125	4.623	Good	83%	100%	100%	3.837
Generator	2019	1	C 100	9.630	Avg	93%	100%	100%	8.956
Frame Garage	2019	1040	A 115	94.706	Avg	93%	80%	100%	70.462
Wood Deck	1989	208	A 110	9.788	Avg	77%	80%	100%	6.030
								Outbuilding Total	605,744

Accpt Land	442,900	**Accepted Bldg**	835,500	**Total**	1,278,400

Map/Lot: 004-055-006
Account: 164 Card: 1 of 1 Location: 100 MILL ISLAND ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	08/23/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Other Non-Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	200	Depth	150
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Base Imp	400,000	361,867.22	100%		361,867
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
0.31	Acre-Wasteland	500.00	155.00	100%		155
Total Acres 5.00					Land Total	386,022

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	352 Sqft	Grade D 100	Base	154,449
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-9,269
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% None 1.5	Cooling	0% None	Heat	-2,909
Rooms	1				
Bedrooms	0	Add Fixtures	3		
Baths	0	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	Average	Typical	142,271

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	68%	70%	100%	67,721

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	416	D 100	8.149	Avg	68%	70%	100%	3,879
One Story Frame	1980	70	D 100	10.581	Avg	68%	70%	100%	5,036
Frame Shed	1980	128	C 100	7.089	Avg	72%	80%	100%	4,083
								Outbuilding Total	12,998

Accpt Land	386,000	**Accepted Bldg**	80,700	**Total**	466,700

Map/Lot: 002-007
Account: 178 Card: 1 of 1 Location: BALD HEAD ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities No Utilities
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 5 5 11
Shore Ft Frnt 800 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Fr. A-Base Unimp	280,000	464,327.47	100%		464,327
5.17	Acre-Rear Land 2+	6,000.00	31,020.00	100%		31,020
Total Acres 7.92					Land Total	495,347

Dwelling Description **Replacement Cost New**

Cottage	One Story	288 Sqft	Grade C 100	Base	137,904
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-10,194
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,382
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-8,089
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-288
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	None	No Bath	Average	Typical	117,951

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Heat	None	75%	90%	100%	79,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1991	24	C 100	2.388	Avg	75%	90%	100%	1.612
Open Frame Porch	1991	96	C 100	9.438	Avg	75%	90%	100%	6.370
Wood Deck	1991	21	C 100	2.330	Avg	75%	90%	100%	1.573
Frame Shed	1991	48	C 100	2.658	Avg	75%	90%	100%	1.795
Canopy	1991	30	C 100	2.504	Avg	75%	90%	100%	1.690
Frame Shed	1991	30	C 100	1.661	Avg	75%	90%	100%	1.121
Frame Shed	1991	16	D 100	727	Avg	78%	80%	100%	454
								Outbuilding Total	14,615

Accpt Land 495,300 **Accepted Bldg** 94,200 **Total** 589,500

Map/Lot: 006-002
Account: 111 Card: 1 of 1 Location: 67 ARROWSIC ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling Above Street
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

Sale Data

Sale Date	08/15/2013
Sale Price	159,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Fr. A-Base Imp	125,000	121,494.18	100%		121,494
Total Acres 0.90					Land Total	121,494

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	575 Sqft	Grade C 100	Base	229,587
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
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	Typical	Typical	Above Average	Typical	229,587

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	90%	100%	144,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1940	184	C 130	33.901	Avg+	70%	100%	100%	23.731
Wood Deck	2015	160	C 100	5.008	Avg	91%	80%	100%	3.646
Frame Shed	1990	112	C 100	6.203	Avg	78%	80%	100%	3.870
							Outbuilding Total		31,247

Accpt Land	121,500	**Accepted Bldg**	175,900	**Total**	297,400

Account: 340 Card: 1 of 1 Map/Lot: 003-012-001 Location: BALD HEAD ROAD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I - Resource Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 1 5 4
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
0.60	Acre-Wasteland	500.00	300.00	100%		300
Total Acres 5.60					Land Total	139,300

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1120 Sqft	Grade A 100	Base	545,871
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	28,312
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	582,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	466,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story Garage	1999	676	A 115	86.925	Avg	83%	100%	100%	72.148
Open Frame Porch	1999	80	A 100	13.002	Avg	80%	100%	100%	10.402
One Story Frame	1999	180	A 115	44.187	Avg	83%	100%	100%	36.675
Wood Deck	1999	512	A 100	17.680	Avg	80%	100%	100%	14.144
Frame Shed	1999	48	D 100	2.180	Fair	67%	80%	100%	1.169
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
								Outbuilding Total	143,686

Accpt Land 139,300 **Accepted Bldg** 610,000 **Total** 749,300

Name: HAGWOOD, MARCIA JEAN
HAGWOOD, DERLE GREY JR
Map/Lot: 004-027-001
Account: 200 Card: 1 of 1 Location: 71 DOUBLING POINT RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	6 1 25
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	09/06/2024
Sale Price	177,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	150.0%		120,750
1.64	Acre-Rear Land 2+	6,000.00	9,840.00	100%		9,840
Total Acres 2.64					Land Total	130,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	320	C 100	17.722	Avg	86%	80%	100%	12.193
One Story Frame	2026	1856	C 15	32.894	Avg	97%	100%	100%	31.907
								Outbuilding Total	44,100

Accpt Land	130,600	**Accepted Bldg**	44,100	**Total**	174,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	221,800	390,000	611,800	221,800	390,000	611,800
2	0	139,500	139,500	0	139,500	139,500
TOTAL	221,800	529,500	751,300	221,800	529,500	751,300

Account: 103 Card: 1 of 2 Map/Lot: 002-019-003
Location: 262 BALD HEAD ROAD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential II - Resource Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	12/04/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
8.00	Acre-Rear Land 2+	6,000.00	48,000.00	100%		48,000
2.60	Acre-Wasteland	500.00	1,300.00	100%		1,300
Total Acres 11.60					Land Total	221,800

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	784 Sqft	Grade B 100	Base	342,583
Exterior	Clapboard	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	392 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,930
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	6,444
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	23,027
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	390,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	285,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1982	110	B 100	12.338	Avg+	73%	100%	100%	9.007
Basement Entry	1982	30	B 100	5.639	Avg+	73%	100%	100%	4.116
One Story Frame	1982	192	B 115	37.885	Avg+	77%	100%	100%	29.171
Wood Deck	1982	16	B 100	2.725	Avg+	73%	100%	100%	1.989
Two Story Frame	1982	276	B 115	78.354	Avg+	77%	100%	100%	60.333
								Outbuilding Total	104,616

Accpt Land 221,800 **Accepted Bldg** 390,000 **Total** 611,800

Map/Lot: 002-019-003
Account: 103 Card: 2 of 2 Location: 262 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Shared Shared
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 27
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/04/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .75st/Gar	1980	784	B 115	155.196	Good	80%	100%	100%	124.157
Plumbing Fixtures	2006	4	C 100	10.786	Avg	86%	100%	100%	9.276
Heat Pump	2022	1	C 100	6.420	Avg	95%	100%	100%	6.099
							Outbuilding Total		139,532

Accpt Land	0	**Accepted Bldg**	139,500	**Total**	139,500

Neighborhood 1	Paved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/01/2003
Sale Price	262,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.41	Acre-Rear Land 2+	6,000.00	8,460.00	100%		8,460
Total Acres 2.41					Land Total	133,460

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	720 Sqft	Grade B 110	Base	379,033
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
Attic	1/2 Finished			Attic	25,958
FirePlaces	2			Fireplace	15,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	Typical	Typical	Average	Typical	431,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	280,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	550	B 140	116.781	Avg	65%	100%	100%	75.908
Unfinished Attic	1900	550	B 110	12.798	Avg	65%	100%	100%	8.319
One Story Frame	1960	540	B 125	102.507	Avg	65%	100%	100%	66.630
Wood Deck	1960	364	B 110	11.993	Avg	65%	100%	100%	7.795
Frame Shed	2023	160	E 100	4.430	Avg	95%	80%	100%	3.366
Generator	1990	1	C 100	9.630	Avg	78%	100%	100%	7.511
1.25 Garage	1960	506	B 125	48.301	Avg	65%	100%	100%	31.396
								Outbuilding Total	200,925

Accpt Land	133,500	**Accepted Bldg**	481,300	**Total**	614,800

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 4
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	07/21/2025
Sale Price	582,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Base Imp	125,000	103,664.94	100%		103,665
Total Acres 0.50					Land Total	103,665

Dwelling Description

Colonial	One & 3/4 Story	926 Sqft	Grade A 95	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	439,319
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	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	0
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	19,212
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	Typical	Typical	Good	Typical	458,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	343,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1911	25	A 110	12.711	V Good	80%	100%	100%	10.169
Open Frame Porch	1911	160	A 95	17.843	Good	75%	100%	100%	13.382
Patio	1911	110	A 95	4.255	Good	75%	100%	100%	3.191
Fin .75st/Gar	1911	720	A 110	171.944	V Good	80%	100%	100%	137.555
Wood Deck	1911	258	A 95	9.825	Good	75%	100%	100%	7.369
1SFr Overhang	1911	96	A 95	22.671	Good	75%	100%	100%	17.003
Encl Frame Porch	1911	144	A 95	21.463	Good	75%	100%	100%	16.097
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
							Outbuilding Total		214,011

Accpt Land	103,700	**Accepted Bldg**	557,900	**Total**	661,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
7.50	Acre-Rear Land 12+	3,000.00	22,500.00	100%		22,500
Total Acres 8.50					Land Total	137,500

Dwelling Description **Replacement Cost New**

Saltbox	One & 1/2 Story	792 Sqft	Grade C 110	Base	296,683
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-20,827
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% None 1.5	Cooling	0% None	Heat	-8,782
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Modern	Modern	Above Average	Typical	273,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	72%	80%	100%	157,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2024	80	C 110	3.814	Avg+	72%	80%	100%	2.197
Encl Frame Porch	2024	112	C 110	14.064	Avg+	72%	80%	100%	8.101
Two Story Frame	2017	432	C 125	105.865	Avg+	93%	100%	100%	98.454
Open Frame Porch	2024	24	C 110	6.568	Avg+	96%	100%	100%	6.305
Bunkhouse	1980	140	B 100	9.869	Avg+	76%	100%	100%	7.500
Frame Shed	1980	64	D 100	2.906	Avg	72%	80%	100%	1.674
Frame Shed	1980	216	D 100	9.809	Avg	72%	80%	100%	5.650
Frame Shed	2017	132	E 100	3.655	Fair	79%	80%	100%	2.310
Canopy	1980	18	C 110	2.500	Avg+	72%	80%	100%	1.440
								Outbuilding Total	133,631

Accpt Land	137,500	**Accepted Bldg**	290,900	**Total**	428,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	465,000	380,800	845,800	465,000	380,800	845,800
2	0	31,600	31,600	0	31,600	31,600
TOTAL	465,000	412,400	877,400	465,000	412,400	877,400

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

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			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	400	Depth	150
Exemption(s)	3	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	90.0%		422,904
7.02	Acre-Rear Land 2+	6,000.00	42,120.00	100%		42,120
Total Acres 8.40					Land Total	465,024

Dwelling Description **Replacement Cost New**

Saltbox	One & 3/4 Story	576 Sqft	Grade B 100	Base	293,461
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
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	1996	Typical	Typical	Above Average	Typical	295,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	72%	95%	100%	202,082

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1984	552	C 110	110.549	Good	82%	100%	100%	90.650
Wood Deck	1979	40	B 100	3.289	Avg+	72%	95%	100%	2.250
1.5 Story Garage	1996	672	B 100	61.148	Avg+	72%	95%	100%	41.826
Wood Deck	1979	30	B 100	3.055	Avg+	72%	95%	100%	2.090
Wood Deck	1979	282	B 100	8.976	Avg+	72%	95%	100%	6.140
Open Frame Porch	1979	30	B 100	7.637	Avg+	72%	95%	100%	5.224
Open Frame Porch	1979	160	B 100	15.276	Avg+	72%	95%	100%	10.449
One Story Frame	1979	100	B 100	19.973	Avg+	72%	95%	100%	13.662
Frame Shed	1979	60	B 100	4.054	Avg+	72%	95%	100%	2.773
Frame Shed	1979	80	B 100	5.405	Avg+	72%	95%	100%	3.697
								Outbuilding Total	178,761

Accpt Land	465,000	**Accepted Bldg**	380,800	**Total**	845,800

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 25
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	5

Sale Data

Sale Date	03/01/1997
Sale Price	161,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1979	120	D 100	5.450	Avg	72%	80%	100%	3.139
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
Frame Shed	1979	240	C 100	13.291	Avg	72%	80%	100%	7.656
Frame Shed	2005	192	B 100	12.972	Good	89%	100%	100%	11.545
							Outbuilding Total		31,585

Accpt Land	0	**Accepted Bldg**	31,600	**Total**	31,600

Map/Lot: 005-011-004
Account: 331 Card: 1 of 1 Location: 37 STONETREE RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Shared Shared
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2011	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
1.93	Acre-Rear Land 2+	6,000.00	11,580.00	100%		11,580
Total Acres 2.93				Land Total		184,080

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1280 Sqft	Grade C 110	Base	395,942
Exterior	Wood Siding	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% Heat Pump	Cooling	100% Heat Pump	Heat	18,269
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	423,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	355,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2005	516	C 100	6.900	Avg	86%	100%	100%	5.934
Frame Garage	2010	720	C 100	39.490	Avg	88%	100%	100%	34.751
Solar Panels	2021	10	C 100	14.124	Avg	94%	80%	100%	10.622
							Outbuilding Total		51,307

Accpt Land	184,100	**Accepted Bldg**	406,700	**Total**	590,800

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling Below Street
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	08/01/2017
Sale Price	525,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 7
Shore Ft Frnt 110 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Fr. A-Base Imp	400,000	308,036.06	100%		308,036
2.20	Acre-Rear Land 2+	6,000.00	13,200.00	100%		13,200
Total Acres 2.58					Land Total	321,236

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	624 Sqft	Grade B 100	Base	320,719
Exterior	Vinyl/Aluminum	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	908 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,756
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	5,862
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	19,738
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	2010	Modern	Modern	Good	Typical	387,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	305,789

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1985	512	B 130	101.475	Good	82%	100%	100%	83.210
One Story Frame	1985	384	B 115	69.014	Good	82%	100%	100%	56.591
1SFr Overhang	1985	24	B 100	9.257	Good	79%	100%	100%	7.313
One Story Frame	1985	200	B 100	34.071	Good	79%	100%	100%	26.916
Open Frame Porch	1985	200	B 100	17.625	Good	79%	100%	100%	13.924
Open Frame Porch	1985	88	B 100	11.045	Good	79%	100%	100%	8.726
Canopy	1985	208	B 100	7.237	Good	79%	100%	100%	5.717
Canopy	1985	190	B 100	6.814	Good	79%	100%	100%	5.383
Frame Shed	1985	112	D 100	5.086	Avg	75%	80%	100%	3.051
Frame Shed	1985	96	D 100	4.359	Avg	75%	80%	100%	2.615
								Outbuilding Total	213,446

Accpt Land	321,200	**Accepted Bldg**	519,200	**Total**	840,400

Name: HEWLETT, HERBERT R
HEWLETT, LOIS M (JT)
Account: 237 Card: 1 of 1
Map/Lot: 005-004-004
Location: 143 WHITMORES LANDING

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	09/01/1998
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
Total Acres 1.00					Land Total	172,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1399 Sqft	Grade B 100	Base	487,824
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Typical	497,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	354,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	184	C 100	5.470	Avg	75%	100%	100%	4.102
Open Frame Porch	1985	21	B 100	7.108	Avg+	75%	95%	100%	5.064
Frame Garage	1985	336	D 110	18.939	Avg	75%	100%	100%	14.204
Lean-To	1985	96	D 110	3.405	Avg	75%	80%	100%	2.043
Frame Shed	1985	112	D 100	5.086	Avg	75%	80%	100%	3.051
Frame Shed	1985	128	D 100	5.813	Avg	75%	80%	100%	3.488
Generator	1985	1	C 100	9.630	Avg	75%	100%	100%	7.222
								Outbuilding Total	39,174

Accpt Land	172,500	**Accepted Bldg**	393,800	**Total**	566,300

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	700	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	11/06/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Fr. A-Base Imp	400,000	619,677.34	100%		619,677
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
6.00	Acre-Rear Land 12+	3,000.00	18,000.00	100%		18,000
2.73	Acre-Wasteland	500.00	1,365.00	100%		1,365
Total Acres 21.13					Land Total	699,042

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	378,480
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
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	395,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	78%	100%	90%	277,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1997	180	B 130	40.627	Avg	82%	100%	90%	29.983
Patio	1997	140	C 100	3.276	Avg	82%	100%	90%	2.417
1.5 Story Garage	1997	528	C 100	40.413	Avg	82%	100%	90%	29.825
Frame Shed	1997	192	C 100	10.633	Avg	82%	80%	90%	6.278
Frame Garage	1997	432	C 100	25.620	Avg	82%	100%	90%	18.907
							Outbuilding Total		87,410

Accpt Land	699,000	**Accepted Bldg**	365,000	**Total**	1,064,000

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	UnPaved ROW

Sale Data

Sale Date	05/01/2003
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 1 11		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	150.0%		120,750
0.75	Acre-Rear Land 2+	6,000.00	4,500.00	100%		4,500
Total Acres 1.75				Land Total		125,250

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	98 Sqft	Grade C 90	Base	140,170
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-6,210
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% None 2.0	Cooling	0% None	Heat	-1,270
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-4,854
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-97
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1960	2006	Old Type	No Bath	Average	Typical	127,739

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Heat	None	65%	80%	100%	66,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1960	238	C 90	29.086	Avg	65%	80%	100%	15,125
Finished Attic	1960	238	C 90	9.076	Avg	65%	80%	100%	4,719
								Outbuilding Total	19,844

Accpt Land	125,300	**Accepted Bldg**	86,300	**Total**	211,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	03/22/2010
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Fr. A-Base Unimp	80,500.00	72,539.29	150.0%		108,809
Total Acres 0.68				Land Total		108,809

Accpt Land	108,800	**Accepted Bldg**	0	**Total**	108,800

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	375	Depth	150
Exemption(s)	3	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Base Imp	400,000	565,685.42	100%		565,685
0.33	Acre-Rear Land 2+	6,000.00	1,980.00	100%		1,980
Total Acres 2.33					Land Total	567,665

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2214 Sqft	Grade B 110	Base	558,452
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Crawl	Basement	-41,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,711
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Above Average	Typical	546,591

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Basement	None	76%	95%	100%	394,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1987	82	B 110	11.761	Avg+	76%	95%	100%	8.491
Wood Deck	2020	64	B 110	4.239	Avg+	76%	95%	100%	3.061
Canopy	2020	24	B 110	3.204	Avg+	76%	95%	100%	2.313
Wood Deck	1987	587	B 110	17.757	Avg+	76%	95%	100%	12.820
Wood Deck	1987	50	B 110	3.878	Avg+	76%	95%	100%	2.800
Generator	2015	1	C 100	9.630	Avg	91%	100%	100%	8.763
								Outbuilding Total	38,248

Accpt Land	567,700	**Accepted Bldg**	432,900	**Total**	1,000,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 24		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%	Access	115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
1.00	Acre-Rear Land 12+	3,000.00	3,000.00	100%		3,000
2.40	Acre-Wasteland	500.00	1,200.00	100%		1,200
Total Acres 14.40					Land Total	179,200

Dwelling Description / **Replacement Cost New**

Gambrel	Two Story	816 Sqft	Grade C 110	Base	332,192
Exterior	Wood Siding	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% Electric	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
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	344,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	230,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1979	60	C 110	12.924	Ava	67%	100%	100%	8.659
Frame Garage	1979	528	C 110	33.267	Ava	67%	100%	100%	22.289
Wood Deck	1979	252	C 110	7.458	Ava	67%	100%	100%	4.997
Frame Shed	1979	64	D 100	2.906	Ava	72%	80%	100%	1.674
							Outbuilding Total		37,619

Accpt Land	179,200	Accepted Bldg	268,400	Total	447,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	11/14/2014
Sale Price	865,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
15.00	Acre-Rear Land 12+	3,000.00	45,000.00	100%		45,000
5.48	Acre-Wasteland	500.00	2,740.00	100%		2,740
Total Acres 31.48					Land Total	222,740

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1008 Sqft	Grade B 100	Base	416,143
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade B	Basement Gar	None	Fin Bsmt	44,985
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
Attic	Full Finsihed			Attic	47,218
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	524,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	393,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	72	B 100	10.105	Ava	75%	100%	100%	7.579
Wood Deck	1992	130	B 100	5.405	Ava	75%	100%	100%	4.054
Wood Deck	2020	130	B 100	5.405	Ava	75%	100%	100%	4.054
Generator	2020	1	C 100	9.630	Ava	94%	100%	100%	9.052
Frame Shed	1992	64	B 100	4.324	Ava	75%	100%	100%	3.243
Frame Garage	1992	952	B 115	71.081	Ava	79%	80%	100%	44.923
Canopy	1992	84	C 100	3.544	Ava	79%	80%	100%	2.240
							Outbuilding Total		75,145

Accpt Land	222,700	**Accepted Bldg**	468,700	**Total**	691,400

Map/Lot: 003-017
Account: 133 Card: 1 of 1 Location: HILL ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities No Utilities
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 3 5 8
Shore Ft Frnt 1360 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.68	Fr. A-Base Imp	400,000	865,332.31	80.0%	Access	692,266
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
10.00	Acre-Rear Land 12+	3,000.00	30,000.00	100%		30,000
2.62	Acre-Wasteland	500.00	1,310.00	100%		1,310
Total Acres 27.30					Land Total	783,576

Dwelling Description

				Replacement Cost New	
Conventional	One Story	256 Sqft	Grade D 100	Base	109,291
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-7,904
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,008
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,633
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	None	No Bath	Below Average	Inadequate	93,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	55%	48%	100%	24,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1950	64	E 100	1.772	Avg-	55%	80%	100%	780
							Outbuilding Total		780

Accpt Land	783,600	**Accepted Bldg**	25,500	**Total**	809,100

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	296,000	606,400	902,400	296,000	606,400	902,400
2	0	76,400	76,400	0	76,400	76,400
TOTAL	296,000	682,800	978,800	296,000	682,800	978,800

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2012	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
2.00	Acre-Wasteland	500.00	1,000.00	100%		1,000
5.00	Acre-OpenSpace - Rear 2+	6,000.00	30,000.00	25.00%	Restriction	7,500
10.00	Acre-OpenSpace - Rear 12+	3,000.00	30,000.00	25.00%	Restriction	7,500
1.00	Fr. A-Base Imp	125,000	125,000.00	200%		250,000
Total Acres 23.00					Land Total	296,000

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1088 Sqft	Grade B 110	Base	455,814
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	22,102
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	36,186
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	514,102

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	359,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1986	576	B 140	178.757	Avg	76%	100%	100%	135.855
One Story Frame	1984	136	B 125	31.310	Avg	75%	100%	100%	23.482
Wood Deck	1984	136	B 110	6.100	Avg	70%	100%	100%	4.270
One Story Frame	1986	260	B 140	59.542	Avg	76%	100%	100%	45.252
Wood Deck	1986	220	B 110	8.271	Avg	70%	100%	100%	5.790
Open Frame Porch	1986	100	B 110	12.925	Avg	70%	100%	100%	9.048
Encl Frame Porch	1986	40	B 110	10.281	Avg	70%	100%	100%	7.197
2s Wood Deck	1984	40	B 110	4.239	Avg	70%	100%	100%	2.967
Wood Deck	1984	100	B 110	5.169	Avg	70%	100%	100%	3.618
Open Frame Porch	1984	100	B 110	12.925	Avg	70%	100%	100%	9.048
								Outbuilding Total	246,527

Accpt Land	296,000	Accepted Bldg	606,400	Total	902,400

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Resource Protection		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 45		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2012	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Solar Panels	2007	34	C 100	48.022	Avg	87%	80%	100%	33.423
Res. Greenhouse	2012	150	D 100	3.316	Avg	90%	80%	100%	2.387
Frame Shed	1986	144	D 100	6.540	Avg	76%	80%	100%	3.976
1.5 Shed	1986	176	C 100	13.645	Avg	76%	80%	100%	8.296
Open Frame Porch	1983	40	C 100	6.741	Avg	74%	100%	100%	4.988
1.5 Story Garage	1986	384	C 100	30.704	Avg	76%	100%	100%	23.335
								Outbuilding Total	76,405

Accpt Land	0	**Accepted Bldg**	76,400	**Total**	76,400

Account: 141 Card: 1 of 1 Map/Lot: 002-019-001 Location: 372 BALD HEAD ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	OPEN SPACE - APP NEEDED ASAP - NEW
Reference 2	ENROLLED SINCE 1988
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	09/17/2025
Sale Price	1,900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
9.00	Acre-OpenSpace - Rear 2+	6,000.00	54,000.00	80.0%	Restriction	43,200
16.00	Acre-OpenSpace - Rear 12+	3,000.00	48,000.00	80.0%	Restriction	38,400
5.00	Acre-OpenSpace - Wasteland	500.00	2,500.00	80.0%	Restriction	2,000
Total Acres 32.00					Land Total	489,600

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1576 Sqft	Grade A 110	Base	753,714
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	9				
Bedrooms	5	Add Fixtures	4		
Baths	4	Half Baths	1	Plumbing	66,736
Attic	Full Finsihed			Attic	85,518
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Good	Typical	915,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	805,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 & 1/2 Story Frame	2005	240	A 140	109.122	Good	89%	60%	100%	58,271
Open Frame Porch	2005	24	A 110	9.852	Good	88%	100%	100%	8,670
Wood Deck	2005	126	A 110	7.183	Good	88%	100%	100%	6,321
Basement Entry	2005	32	A 110	7.818	Good	88%	100%	100%	6,880
Wood Deck	2005	72	A 110	5.467	Good	88%	100%	100%	4,811
Patio	2005	72	A 110	4.323	Good	88%	100%	100%	3,804
Frame Shed	2005	21	C 100	1.163	Avg	86%	80%	100%	800
Generator	2005	1	C 100	9.630	Avg	86%	100%	100%	8,282
Patio	2005	302	C 100	4.837	Avg	86%	80%	100%	3,328
Canopy	2005	120	A 110	6.992	Good	88%	100%	100%	6,153
							Outbuilding Total		107,320

Accpt Land	489,600	**Accepted Bldg**	913,000	**Total**	1,402,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling Swampy
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	04/21/2026
Sale Price	200,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	200%		161,000
3.00	Acre-Rear Land 2+	6,000.00	18,000.00	100%		18,000
1.50	Acre-Wasteland	500.00	750.00	100%		750
Total Acres 5.50				Land Total		179,750

Accpt Land 179,800 **Accepted Bldg** 0 **Total** 179,800

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	11/09/2023
Sale Price	783,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	Preble Point Subdivision - Lot 02		
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	425	Depth	150
Exemption(s)	3 14	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.46	Fr. A-Base Imp	400,000	483,321.84	100%		483,322
3.64	Acre-Rear Land 2+	6,000.00	21,840.00	100%		21,840
Total Acres 5.10					Land Total	505,162

Dwelling Description **Replacement Cost New**

Conventional	Two Story	580 Sqft	Grade B 100	Base	309,785
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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
2001	0	Typical	Typical	Good	Typical	326,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	280,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2001	518	B 130	102.575	Good	88%	100%	100%	90.266
One Story Frame	2001	518	B 130	102.575	Good	88%	100%	100%	90.266
Open Frame Porch	2001	288	B 100	22.796	Good	88%	100%	100%	20.060
Open Frame Porch	2001	120	B 100	12.925	Good	88%	100%	100%	11.374
Frame Shed	2001	48	C 100	2.658	Avg	84%	80%	100%	1.786
Generator	2001	1	C 100	9.630	Avg	84%	100%	100%	8.089
							Outbuilding Total		221,841

Accpt Land	505,200	**Accepted Bldg**	502,400	**Total**	1,007,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	211,800	339,700	551,500	211,800	339,700	551,500
2	0	39,200	39,200	0	39,200	39,200
TOTAL	211,800	378,900	590,700	211,800	378,900	590,700

Account: 144 Card: 1 of 2 Map/Lot: 004-044-002 Location: 602 ARROWSIC RD

Neighborhood 6 Sewall Pond

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 3 5 10
Shore Ft Frnt 305 Depth 105
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Fr. A-Base Imp	200,000	204,939.02	100%		204,939
1.14	Acre-Rear Land 2+	6,000.00	6,840.00	100%		6,840
Total Acres 2.19					Land Total	211,779

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	945 Sqft	Grade B 100	Base	380,605
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
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	Typical	387,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	290,388

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	48	B 100	8.695	Avg+	75%	100%	100%	6.521
One Story Frame	1985	136	B 130	32.563	Avg+	79%	100%	100%	25.725
Open Frame Porch	1985	144	B 100	14.335	Avg+	75%	100%	100%	10.751
Wood Deck	1985	256	B 100	8.366	Avg+	75%	100%	100%	6.274
								Outbuilding Total	49,271

Accpt Land	211,800	Accepted Bldg	339,700	Total	551,500

Map/Lot: 004-044-002
Account: 144 Card: 2 of 2 Location: 602 ARROWSIC RD

Neighborhood 6	Sewall Pond
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	TENANT IN POSSESSION
Reference 2	
Tran/Land/Bldg	3 0 14
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 6

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2024	768	B 100	50,998	Avg	96%	80%	100%	39,166
							Outbuilding Total		39,166

Accpt Land	0	**Accepted Bldg**	39,200	**Total**	39,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	549,200	282,800	832,000	549,200	282,800	832,000
2	0	99,200	99,200	0	99,200	99,200
TOTAL	549,200	382,000	931,200	549,200	382,000	931,200

Account: 134 Card: 1 of 2 Map/Lot: 003-001 Location: 14 STEEN ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	03/19/2010
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 4
Shore Ft Frnt 537 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Fr. A-Base Imp	400,000	544,058.82	100%		544,059
0.85	Acre-Rear Land 2+	6,000.00	5,100.00	100%		5,100
Total Acres 2.70					Land Total	549,159

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	576 Sqft	Grade B 110	Base	322,807
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,914
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% Heat Pump	Heat	5,208
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
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	319,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Basement	None	68%	95%	100%	206,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
One Story Frame	1980	48	B 125	15.801	Avg	72%	100%	100%	11.377
Wood Deck	1980	313	B 110	10.674	Avg	68%	95%	100%	6.895
One Story Frame	1980	60	B 125	17.917	Avg	72%	100%	100%	12.900
Open Frame Porch	1980	358	B 110	29.599	Avg	68%	95%	100%	19.121
1SFr Overhang	1980	140	B 75	19.209	Avg	72%	100%	100%	13.830
Open Frame Porch	1980	140	B 110	15.510	Avg	68%	95%	100%	10.020
Frame Shed	1980	64	C 100	3.544	Avg	72%	80%	100%	2.042
								Outbuilding Total	76,185

Accpt Land 549,200 **Accepted Bldg** 282,800 **Total** 832,000

Account: 134 Card: 2 of 2 Map/Lot: 003-001 Location: 14 STEEN ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Shared
Street Semi Improved

Sale Data

Sale Date	03/19/2010
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 3

Dwelling Description

Conventional	One Story	729 Sqft	Grade C 90	Base	181,450
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-16,057
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,149
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	1/4 Unfinished			Attic	6,773
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	Old Type	Typical	Average	Typical	168,361

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	65%	80%	100%	87,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1939	315	C 90	7.194	Avg	65%	80%	100%	3.741
Open Frame Porch	1939	144	C 90	10.575	Avg	65%	80%	100%	5.499
Wood Deck	2024	30	C 100	2.504	Avg	96%	100%	100%	2.404
								Outbuilding Total	11,644

Accpt Land	0	Accepted Bldg	99,200	Total	99,200

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Tree Growth App	2018
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	140 Depth 150
Exemption(s)	3 Land Schedule 4

Sale Data

Sale Date	03/19/2019
Sale Price	438,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Multiple Listing
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Base Imp	400,000	331,727.82	100%		331,728
3.30	Acre-Rear Land 2+	6,000.00	19,800.00	100%		19,800
Total Acres 3.80					Land Total	351,528

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1148 Sqft	Grade B 100	Base	319,811
Exterior	Vinyl/Aluminum	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% Heat Pump	Cooling	100% Heat Pump	Heat	12,115
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
Attic	Floor & Stairs			Attic	11,149
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Good	Typical	359,993

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	334,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	2017	700	B 130	200.079	Good	94%	100%	100%	188.074
Wood Deck	2017	168	B 100	6.298	Good	93%	100%	100%	5.857
Wood Deck	2017	160	B 100	6.110	Good	93%	100%	100%	5.682
Wood Deck	2017	48	B 100	3.477	Good	93%	100%	100%	3.234
								Outbuilding Total	202,847

Accpt Land	351,500	Accepted Bldg	537,600	Total	889,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2013	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
1.63	Acre-Wasteland	500.00	815.00	100%		815
Total Acres 12.63					Land Total	175,815

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1085 Sqft	Grade B 110	Base	455,035
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-16,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
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	2006	Typical	Typical	Above Average	Typical	449,270

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	79%	95%	100%	337,177

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	32	B 110	8.529	Avg+	79%	95%	100%	6.401
One Story Frame	1992	35	B 140	15.132	Avg+	82%	80%	100%	9.926
Fin .5st/Gar	2006	644	B 125	134.080	Avg	86%	80%	100%	92.247
Canopy	2006	240	B 110	8.788	Avg+	79%	95%	100%	6.596
Wood Deck	1992	412	B 110	13.233	Avg+	79%	95%	100%	9.931
1 & 1/2 Story Frame	2006	480	B 140	140.858	Avg	86%	100%	100%	121.138
Open Frame Porch	1992	180	B 110	18.095	Avg+	79%	95%	100%	13.580
Patio	2006	300	C 100	4.818	Avg	86%	80%	100%	3.314
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
Solar Panels	2023	33	C 100	46.609	Avg	95%	80%	100%	35.423
								Outbuilding Total	307,608

Accpt Land	175,800	**Accepted Bldg**	644,800	**Total**	820,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
0.21	Acre-Wasteland	500.00	105.00	100%		105
Total Acres 5.21					Land Total	149,105

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	1212 Sqft	Grade C 110	Base	382,111
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	17,298
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	Good	Typical	408,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	334,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	70	C 140	13.715	Good	85%	100%	100%	11.658
Open Frame Porch	1992	66	C 110	8.793	Good	82%	100%	100%	7.210
Open Frame Porch	1992	48	C 110	7.840	Good	82%	100%	100%	6.429
Wood Deck	1992	217	C 110	6.716	Good	82%	100%	100%	5.507
Wood Deck	1992	77	C 110	3.750	Good	82%	100%	100%	3.075
Canopy	1992	108	C 110	4.407	Good	82%	100%	100%	3.614
								Outbuilding Total	37,493

Accpt Land 149,100 **Accepted Bldg** 372,300 **Total** 521,400

Account: 38 Card: 1 of 1 Map/Lot: 005-032 Location: 312 ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

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

Reference 1
Reference 2
Tran/Land/Bldg 2 5 3
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.20	Acre-Rear Land 2+	6,000.00	7,200.00	100%		7,200
Total Acres 2.20					Land Total	132,200

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	920 Sqft	Grade C 110	Base	252,124
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Above Average	Typical	258,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	180,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1970	13	C 110	6.949	Avg+	70%	100%	100%	4.864
1SFr Overhang	1970	21	C 110	7.966	Avg+	70%	100%	100%	5.576
Wood Deck	1970	320	C 110	8.898	Avg+	70%	100%	100%	6.229
Frame Garage	1970	576	C 110	35.810	Avg+	70%	100%	100%	25.067
								Outbuilding Total	41,736

Accpt Land	132,200	Accepted Bldg	222,700	Total	354,900

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

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

Reference 1
Reference 2
Tran/Land/Bldg 2 5 2
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Fr. A-Base Imp	125,000	72,056.76	100%		72,057
Total Acres 0.13					Land Total	72,057

Dwelling Description

Ranch	One Story	694 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	196,555
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-4,598
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	3				
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	191,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	124,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1945	72	C 100	3.313	Avg	65%	100%	100%	2.153
Frame Shed	1945	64	D 100	2.906	Avg	65%	80%	100%	1.511
							Outbuilding Total		3,664

Accpt Land	72,100	Accepted Bldg	128,400	Total	200,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	583,500	522,500	1,106,000	583,500	522,500	1,106,000
2	0	146,700	146,700	0	146,700	146,700
3	0	205,400	205,400	0	205,400	205,400
TOTAL	583,500	874,600	1,458,100	583,500	874,600	1,458,100

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	06/29/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	OPEN SPACE AS OF 04/01/2026		
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	1200	Depth	150
Exemption(s)	3 2014	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.13	Fr. A-OpenSpace - Base	455,000	924,669.27	25.00%	Conservatio	231,167
13.96	Acre-Rear Land 12+	3,000.00	41,880.00	100%		41,880
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
1.00	Fr. A-Base Imp- Paved (FR)	187,500	187,500.00	100%		187,500
10.00	Acre-OpenSpace - Rear 2+	6,000.00	60,000.00	25.00%	Conservatio	15,000
63.87	Acre-WorkingWaterfront -	3,000.00	191,610.00	25.00%	Conservatio	47,903
Total Acres 102.96				Land Total		583,450

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1380 Sqft	Grade C 110	Base	416,282
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	OPEN 5 -	Open 5 Chioce 1	OPEN 5 -	
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
Insulation	Minimal			Insulation	-1,252
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	1966	Typical	Typical	Good	Typical	430,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	322,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1750	150	C 110	5.296	Good	75%	100%	100%	3.972
Frame Shed	1995	384	C 100	21.266	Avg	80%	80%	100%	13.610
Barn	1860	598	C 100	51.835	Avg	65%	80%	100%	26.954
Frame Shed	1960	72	C 100	3.987	Avg	65%	80%	100%	2.074
Frame Shed	1960	99	C 100	5.483	Avg	65%	80%	100%	2.851
Frame Shed	2022	432	C 100	23.924	Avg	95%	80%	100%	18.182
Frame Shed	1750	512	C 100	28.355	Avg	65%	80%	100%	14.745
Frame Shed	1995	864	C 100	47.848	Avg	80%	80%	100%	30.622
2S Frame Garage	1995	1120	C 100	91.100	Avg	80%	80%	100%	58.304
2S Frame Shed	1750	390	C 110	38.009	Good	75%	100%	100%	28.507
								Outbuilding Total	199,821

Accpt Land	583,500	**Accepted Bldg**	522,500	**Total**	1,106,000

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Shared		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 14		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2014	Land Schedule	3

Sale Data

Sale Date	06/29/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	192	C 100	14.062	Avg	80%	100%	100%	11.250
Frame Shed	1995	192	C 100	10.633	Avg	80%	100%	100%	8.506
One Story Frame	1995	192	C 100	27.003	Avg	80%	100%	100%	21.602
One Story Frame	1995	192	C 100	27.003	Avg	80%	100%	100%	21.602
Wood Deck	1995	96	D 100	3.096	Avg	80%	80%	100%	1.982
Frame Shed	1995	140	C 100	7.753	Avg	80%	80%	100%	4.962
Canopy	1880	140	C 100	4.622	Avg	65%	80%	100%	2.403
Frame Shed	2015	50	C 100	2.769	Avg	91%	80%	100%	2.016
Barn	1860	1536	C 100	133.140	Avg	65%	80%	100%	69.233
Frame Shed	1950	108	C 100	5.981	Avg	65%	80%	100%	3.110
								Outbuilding Total	146,666

Accpt Land	0	**Accepted Bldg**	146,700	**Total**	146,700

Account: 147 Card: 3 of 3 Map/Lot: 005-008 & 007
Location: 227 ARROWSIC RD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well No Utilities
Street	Gravel
Reference 1	B1508P141
Reference 2	
Tran/Land/Bldg	1 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 2014 Land Schedule 3

Sale Data

Sale Date	06/29/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1995	120	D 100	5.450	Avg	80%	80%	100%	3.488
Solar Panels	2020	18	C 100	25.423	Avg	94%	80%	100%	19.118
Frame Shed	1995	308	C 100	17.057	Avg	80%	80%	100%	10.917
Barn	1995	1344	C 100	116.498	Avg	80%	80%	100%	74.558
Fin 1st/Gar	2015	598	C 100	106.970	Avg	91%	100%	100%	97.343
								Outbuilding Total	205,424

Accpt Land	0	**Accepted Bldg**	205,400	**Total**	205,400

Neighborhood 1	Paved
Tree Growth	2026
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Paved

Sale Data

Sale Date	06/13/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1	OPEN SPACE AS OF 04/01/2026		
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
6.77	Acre-Rear Land 2+	6,000.00	40,620.00	100%		40,620
3.23	Acre-OpenSpace - Rear 2+	6,000.00	19,380.00	80.0%	Restriction	15,504
68.00	Acre-OpenSpace - Rear 12+	3,000.00	204,000.00	80.0%	Restriction	163,200
8.77	Acre-OpenSpace - Wasteland	500.00	4,385.00	80.0%	Restriction	3,508
Total Acres 87.77					Land Total	312,832

Accpt Land	312,800	**Accepted Bldg**	0	**Total**	312,800

Account: 228 Card: 1 of 1 Map/Lot: 005-026 Location: 6 WARNER ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 5 5
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/22/2020
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.04	Acre-Rear Land 2+	6,000.00	6,240.00	100%		6,240
Total Acres 2.04					Land Total	131,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Unknown M/H	1999	14 x 76	C 100	88.800	Ava	50%	100%	100%	44.400
Wood Deck	1999	336	C 100	8.397	Ava	83%	100%	100%	6.970
Frame Shed	2020	96	C 100	5.316	Ava	94%	80%	100%	3.998
One Story Frame	2020	1	C 100	4.931	Ava	94%	100%	100%	4.635
								Outbuilding Total	60,003

Accpt Land	131,200	**Accepted Bldg**	60,000	**Total**	191,200

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Septic System Drilled Well		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	130	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	06/01/2021
Sale Price	0
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Seller
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Fr. A-Base Imp	400,000	329,923.26	100%		329,923
5.91	Acre-Rear Land 2+	6,000.00	35,460.00	100%		35,460
Total Acres 6.40					Land Total	365,383

Dwelling Description — **Replacement Cost New**

Cape Cod	Two Story	720 Sqft	Grade A 100	Base	423,658
Exterior	Vinyl/Aluminum	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% Heat Pump	Cooling	100% Heat Pump	Heat	18,684
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	12,134
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	463,143

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	94%	100%	90%	391,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	2022	320	A 130	110.340	Avg	95%	100%	90%	94.341
One Story Frame	2022	320	A 130	81.498	Avg	95%	100%	90%	69.681
One Story Frame	2022	200	A 130	54.458	Avg	95%	100%	90%	46.562
Open Frame Porch	2022	192	A 100	21.093	Avg	94%	100%	90%	17.844
One Story Frame	2022	196	A 100	41.198	Avg	94%	100%	90%	34.853
Pergola	2022	180	A 100	8.090	Avg	94%	100%	90%	6.844
1.5 Story Garage	2022	520	A 100	59.810	Avg	94%	100%	90%	50.599
Patio	2022	450	A 100	9.396	Avg	94%	100%	90%	7.949
Generator	2022	1	C 100	9.630	Avg	95%	100%	90%	8.233
Solar Panels	2024	21	C 100	29.660	Avg	96%	80%	90%	20.501
							Outbuilding Total		357,407

Accpt Land	365,400	Accepted Bldg	749,200	Total	1,114,600

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/12/2019
Sale Price	460,000
Sale Type	Sale Type.....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	Preble Point Subdivision - Lot 01		
Tran/Land/Bldg	1 5 24		
Shore Ft Frnt	375	Depth	150
Exemption(s)	3	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Fr. A-Base Imp	400,000	454,312.67	100%		454,313
2.86	Acre-Rear Land 2+	6,000.00	17,160.00	100%		17,160
Total Acres 4.15				Land Total		471,473

Dwelling Description

				Replacement Cost New	
Gambrel	Two Story	1040 Sqft	Grade B 110	Base	466,505
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-23,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	24,146
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	21,711
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	Good	Typical	489,249

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	80%	95%	100%	371,829

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1988	256	B 110	69.984	Good	80%	95%	100%	53,188
Open Frame Porch	1988	96	B 110	12.665	Good	80%	95%	100%	9,625
1.5 Story Garage	1988	864	B 110	84.635	Good	80%	95%	100%	64,323
Frame Shed	1988	144	C 100	7.975	Avg	77%	100%	100%	6,141
Patio	1988	364	C 100	5.435	Avg	77%	100%	100%	4,185
Patio	1988	160	C 100	3.468	Avg	77%	100%	100%	2,670
Generator	1988	1	C 100	9.630	Avg	77%	100%	100%	7,415
							Outbuilding Total		147,547

Accpt Land	471,500	**Accepted Bldg**	519,400	**Total**	990,900

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	1,097,500	736,700	1,834,200	1,097,500	736,700	1,834,200
2	51,300	52,100	103,400	51,300	52,100	103,400
3	0	995,800	995,800	0	995,800	995,800
TOTAL	1,148,800	1,784,600	2,933,400	1,148,800	1,784,600	2,933,400

Neighborhood 3	Kennebec River
Tree Growth	1989
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/08/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	TREE GROWTH - APP DUE 2032/04/01 (NEW		
Reference 2			
Tran/Land/Bldg	1 12 4		
Shore Ft Frnt	4000	Depth	150
Exemption(s)	2015 2016	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
6.00	Acre-Rear Land 12+	3,000.00	18,000.00	100%		18,000
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
0.00	Impr-(+ acreage 2nd card)	0.00	0.00	0%		0
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
1.00	Fr. A-Base Imp- Paved (FR)	187,500	187,500.00	100%		187,500
64.00	Acre-Wasteland	500.00	32,000.00	100%		32,000
Total Acres 83.00					Land Total	1,097,500

Dwelling Description

Colonial	Two Story	912 Sqft	Grade B 110	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	431,516
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	912 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,925
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	28,949
Attic	Full Finsihed			Attic	48,962
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	Typical	Typical	Good	Typical	550,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	412,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1950	648	B 140	200.074	Good	75%	100%	100%	150.056
Solar Panels	2019	52	C 100	73.445	Avg	93%	80%	100%	54.643
2S Frame Garage	1950	1748	B 115	195.692	Avg	65%	80%	100%	101.760
Frame Shed	1950	315	C 100	17.445	Avg	65%	80%	100%	9.071
Wood Deck	1950	332	B 110	11.165	Good	75%	100%	100%	8.374
								Outbuilding Total	323,904

Accpt Land	1,097,500	**Accepted Bldg**	736,700	**Total**	1,834,200

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	Shared		
Street	Semi Improved		

Sale Data

Sale Date	08/08/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	2015 2016	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
56.00	Acre-TreeGrowth-Softwood	435.00	24,360.00	100%		24,360
40.00	Acre-TreeGrowth-Mixwood	454.00	18,160.00	100%		18,160
23.00	Acre-TreeGrowth-Hardwood	381.00	8,763.00	100%		8,763
Total Acres 119.00				Land Total		51,283

Dwelling Description — **Replacement Cost New**

Conventional	One & 3/4 Story	288 Sqft	Grade C 90	Base	166,313
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-9,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% None 2nd	Cooling	0% None	Heat	-925
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-249
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1970	None	Typical	Below Average	Typical	148,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	55%	50%	100%	40,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	216	C 90	13.696	Avg-	55%	50%	100%	3,766
One Story Frame	1950	220	C 90	27.214	Avg-	55%	50%	100%	7,484
							Outbuilding Total		11,250

Accpt Land	51,300	**Accepted Bldg**	52,100	**Total**	103,400

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		

Sale Data

Sale Date	08/08/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	2015 2016	Land Schedule	3

Dwelling Description

Cape Cod	One & 3/4 Story	1616 Sqft	Grade A 110	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	729,071
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-8,324
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	17,965
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	31,143
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
2023	0	Typical	Typical	Average	Typical	769,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	731,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Solar Panels	2023	20	C 100	28.248	Avg	95%	80%	100%	21.469
Open Frame Porch	2023	126	A 110	17.956	Avg	95%	100%	100%	17.058
Wood Deck	2023	552	A 110	20.721	Avg	95%	100%	100%	19.685
Fin .75st/Gar	2023	784	A 125	207.408	Avg	95%	100%	100%	197.038
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
							Outbuilding Total		264,398

Accpt Land	0	**Accepted Bldg**	995,800	**Total**	995,800

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Resource Protection		
Topography	Rolling		
Utilities	No Utilities		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	400	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	08/08/2025
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Fr. A-Base Unimp	280,000	327,731.60	50.0%	Access	163,866
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	50.0%	Access	30,000
18.13	Acre-Wasteland	500.00	9,065.00	100%		9,065
Total Acres 29.50				Land Total		202,931

Accpt Land	202,900	**Accepted Bldg**	0	**Total**	202,900

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	Private R/W to water
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	64 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	09/12/2025
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Fr. A-Base Unimp	280,000	186,042.49	10.0%	Restriction	18,604
0.27	Acre-Rear Land 2+	6,000.00	1,620.00	10.0%	Restriction	162
Total Acres 0.49					Land Total	18,766

Accpt Land 18,800 **Accepted Bldg** 0 **Total** 18,800

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	476,700	343,300	820,000	476,700	343,300	820,000
2	0	27,900	27,900	0	27,900	27,900
TOTAL	476,700	371,200	847,900	476,700	371,200	847,900

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	400	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	04/29/2026
Sale Price	850,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	100%		469,894
1.14	Acre-Rear Land 2+	6,000.00	6,840.00	100%		6,840
Total Acres 2.52					Land Total	476,734

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1008 Sqft	Grade B 100	Base	295,137
Exterior	Wood Siding	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	1028 Sqft, Grade B	Basement Gar	None	Fin Bsmt	45,831
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,394
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Above Average	Typical	347,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	77%	95%	100%	254,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	128	B 100	23.921	Avg+	77%	95%	100%	17.498
Open Frame Porch	1989	64	B 100	9.634	Avg+	77%	95%	100%	7.047
1SFr Overhang	1989	20	B 100	8.694	Avg+	77%	95%	100%	6.359
1SFr Overhang	1989	11	B 100	7.425	Avg+	77%	95%	100%	5.431
1SFr Overhang	1989	11	B 100	7.425	Avg+	77%	95%	100%	5.431
Open Frame Porch	1989	196	B 100	17.390	Avg+	77%	95%	100%	12.720
Frame Shed	1989	40	C 100	2.215	Fair	60%	80%	100%	1.063
Frame Garage	1989	576	B 115	45.674	Avg	77%	80%	100%	28.135
Frame Shed	1989	160	C 100	8.861	Avg	77%	80%	100%	5.458
								Outbuilding Total	89,142

Accpt Land	476,700	**Accepted Bldg**	343,300	**Total**	820,000

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 25		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	04/29/2026
Sale Price	850,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	280	B 100	45,350	Avg	77%	80%	100%	27,936
							Outbuilding Total		27,936

Accpt Land	0	**Accepted Bldg**	27,900	**Total**	27,900

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	153,000	348,400	501,400	153,000	348,400	501,400
2	0	36,200	36,200	0	36,200	36,200
TOTAL	153,000	384,600	537,600	153,000	384,600	537,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.67	Acre-Rear Land 2+	6,000.00	28,020.00	100%		28,020
Total Acres 5.67					Land Total	153,020

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	506 Sqft	Grade B 95	Base	263,083
Exterior	Clapboard	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% Heat Pump	Cooling	100% Heat Pump	Heat	8,882
Rooms	4				
Bedrooms	2	Add Fixtures	0		
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
1990	0	Typical	Typical	Above Average	Typical	281,340

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	219,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1979	320	B 95	69.869	Avg+	78%	100%	100%	54.498
Frame Shed	2014	192	C 100	10.633	Avg	91%	80%	100%	7.741
Wood Deck	2014	128	C 100	4.391	Avg	91%	80%	100%	3.197
Two Story Frame	1990	70	B 95	20.582	Avg+	78%	100%	100%	16.054
1SFr Overhang	1990	27	B 95	9.197	Avg+	78%	100%	100%	7.174
Wood Deck	1990	339	B 95	9.799	Avg+	78%	100%	100%	7.643
One Story Frame	1979	160	B 95	27.010	Avg+	78%	100%	100%	21.068
Wood Deck	1979	28	B 95	2.857	Avg+	78%	100%	100%	2.228
Open Frame Porch	1990	78	B 95	9.934	Avg+	78%	100%	100%	7.749
Res. Greenhouse	2020	96	D 100	2.122	Avg	94%	80%	100%	1.596
								Outbuilding Total	128,948

Accpt Land	153,000	**Accepted Bldg**	348,400	**Total**	501,400

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Resource Protection		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 19		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	162	C 100	5.046	Avg	83%	100%	100%	4.188
Heat Pump	2000	1	C 100	6.420	Avg	83%	100%	100%	5.329
Open Frame Porch	2000	66	C 100	7.994	Avg	83%	100%	100%	6.635
Gazebo	2000	312	B 100	24.206	Avg	83%	100%	100%	20.091
							Outbuilding Total		36,243

Accpt Land	0	**Accepted Bldg**	36,200	**Total**	36,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	609,500	198,600	808,100	609,500	198,600	808,100
2	0	91,300	91,300	0	91,300	91,300
TOTAL	609,500	289,900	899,400	609,500	289,900	899,400

Map/Lot: 004-057
Account: 280 Card: 1 of 2 Location: 33 MILL ISLAND RD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	720	Depth	150
Exemption(s)	3 19	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.48	Fr. A-Base Imp	400,000	629,920.63	90.0%	Topography	566,929
7.00	Acre-Rear Land 2+	6,000.00	42,000.00	100%		42,000
1.22	Acre-Wasteland	500.00	610.00	100%		610
Total Acres 10.70					Land Total	609,539

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	360 Sqft	Grade C 100	Base	198,730
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-9,362
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% Heat Pump	Heat	2,426
Rooms	4				
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	Average	Typical	191,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	65%	95%	100%	118,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1945	888	C 100	107.432	Avg	65%	95%	100%	66,339
Frame Shed	1945	176	C 115	11.209	Avg	65%	80%	100%	5,829
Generator	2000	1	C 100	9.630	Avg	83%	100%	100%	7,993
								Outbuilding Total	80,161

Accpt Land 609,500 **Accepted Bldg** 198,600 **Total** 808,100

Map/Lot: 004-057
Account: 280 Card: 2 of 2 Location: 33 MILL ISLAND RD

Neighborhood 5	Back River		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 36		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 19	Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Dwelling Description

Cottage	One Story	272 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	135,593
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-9,917
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-751
Rooms	1				
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	1995	Typical	Typical	Good	Typical	124,925

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	90%	100%	84,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	42	C 100	6.838	Good	75%	90%	100%	4.615
Wood Deck	1995	80	C 100	3.467	Good	75%	90%	100%	2.340
							Outbuilding Total		6,955

Accpt Land	0	**Accepted Bldg**	91,300	**Total**	91,300

Map/Lot: 004-053-002
Account: 5 Card: 1 of 1 Location: 18 MILL ISLAND ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 4
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.60	Acre-Rear Land 2+	6,000.00	33,600.00	100%		33,600
Total Acres 6.60					Land Total	158,600

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	1398 Sqft	Grade A 100	Base	599,493
Exterior	Clapboard	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	567 Sqft, Grade B	Basement Gar	None	Fin Bsmt	26,332
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	14,126
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	2	Plumbing	44,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
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	693,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	568,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	2003	756	A 130	264.927	Avg	85%	100%	100%	225.188
Open Frame Porch	2003	362	A 100	33.374	Avg	82%	100%	100%	27.367
Open Frame Porch	2003	358	A 100	33.084	Avg	82%	100%	100%	27.129
1.75 Garage	2003	576	A 115	80.073	Avg	85%	100%	100%	68.062
Frame Bay Window	2003	18	A 100	10.342	Avg	82%	100%	100%	8.480
Wood Deck	2020	656	A 100	21.842	Avg	82%	100%	100%	17.910
1SFr Overhang	2003	8	A 100	8.608	Avg	82%	100%	100%	7.059
Frame Shed	2020	112	E 100	3.102	Avg	94%	80%	100%	2.333
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
							Outbuilding Total		392,676

Accpt Land 158,600 **Accepted Bldg** 961,000 **Total** 1,119,600

Account: 151 Card: 1 of 1 Map/Lot: 002-016 & 016-001
Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well
Street	Semi Improved
Reference 1	
Reference 2	Permanent Conservation Easement
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	5612 Depth 150
Exemption(s)	47 Land Schedule 3

Sale Data

Sale Date	03/12/2026
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.32	Fr. A-Base Unimp	280,000	1,230,726.61	5.00%	Conservatio	61,536
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	5.00%	Conservatio	3,000
331.00	Acre-Rear Land 12+	3,000.00	993,000.00	5.00%	Conservatio	49,650
45.78	Acre-Wasteland	500.00	22,890.00	5.00%	Conservatio	1,145
Total Acres 406.10				Land Total		115,331

Accpt Land 115,300 **Accepted Bldg** 0 **Total** 115,300

Account: 96 Card: 1 of 1 Map/Lot: 006-021 Location: 76 ARROWSIC ROAD

Neighborhood 4 Sasanoa River

Zoning/Use Rural Residential I - Special Protection
Topography Rolling Swampy
Utilities Drilled Well Septic 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
Reference 2
Tran/Land/Bldg 5 5 7
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Fr. A-Base Imp	400,000	272,092.79	100%		272,093
1.26	Acre-Wasteland	500.00	630.00	100%		630
Total Acres 1.50					Land Total	272,723

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	630 Sqft	Grade B 110	Base	354,431
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Wood	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	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
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	365,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	310,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1998	30	B 110	11.114	Good	85%	100%	100%	9.447
Wood Deck	1998	500	B 110	15.508	Good	85%	100%	100%	13.182
Open Frame Porch	1998	20	C 100	5.778	Avg	82%	100%	100%	4.738
Generator	1998	1	C 100	9.630	Avg	82%	100%	100%	7.897
Frame Shed	1998	100	C 100	5.538	Avg	82%	80%	100%	3.633
								Outbuilding Total	38,897

Accpt Land 272,700 **Accepted Bldg** 349,400 **Total** 622,100

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	No Utilities		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 25		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	02/03/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Fr. A-Base Unimp	280,000	222,943.35	100%		222,943
2.97	Acre-Rear Land 2+	6,000.00	17,820.00	100%		17,820
Total Acres 3.40					Land Total	240,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	300	C 100	16,614	Avg	65%	80%	100%	8,639
								Outbuilding Total	8,639

Accpt Land	240,800	**Accepted Bldg**	8,600	**Total**	249,400

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	02/26/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	285	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Fr. A-Base Imp	400,000	397,824.05	100%		397,824
0.89	Acre-Rear Land 2+	6,000.00	5,340.00	100%		5,340
Total Acres 1.87					Land Total	403,164

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	615 Sqft	Grade B 100	Base	318,483
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-4,142
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	8,645
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	Good	Typical	322,986

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	230,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1925	72	B 100	4.042	Good	75%	95%	100%	2.880
One Story Frame	1925	90	B 100	18.562	Good	75%	95%	100%	13.226
Open Frame Porch	1925	36	B 100	7.990	Good	75%	95%	100%	5.692
Encl Frame Porch	1925	35	B 100	8.913	Good	75%	95%	100%	6.351
1.5 Shed	1925	216	B 100	20.430	Good	75%	95%	100%	14.556
Wood Deck	1925	54	B 100	3.619	Good	75%	95%	100%	2.578
1.5 Shed	1925	496	B 100	46.915	Good	75%	95%	100%	33.427
Frame Shed	1925	120	B 100	8.108	Good	75%	95%	100%	5.777
Frame Shed	1925	350	B 100	23.647	Avg	65%	80%	100%	12.297
One Inch Pier	1925	80	C 100	6.163	Avg	65%	80%	100%	3.205
								Outbuilding Total	99,989

Accpt Land	403,200	**Accepted Bldg**	330,100	**Total**	733,300

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	11/01/1993
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1			
Reference 2	Preble Point Subdivision - Lot 03		
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	450	Depth	150
Exemption(s)	3 12	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.55	Fr. A-Base Imp	400,000	497,995.98	100%		497,996
4.15	Acre-Rear Land 2+	6,000.00	24,900.00	100%		24,900
Total Acres 5.70					Land Total	522,896

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1040 Sqft	Grade C 100	Base	246,538
Exterior	Vinyl/Aluminum	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% Floor/Wall Unit	Cooling	0% None	Heat	-2,870
Rooms	5				
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	Below Average	Typical	243,668

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	153,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	394	C 100	9.514	Avg	77%	100%	100%	7.326
Frame Garage	1988	720	D 100	32.382	Avg	77%	80%	100%	19.947
								Outbuilding Total	27,273

Accpt Land	522,900	**Accepted Bldg**	180,800	**Total**	703,700

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
3.00	Acre-Rear Land 2+	6,000.00	18,000.00	100%		18,000
1.31	Acre-Wasteland	500.00	655.00	100%		655
Total Acres 5.31					Land Total	133,655

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	520 Sqft	Grade C 110	Base	241,358
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-12,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	7,421
Rooms	3				
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**
2023	0	Typical	Typical	Average	Typical	236,446

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Basement	None	95%	95%	100%	213,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	130	C 110	12.184	Avg	95%	95%	100%	10.996
One Story Frame	2023	100	C 125	20.464	Avg	95%	100%	100%	19.441
Patio	2023	360	C 100	5.396	Avg	95%	100%	100%	5.126
Frame Shed	2024	120	C 100	6.646	Avg	96%	80%	100%	5.104
								Outbuilding Total	40,667

Accpt Land	133,700	**Accepted Bldg**	254,100	**Total**	387,800

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential II - Special Protection		
Topography	Rolling		
Utilities			
Street	Street Surface		
Reference 1	B525P065		
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	06/24/2010
Sale Price	7,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	280,000	280,000.00	25.00%	Restriction	70,000
1.15	Acre-Rear Land 2+	6,000.00	6,900.00	100%		6,900
Total Acres 2.15				Land Total		76,900

Accpt Land	76,900	**Accepted Bldg**	0	**Total**	76,900

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 11		
Shore Ft Frnt	400	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	100%		469,894
9.62	Acre-Rear Land 2+	6,000.00	57,720.00	100%		57,720
Total Acres 11.00					Land Total	527,614

Dwelling Description — **Replacement Cost New**

Cottage	One Story	650 Sqft	Grade D 100	Base	155,963
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-13,506
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,558
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,633
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	650	Insulation	-533
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	None	No Bath	Below Average	Typical	132,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	55%	90%	100%	65,703

Accpt Land	527,600	**Accepted Bldg**	65,700	**Total**	593,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 24		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Fr. A-Base Imp	115,000	107,164.35	150.0%		160,747
Total Acres 0.77				Land Total		160,747

Dwelling Description / **Replacement Cost New**

Gambrel	Two Story	780 Sqft	Grade C 100	Base	294,660
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-18,725
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,393
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	281,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	74%	95%	100%	197,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	1990	576	C 115	119.847	Ava	78%	100%	100%	93.481
One Story Frame	1990	176	C 115	28.927	Ava	78%	80%	100%	18.050
Wood Deck	1990	384	C 100	9.322	Ava	74%	95%	100%	6.553
Frame Shed	1990	96	C 100	5.316	Ava	78%	80%	100%	3.317
Frame Shed	1990	48	D 100	2.180	Ava	78%	80%	100%	1.360
							Outbuilding Total		122,761

Accpt Land	160,700	**Accepted Bldg**	320,500	**Total**	481,200

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Swampy
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Fr. A-Base Imp	400,000	336,988.03	80.0%	Topography	269,590
3.57	Acre-Wasteland	500.00	1,785.00	100%		1,785
Total Acres 4.10					Land Total	271,375

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	575 Sqft	Grade C 110	Base	278,194
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	OPEN 5 -	Open 5 Chioce 1	OPEN 5 -	
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	Good	Typical	287,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	215,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1900	462	C 140	118.857	Good	75%	100%	100%	89.143
Open Frame Porch	1985	48	C 110	7.840	Good	75%	100%	100%	5.880
Wood Deck	1985	160	C 110	5.509	Good	75%	100%	100%	4.132
								Outbuilding Total	99,155

Accpt Land	271,400	**Accepted Bldg**	314,500	**Total**	585,900

Account: 258 Card: 1 of 1 Map/Lot: 002-017-001
Location: 349 BALD HEAD ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 475 Depth 150
Exemption(s) 14 3 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Fr. A-Base Imp	400,000	510,685.81	100%		510,686
1.97	Acre-Rear Land 2+	6,000.00	11,820.00	100%		11,820
Total Acres 3.60					Land Total	522,506

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1216 Sqft	Grade B 100	Base	444,606
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN 4 - CUSTOMIZE	Open Choice 4 -			OPEN 4 -	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-23,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	2	Plumbing	26,317
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2002	Typical	Typical	Above Average	Typical	454,478

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	77%	95%	100%	332,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	96	B 115	22.320	Avg+	80%	100%	100%	17.856
Wood Deck	1989	455	B 100	13.041	Avg+	77%	95%	100%	9.540
1S Ma Bay Window	1989	36	B 100	5.380	Avg+	77%	95%	100%	3.936
Open Frame Porch	1989	192	B 100	17.156	Avg+	77%	95%	100%	12.550
One Story Frame	1989	192	B 130	42.826	Avg+	80%	100%	100%	34.261
One Story Frame	1989	336	B 115	61.232	Avg+	80%	100%	100%	48.986
Open Frame Porch	1989	96	B 100	11.514	Avg+	77%	95%	100%	8.423
Fin 1st/Gar	1989	700	B 115	167.995	Avg+	80%	80%	100%	107.517
Wood Deck	1989	112	D 100	3.348	Avg-	68%	80%	100%	1.822
1.5 Shed	2000	462	B 100	43.699	Avg	83%	80%	100%	29.016
								Outbuilding Total	273,907

Accpt Land 522,500 **Accepted Bldg** 606,400 **Total** 1,128,900

Account: 501 Card: 1 of 1 Map/Lot: 002-017-001-001
Location: BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	Has deeded access to water
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	150.0%		120,750
2.60	Acre-Rear Land 2+	6,000.00	15,600.00	100%		15,600
Total Acres 3.60					Land Total	136,350

Accpt Land 136,400 **Accepted Bldg** 0 **Total** 136,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	304,200	803,500	1,107,700	304,200	803,500	1,107,700
2	0	14,900	14,900	0	14,900	14,900
TOTAL	304,200	818,400	1,122,600	304,200	818,400	1,122,600

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2017	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
4.00	Acre-Rear Land 12+	3,000.00	12,000.00	100%		12,000
4.40	Acre-Wasteland	500.00	2,200.00	100%		2,200
Total Acres 19.40					Land Total	304,200

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	1088 Sqft	Grade A 110	Base	589,704
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	22,245
Attic	Floor & Stairs			Attic	14,697
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	Good	Typical	626,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	520,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	224	A 110	25.744	Good	83%	100%	100%	21.368
1SFr Overhang	1995	40	A 110	15.572	Good	83%	100%	100%	12.925
Wood Deck	1995	60	B 100	3.760	Avg	80%	80%	100%	2.406
Frame Garage	1995	840	A 110	74.694	Good	83%	100%	100%	61.996
Frame Shed	1995	240	B 115	18.648	Avg	80%	100%	100%	14.918
2S Frame Shed	1995	540	A 110	78.943	Good	83%	100%	100%	65.523
Barn	1995	396	A 110	56.637	Good	83%	100%	100%	47.009
Frame Shed	1995	576	A 110	52.633	Good	83%	100%	100%	43.685
Canopy	1995	216	C 100	6.086	Avg	80%	80%	100%	3.895
Solar Panels	2022	9	C 100	12.712	Avg	95%	80%	100%	9.661
							Outbuilding Total		283,386

Accpt Land	304,200	**Accepted Bldg**	803,500	**Total**	1,107,700

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	No Utilities No Utilities		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 25		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2017	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Yurt	1995	200	B 100	23.237	Avg	80%	80%	100%	14.872
							Outbuilding Total		14,872

Accpt Land	0	**Accepted Bldg**	14,900	**Total**	14,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	219,300	332,200	551,500	219,300	332,200	551,500
2	0	174,100	174,100	0	174,100	174,100
TOTAL	219,300	506,300	725,600	219,300	506,300	725,600

Map/Lot: 005-004-005
Account: 213 Card: 1 of 2 Location: 155 WHITEMORES LANDING RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	07/01/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	175.		201,250
3.00	Acre-Rear Land 2+	6,000.00	18,000.00	100%		18,000
Total Acres 4.00					Land Total	219,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1864 Sqft	Grade C 110	Base	402,131
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-29,423
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
Attic	1/2 Unfinished			Attic	13,085
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	394,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	71%	95%	100%	266,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	56	C 110	9.680	Avg+	71%	95%	100%	6.529
Open Frame Porch	1978	140	C 110	12.713	Avg+	71%	95%	100%	8.575
Open Frame Porch	1978	208	C 110	16.315	Avg+	71%	95%	100%	11.005
Frame Garage	1978	440	C 110	28.606	Avg+	71%	95%	100%	19.294
Wood Deck	2020	96	C 125	4.719	Avg+	94%	100%	100%	4.436
Frame Shed	1978	80	C 100	4.430	Avg	71%	80%	100%	2.516
Frame Shed	1978	288	C 100	15.949	Avg	71%	80%	100%	9.059
Frame Shed	1978	144	C 100	7.975	Avg	71%	80%	100%	4.530
								Outbuilding Total	65,944

Accpt Land	219,300	**Accepted Bldg**	332,200	**Total**	551,500

Map/Lot: 005-004-005
Account: 213 Card: 2 of 2 Location: 155 WHITEMORES LANDING RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Shared
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	07/01/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Dwelling Description

				Replacement Cost New	
Ranch	One Story	792 Sqft	Grade C 100	Base	210,712
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,356
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,186
Rooms	3				
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**
2013	0	Typical	Typical	Above Average	Typical	194,170

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Basement	None	90%	95%	100%	166,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	96	C 100	9,438	Avg+	90%	95%	100%	8,069
							Outbuilding Total		8,069

Accpt Land	0	**Accepted Bldg**	174,100	**Total**	174,100

Map/Lot: 004-057-003
Account: 17 Card: 1 of 1 Location: 3 MILL ISLAND ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling Above Street
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 11
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
Total Acres 1.00					Land Total	125,000

Dwelling Description — **Replacement Cost New**

Cottage	One & 1/2 Story	208 Sqft	Grade D 100	Base	132,615
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-7,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-706
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,211
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	None	Old Type	Average	Typical	122,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	68%	90%	100%	74,955

Accpt Land	125,000	Accepted Bldg	75,000	Total	200,000

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	07/02/2025
Sale Price	845,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	400,000	400,000.00	100%		400,000
1.07	Acre-Rear Land 2+	6,000.00	6,420.00	100%		6,420
Total Acres 2.07					Land Total	406,420

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1074 Sqft	Grade B 110	Base	337,446
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	21,711
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	2023	Modern	Modern	Good	Typical	359,157

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	283,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	2023	624	B 125	168.093	Good	96%	100%	100%	161.369
1SFr Overhang	2023	48	B 110	13.906	Good	96%	100%	100%	13.350
Wood Deck	2023	378	B 110	12.355	Good	96%	100%	100%	11.861
Basement Entry	1984	36	B 110	6.668	Good	79%	100%	100%	5.268
								Outbuilding Total	191,848

Accpt Land	406,400	**Accepted Bldg**	475,600	**Total**	882,000

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1	B1367P236		
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	370	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	02/02/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.27	Fr. A-Base Imp	400,000	450,777.11	100%		450,777
3.68	Acre-Rear Land 2+	6,000.00	22,080.00	100%		22,080
Total Acres 4.95				Land Total		472,857

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1014 Sqft	Grade B 95	Base	281,385
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,613
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,244
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,375
Attic	1/2 Finished			Attic	27,015
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	294,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	79%	85%	100%	198,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1992	36	B 95	10.402	Avg+	79%	85%	100%	6.985
Wood Deck	1992	32	B 95	2.946	Avg+	79%	85%	100%	1.978
Wood Deck	1992	240	B 95	7.590	Avg+	79%	85%	100%	5.097
One Story Frame	1992	424	B 95	62.368	Avg+	79%	85%	100%	41.880
Open Frame Porch	1992	20	B 95	6.697	Avg+	79%	85%	100%	4.497
Fin .75st/Gar	1997	520	B 100	102.697	Avg	82%	100%	100%	84.212
One Inch Pier	1992	32	C 100	2.465	Avg	79%	80%	100%	1.558
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
							Outbuilding Total		155,259

Accpt Land	472,900	**Accepted Bldg**	353,300	**Total**	826,200

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	04/01/1998
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
5.30	Acre-Wasteland	500.00	2,650.00	100%		2,650
Total Acres 7.30					Land Total	133,650

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1620 Sqft	Grade D 100	Base	270,867
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	No Bsmt Slab	Basement	-27,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	8,844
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
2001	0	Typical	Typical	Average	Typical	252,412

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	81%	90%	100%	184,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	144	D 100	3.853	Avg	81%	90%	100%	2.809
Patio	2001	144	D 100	2.717	Avg	81%	90%	100%	1.981
Wood Deck	2001	192	D 100	4.612	Avg	81%	90%	100%	3.362
Frame Shed	2001	120	B 100	8.108	Avg	84%	100%	100%	6.811
Wood Deck	2001	96	D 100	3.096	Avg	81%	90%	100%	2.257
Frame Shed	1990	96	C 100	5.316	Avg	78%	80%	100%	3.317
Frame Garage	1990	576	C 90	29.300	Avg	78%	100%	100%	22.854
								Outbuilding Total	43,391

Accpt Land	133,700	**Accepted Bldg**	227,400	**Total**	361,100

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/23/2019
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
Total Acres 2.00					Land Total	131,000

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1416 Sqft	Grade C 110	Base	330,941
Exterior	Vinyl/Aluminum	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	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	36,188
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
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	382,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	298,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1997	192	C 110	11.696	Avg	78%	100%	100%	9.123
Wood Deck	1997	192	C 110	6.186	Avg	78%	100%	100%	4.825
Wood Deck	2023	32	C 110	2.796	Avg	78%	100%	100%	2.181
Wood Deck	2023	160	C 110	5.509	Avg	78%	100%	100%	4.297
Open Frame Porch	2023	110	C 110	11.124	Avg	78%	100%	100%	8.677
Wood Deck	1997	176	C 110	5.848	Avg	78%	100%	100%	4.561
2S Frame Garage	2025	1500	B 100	146.858	Avg	96%	70%	100%	98.689
								Outbuilding Total	132,353

Accpt Land	131,000	**Accepted Bldg**	430,600	**Total**	561,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.25	Acre-Rear Land 2+	6,000.00	1,500.00	100%		1,500
Total Acres 1.25					Land Total	126,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1232 Sqft	Grade B 100	Base	334,615
Exterior	Vinyl/Aluminum	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% Not Heated	Cooling	0% None	Heat	-7,215
Rooms	6				
Bedrooms	3	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	Poor	Typical	327,400

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Incomplete	None	48%	50%	100%	78,576

Accpt Land	126,500	**Accepted Bldg**	78,600	**Total**	205,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Shared Shared
Street	Semi Improved

Sale Data

Sale Date	06/28/2012
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%	Unimproved	172,500
0.97	Acre-Rear Land 2+	6,000.00	5,820.00	100%		5,820
Total Acres 1.97					Land Total	178,320

Dwelling Description — **Replacement Cost New**

Cape Cod	Two Story	1304 Sqft	Grade C 110	Base	441,532
Exterior	Wood Siding	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	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,356
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Above Average	Typical	459,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	354,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	80	C 110	15.466	Avg+	77%	100%	100%	11.909
One Story Frame	1989	128	C 110	21.568	Avg+	77%	100%	100%	16.607
Frame Bay Window	1989	12	C 110	6.822	Avg+	77%	100%	100%	5.253
Open Frame Porch	1989	40	C 110	7.415	Avg+	77%	100%	100%	5.710
Wood Deck	1989	516	C 110	13.050	Avg+	77%	100%	100%	10.048
								Outbuilding Total	49,527

Accpt Land	178,300	**Accepted Bldg**	403,500	**Total**	581,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Level
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	12/15/2025
Sale Price	640,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.20	Acre-Rear Land 2+	6,000.00	19,200.00	100%		19,200
Total Acres 4.20					Land Total	191,700

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1008 Sqft	Grade B 100	Base	395,484
Exterior	Clapboard	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% Hot Water BB	Cooling	100% Heat Pump	Heat	8,286
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Good	Typical	413,639

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	330,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	1988	576	B 115	146.213	Good	83%	100%	100%	121.357
Two Story Frame	1988	130	B 115	40.480	Good	83%	100%	100%	33.598
Wood Deck	1988	288	B 100	9.117	Good	80%	100%	100%	7.294
Wood Deck	1988	120	D 100	3.474	Avg	77%	100%	100%	2.675
Wood Deck	1988	90	D 100	3.000	Avg	77%	100%	100%	2.310
Frame Shed	1988	168	C 100	9.304	Avg	77%	80%	100%	5.731
								Outbuilding Total	172,965

Accpt Land	191,700	**Accepted Bldg**	503,900	**Total**	695,600

Map/Lot: 005-014-007
Account: 380 Card: 1 of 1 Location: 38 SASANOA RD

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	140 Depth 150
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/25/2016
Sale Price	71,500
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Base Imp	400,000	331,727.82	100%		331,728
7.90	Acre-Rear Land 2+	6,000.00	47,400.00	100%		47,400
Total Acres 8.40					Land Total	379,128

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1344 Sqft	Grade B 110	Base	549,603
Exterior	Cement Plank	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% Heat Pump	Cooling	100% Heat Pump	Heat	31,203
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	18,093
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
2018	0	Modern	Modern	Good	Typical	598,899

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	556,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2018	256	B 140	58.753	Good	94%	100%	100%	55.228
One Story Frame	2018	318	B 140	70.989	Good	94%	100%	100%	66.730
Open Frame Porch	2018	145	B 110	15.833	Good	93%	100%	100%	14.725
Wood Deck	2018	800	B 110	23.262	Good	93%	100%	100%	21.634
1.75 Garage	2018	784	B 110	82.456	Good	93%	100%	100%	76.684
								Outbuilding Total	235,001

Accpt Land	379,100	Accepted Bldg	792,000	Total	1,171,100

Neighborhood 4	Sasanoa River		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1	B1316P031		
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Fr. A-Base Imp	400,000	298,922.98	100%		298,923
Total Acres 0.34					Land Total	298,923

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	384 Sqft	Grade C 110	Base	235,399
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	4				
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
1930	1997	Typical	Typical	Above Average	Typical	235,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	164,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1930	360	C 140	64.983	Avg+	70%	100%	100%	45.488
Wood Deck	1930	240	C 100	6.548	Avg+	70%	100%	100%	4.584
Wood Deck	1930	32	C 100	2.542	Avg	65%	100%	100%	1.652
							Outbuilding Total		51,724

Accpt Land	298,900	**Accepted Bldg**	216,500	**Total**	515,400

Map/Lot: 004-015
Account: 336 Card: 1 of 1 Location: 125 SPINNEY MILL RD

Neighborhood 1	Paved
Tree Growth	1994
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	TREE GROWTH - APP DUE 2027/02/23		
Reference 2	OPEN SPACE ORIGINALLY - CHANGED 2002		
Tran/Land/Bldg	1 12 8		
Shore Ft Frnt	1500	Depth	150
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acre-Wasteland	500.00	2,500.00	100%		2,500
1.00	Fr. A-Base Imp	125,000	125,000.00	200%		250,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
8.00	Acre-TreeGrowth-Softwood	435.00	3,480.00	100%		3,480
15.00	Acre-TreeGrowth-Mixwood	454.00	6,810.00	100%		6,810
3.00	Acre-TreeGrowth-Hardwood	381.00	1,143.00	100%		1,143
Total Acres 33.00					Land Total	269,933

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	808 Sqft	Grade B 100	Base	366,443
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-23,437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-5,441
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
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	Above Average	Typical	344,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	72%	90%	100%	223,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	96	B 100	19.409	Avg+	72%	90%	100%	12.577
Wood Deck	1980	164	C 100	5.085	Fair	54%	80%	100%	2.197
Frame Garage	1980	176	B 100	16.215	Avg+	72%	90%	100%	10.508
Frame Shed	1980	192	B 100	12.972	Avg+	72%	90%	100%	8.406
Frame Bay Window	1980	10	B 100	7.285	Avg+	72%	90%	100%	4.720
Canopy	1980	48	B 100	3.477	Avg+	72%	90%	100%	2.253
One Story Frame	1980	96	B 100	19.409	Avg+	72%	90%	100%	12.577
Open Frame Porch	1980	120	B 100	12.925	Avg+	72%	90%	100%	8.375
Wood Deck	1980	176	C 100	5.316	Fair	54%	80%	100%	2.297
1SFr Overhang	1980	96	B 100	19.409	Avg+	72%	90%	100%	12.577
								Outbuilding Total	76,487

Accpt Land	269,900	**Accepted Bldg**	299,500	**Total**	569,400

Account: 82 Card: 1 of 1 Map/Lot: 004-045
Location: 654 ARROWSIC RD

Neighborhood 6 Sewall Pond

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities Drilled Well Septic 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
Reference 2
Tran/Land/Bldg 3 5 10
Shore Ft Frnt 660 Depth 150
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.56	Fr. A-Base Imp	200,000	249,799.92	100%		249,800
Total Acres 1.56					Land Total	249,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	650 Sqft	Grade B 100	Base	310,937
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-5,403
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1970	Typical	Typical	Above Average	Typical	312,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	218,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	15	B 100	6.755	Ava+	70%	100%	100%	4.728
One Story Frame	1950	120	B 100	22.792	Ava+	70%	100%	100%	15.954
One Story Frame	1950	210	B 130	46.125	Ava+	70%	100%	100%	32.288
Wood Deck	2010	204	C 100	5.855	Ava	88%	100%	100%	5.152
Canopy	2010	20	C 100	2.311	Ava	88%	100%	100%	2.034
Frame Garage	1950	480	B 100	34.077	Ava+	70%	100%	100%	23.854
Frame Shed	1950	96	B 100	6.486	Ava+	70%	100%	100%	4.540
								Outbuilding Total	88,550

Accpt Land 249,800 **Accepted Bldg** 307,400 **Total** 557,200

Map/Lot: 004-048
Account: 187 Card: 1 of 1 Location: 379 OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	01/01/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Changes

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.41	Acre-Rear Land 2+	6,000.00	2,460.00	100%		2,460
Total Acres 1.41					Land Total	127,460

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1404 Sqft	Grade D 100	Base	245,280
Exterior	Vinyl/Aluminum	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 Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,633
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	251,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	201,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	100	D 100	3.159	Avg	80%	100%	100%	2.527
Basement Entry	2000	30	D 100	3.790	Avg	80%	100%	100%	3.032
							Outbuilding Total		5,559

Accpt Land	127,500	**Accepted Bldg**	207,100	**Total**	334,600

Map/Lot: 004-046
Account: 135 Card: 1 of 1 Location: OLD STAGE ROAD

Neighborhood 6 Sewall Pond

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities No Utilities
Street Paved

Sale Data

Sale Date 01/30/2014
Sale Price 0
Sale Type Land Only
Financing Conv Mortgage
Verified Buyer
Validity Other Non-Valid

Reference 1
Reference 2
Tran/Land/Bldg 5 1 1
Shore Ft Frnt 1400 Depth 150
Exemption(s) 47 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.82	Fr. A-Base Unimp	140,000	307,362.98	100%		307,363
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
23.00	Acre-Rear Land 12+	3,000.00	69,000.00	100%		69,000
4.43	Acre-Wasteland	500.00	2,215.00	100%		2,215
Total Acres 42.25					Land Total	438,578

Accpt Land 438,600 **Accepted Bldg** 0 **Total** 438,600

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	1,668,400	266,600	1,935,000	1,668,400	266,600	1,935,000
2	0	90,200	90,200	0	90,200	90,200
TOTAL	1,668,400	356,800	2,025,200	1,668,400	356,800	2,025,200

Map/Lot: 004-060
Account: 136 Card: 1 of 2 Location: OLD STAGE ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	2200	Depth	150
Exemption(s)	47	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.58	Fr. A-Base Imp	400,000	1,101,271.99	100%		1,101,272
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
166.00	Acre-Rear Land 12+	3,000.00	498,000.00	100%		498,000
18.25	Acre-Wasteland	500.00	9,125.00	100%		9,125
Total Acres 201.83					Land Total	1,668,397

Dwelling Description **Replacement Cost New**

Colonial	Two Story	936 Sqft	Grade C 110	Base	359,079
Exterior	Log/Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	Typical	Above Average	Typical	367,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	257,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	160	C 110	5.509	Avg+	70%	100%	100%	3,856
Gazebo	1970	100	C 100	9.631	Avg	67%	80%	100%	5,162
								Outbuilding Total	9,018

Accpt Land	1,668,400	**Accepted Bldg**	266,600	**Total**	1,935,000

Map/Lot: 004-060
Account: 136 Card: 2 of 2 Location: OLD STAGE ROAD

Neighborhood 5 Back River

Zoning/Use Rural Residential II - Resource Protection
Topography Rolling
Utilities Shared
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 0 27
Shore Ft Frnt 0 Depth 0
Exemption(s) 47 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
141.00	Acre-Water Frontage	0.00	0.00	100%		0
Total Acres 141.00					Land Total	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	1970	672	C 100	116.234	Avg	67%	100%	100%	77.877
Plumbing Fixtures	1995	4	C 100	10.786	Avg	80%	100%	100%	8.629
Wood Deck	2020	104	C 100	3.929	Avg	94%	100%	100%	3.693
							Outbuilding Total		90,199

Accpt Land	0	**Accepted Bldg**	90,200	**Total**	90,200

Map/Lot: 004-046-003
Account: 517 Card: 1 of 1 Location: OLD STAGE ROAD

Neighborhood 6 Sewall Pond

Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	2100	Depth	150
Exemption(s)	47	Land Schedule	6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.23	Fr. A-Base Unimp	140,000	376,441.23	100%		376,441
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
23.00	Acre-Rear Land 12+	3,000.00	69,000.00	100%		69,000
5.08	Acre-Wasteland	500.00	2,540.00	100%		2,540
Total Acres 45.31				Land Total		507,981

Accpt Land 508,000 **Accepted Bldg** 0 **Total** 508,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	211,500	285,500	497,000	211,500	285,500	497,000
2	0	202,200	202,200	0	202,200	202,200
TOTAL	211,500	487,700	699,200	211,500	487,700	699,200

Map/Lot: 004-002-001
Account: 364 Card: 1 of 2 Location: 641 ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
Total Acres 5.00					Land Total	211,500

Dwelling Description **Replacement Cost New**

Conventional	Two Story	960 Sqft	Grade B 95	Base	384,005
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt None	Basement	-25,320
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-6,142
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,250
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
1975	0	Typical	Typical	Above Average	Typical	358,793

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	70%	90%	100%	226,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1975	180	B 95	29.689	Avg+	70%	90%	100%	18.704
Wood Deck	1975	696	B 95	17.769	Avg+	70%	90%	100%	11.194
Wood Deck	1975	382	B 95	10.759	Avg+	70%	90%	100%	6.778
Frame Shed	1975	120	C 100	6.646	Avg	70%	80%	100%	3.722
Canopy	1975	200	B 95	6.697	Avg+	70%	90%	100%	4.219
Canopy	1975	150	B 95	5.580	Avg+	70%	90%	100%	3.515
Canopy	1975	45	B 95	3.237	Avg+	70%	90%	100%	2.039
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
								Outbuilding Total	59,416

Accpt Land 211,500 **Accepted Bldg** 285,500 **Total** 497,000

Map/Lot: 004-002-001
Account: 364 Card: 2 of 2 Location: 641 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Dwelling Description

Conventional	One Story	720 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	244,380
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	No Bsmt None	Basement	-21,576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,424
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	23,598
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2019	Typical	Typical	Good	Typical	243,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	78%	90%	100%	171,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1982	192	B 100	32.944	Good	78%	90%	100%	23,126
Canopy	1982	60	B 100	3.760	Good	78%	90%	100%	2,640
Frame Shed	1982	99	C 100	5.483	Fair	56%	80%	100%	2,456
Wood Deck	2000	113	C 100	4.102	Avg	83%	80%	100%	2,724
								Outbuilding Total	30,946

Accpt Land	0	**Accepted Bldg**	202,200	**Total**	202,200

Account: 192 Card: 1 of 1 Map/Lot: 004-034 Location: OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	10/18/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
1.67	Acre-Rear Land 2+	6,000.00	10,020.00	100%		10,020
Total Acres 2.67					Land Total	100,020

Accpt Land 100,000 **Accepted Bldg** 0 **Total** 100,000

Account: 193 Card: 1 of 1 Map/Lot: 005-039 Location: OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
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			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
9.00	Acre-Rear Land 12+	3,000.00	27,000.00	100%		27,000
2.20	Acre-Wasteland	500.00	1,100.00	100%		1,100
Total Acres 22.20					Land Total	213,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	1500 Sqft	Grade B 100	Base	381,848
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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
2024	0	Typical	Typical	Average	Typical	391,717

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	376,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2024	240	B 100	19.975	Avg	96%	100%	100%	19,176
1SFr Overhang	2024	56	B 100	13.769	Avg	96%	100%	100%	13,218
							Outbuilding Total		32,394

Accpt Land	213,100	Accepted Bldg	408,400	Total	621,500

Account: 194 Card: 1 of 1 Map/Lot: Location:

Neighborhood	3	Kennebec River	
Zoning/Use		Rural Residential I - Shoreland	
Topography		Rolling	
Utilities		No Utilities	
Street		Street Surface	
Reference 1			
Reference 2			
Tran/Land/Bldg		5 5 11	
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	10/18/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Fr. A-Base Unimp	280,000	154,288.68	75.00%	Access	115,717
Total Acres 0.11					Land Total	115,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	80	D 100	3,633	Avg	67%	80%	100%	1,947
								Outbuilding Total	1,947

Accpt Land	115,700	**Accepted Bldg**	1,900	**Total**	117,600

Map/Lot: 005-004-001
Account: 76 Card: 1 of 1 Location: WHITMORES LANDING RD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved
Spring Check List 2027

Reference 1
Reference 2
Tran/Land/Bldg 3 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 2

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
5.70	Acre-Wasteland	500.00	2,850.00	100%		2,850
Total Acres 16.70					Land Total	235,350

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	713 Sqft	Grade C 110	Base	280,614
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-19,320
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,249
Rooms	4				
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
1990	0	Typical	Typical	Good	Typical	258,045

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	81%	90%	100%	188,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	338	C 110	9.280	Good	81%	90%	100%	6.765
Frame Shed	1990	96	C 100	5.316	Avg	78%	80%	100%	3.317
1.5 Story Garage	1990	1280	B 115	127.830	Avg	78%	80%	100%	79.766
Unfin Basement	1990	874	C 100	23.985	Avg	78%	80%	100%	14.966
								Outbuilding Total	104,814

Accpt Land 235,400 **Accepted Bldg** 292,900 **Total** 528,300

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
3.00	Acre-Rear Land 12+	3,000.00	9,000.00	100%		9,000
5.95	Acre-Wasteland	500.00	2,975.00	100%		2,975
Total Acres 19.95					Land Total	196,975

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	418 Sqft	Grade C 100	Base	200,556
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
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
1959	0	Typical	Typical	Above Average	Typical	200,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	140,389

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1959	298	C 100	39.252	Avg+	70%	100%	100%	27.476
Encl Frame Porch	1959	80	C 100	10.508	Avg+	70%	100%	100%	7.356
Barn	1959	550	C 100	47.674	Avg-	55%	80%	100%	20.977
Frame Shed	1959	140	D 100	6.357	Fair	45%	80%	100%	2.289
Frame Shed	1959	289	C 100	16.005	Avg	65%	80%	100%	8.322
1.5 Story Garage	2000	780	C 110	63.143	Avg	83%	80%	100%	41.927
								Outbuilding Total	108,347

Accpt Land	197,000	**Accepted Bldg**	248,700	**Total**	445,700

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	580,900	819,200	1,400,100	580,900	819,200	1,400,100
2	0	97,000	97,000	0	97,000	97,000
TOTAL	580,900	916,200	1,497,100	580,900	916,200	1,497,100

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 7
Shore Ft Frnt	300 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/20/2024
Sale Price	1,890,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.21	Fr. A-Base Imp	400,000	440,000.00	125.		550,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.76	Acre-Wasteland	500.00	880.00	100%		880
Total Acres 7.97					Land Total	580,880

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	1033 Sqft	Grade A 120	Base	623,148
Exterior	Cement Plank	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	29,121
Attic	Full Finsihed			Attic	70,705
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	722,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	621,758

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	123	A 120	19.330	Good	86%	100%	100%	16.624
Wood Deck	2002	226	A 120	11.302	Good	86%	100%	100%	9.720
One Story Frame	2002	378	A 150	109.118	Good	88%	100%	100%	96.024
Patio	2002	144	A 120	5.965	Good	86%	100%	100%	5.130
Open Frame Porch	2002	84	A 120	15.948	Good	86%	100%	100%	13.715
Open Frame Porch	2002	84	B 100	10.809	Avg	84%	80%	100%	7.264
Open Frame Porch	2002	72	A 120	14.909	Good	86%	100%	100%	12.822
Open Frame Porch	2002	72	B 100	10.105	Avg	84%	80%	100%	6.790
Generator	2002	1	C 100	9.630	Avg	84%	100%	100%	8.089
Solar Panels	2020	20	C 100	28.248	Avg	94%	80%	100%	21.242
								Outbuilding Total	197,420

Accpt Land	580,900	**Accepted Bldg**	819,200	**Total**	1,400,100

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 0 11
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/20/2024
Sale Price	1,890,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Dwelling Description

Cottage	One Story	258 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	162,956
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-11,802
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	2,723
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-9,869
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	258	Insulation	-315
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	2013	None	No Bath	Good	Typical	143,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	75%	90%	100%	96,993

Accpt Land	0	**Accepted Bldg**	97,000	**Total**	97,000

Account: 224 Card: 1 of 1 Map/Lot: 004-050-003
Location: 58 CROSBY RD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
8.00	Acre-Rear Land 2+	6,000.00	48,000.00	100%		48,000
1.02	Acre-Wasteland	500.00	510.00	100%		510
Total Acres 10.02					Land Total	163,510

Dwelling Description

				Replacement Cost New	
Conventional	One Story	899 Sqft	Grade B 100	Base	275,927
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,023
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
Attic	1/2 Finished			Attic	26,544
FirePlaces	1			Fireplace	7,049
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	300,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	71%	95%	100%	202,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	40	B 100	8.224	Avg	71%	95%	100%	5.547
1 & 3/4 Story Frame	1985	609	B 100	134.662	Avg	71%	95%	100%	90.830
Open Frame Porch	1985	16	B 100	6.815	Avg	71%	95%	100%	4.597
Encl Frame Porch	1985	12	B 100	6.916	Avg	71%	95%	100%	4.664
Frame Shed	1985	200	E 100	5.538	Avg	75%	80%	100%	3.323
Generator	1985	1	C 100	9.630	Avg	75%	100%	100%	7.222
Frame Garage	1985	720	C 100	39.490	Avg	75%	90%	100%	26.656
								Outbuilding Total	142,839

Accpt Land 163,500 **Accepted Bldg** 345,400 **Total** 508,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	189,300	601,900	791,200	189,300	601,900	791,200
2	0	45,300	45,300	0	45,300	45,300
TOTAL	189,300	647,200	836,500	189,300	647,200	836,500

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 12 2018	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
2.80	Acre-Rear Land 2+	6,000.00	16,800.00	100%		16,800
Total Acres 3.80					Land Total	189,300

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	965 Sqft	Grade B 110	Base	446,004
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-29,434
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	9,972
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	36,186
Attic	1/2 Finished			Attic	30,393
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	1990	Typical	Typical	Above Average	Typical	493,121

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	74%	95%	100%	346,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	1984	1014	B 110	213.450	Avg+	74%	95%	100%	150.055
Wood Deck	1984	345	B 110	11.503	Avg+	74%	95%	100%	8.086
Wood Deck	1984	144	B 110	6.306	Avg+	74%	95%	100%	4.433
Wood Deck	1984	50	B 110	3.878	Avg+	74%	95%	100%	2.726
Wood Deck	1984	66	B 110	4.290	Avg+	74%	95%	100%	3.016
Wood Deck	1984	30	B 110	3.360	Avg+	74%	95%	100%	2.362
Encl Frame Porch	1984	100	B 110	16.012	Avg+	74%	95%	100%	11.257
Encl Frame Porch	1984	278	B 110	33.009	Avg+	74%	95%	100%	23.206
Frame Shed	1984	216	B 110	16.053	Avg+	74%	95%	100%	11.285
Frame Garage	1984	1120	C 110	64.630	Avg	75%	80%	100%	38.778
								Outbuilding Total	255,204

Accpt Land	189,300	**Accepted Bldg**	601,900	**Total**	791,200

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 25		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 12 2018	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2015	240	C 100	13.291	Avg	91%	80%	100%	9.676
Frame Shed	1984	144	C 100	7.975	Avg	75%	80%	100%	4.785
Solar Panels	2015	30	C 100	42.372	Avg	91%	80%	100%	30.847
								Outbuilding Total	45,308

Accpt Land	0	**Accepted Bldg**	45,300	**Total**	45,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2019 2020	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
3.75	Acre-Rear Land 2+	6,000.00	22,500.00	100%		22,500
Total Acres 4.75					Land Total	137,500

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	1110 Sqft	Grade B 100	Base	419,572
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-15,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	9,122
Rooms	6				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	23,027
Attic	1/2 Unfinished			Attic	10,970
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	447,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	95%	100%	297,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1805	120	B 100	3.761	Avg+	70%	95%	100%	2.501
1 & 1/2 Story Frame	1805	240	B 115	61.231	Avg+	70%	100%	100%	42.862
Open Frame Porch	1805	36	B 100	7.990	Avg+	70%	95%	100%	5.313
Open Frame Porch	1805	140	B 100	14.100	Avg+	70%	95%	100%	9.376
Fin .75st/Gar	1805	636	B 115	134.401	Avg+	70%	100%	100%	94.081
Frame Shed	1805	143	E 100	3.960	Fair	45%	80%	100%	1.426
Frame Shed	1805	36	D 100	1.635	Avg	65%	80%	100%	850
Frame Shed	2017	336	C 100	18.608	Avg	92%	80%	100%	13.695
Solar Panels	2017	16	C 100	22.598	Avg	92%	80%	100%	16.632
Solar Panels	2023	12	C 100	16.949	Avg	95%	80%	100%	12.882
								Outbuilding Total	199,618

Accpt Land	137,500	**Accepted Bldg**	497,100	**Total**	634,600

Neighborhood 5	Back River		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	No Utilities		
Street	Street Surface		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Fr. A-Base Unimp	280,000	221,531.42	50.0%	Access	110,766
0.60	Acre-Rear Land 2+	6,000.00	3,600.00	100%		3,600
Total Acres 1.02					Land Total	114,366

Accpt Land	114,400	**Accepted Bldg**	0	**Total**	114,400

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Level
Utilities	No Utilities
Street	No Street

Sale Data

Sale Date	10/01/2020
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1			
Reference 2	Goes w/ 005-019		
Tran/Land/Bldg	4 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acre-Rear Land 2+	6,000.00	5,520.00	100%		5,520
Total Acres 0.92					Land Total	5,520

Accpt Land	5,500	**Accepted Bldg**	0	**Total**	5,500

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	05/22/2026
Sale Price	1,550,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	680	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.34	Fr. A-Base Imp	400,000	611,882.34	100%		611,882
2.01	Acre-Rear Land 2+	6,000.00	12,060.00	100%		12,060
Total Acres 4.35					Land Total	623,942

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1680 Sqft	Grade A 100	Base	508,489
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1260 Sqft, Grade B	Basement Gar	None	Fin Bsmt	55,644
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	16,178
Rooms	5				
Bedrooms	3	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	36,401
Attic	None			Attic	0
FirePlaces	2			Fireplace	17,334
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2021	Modern	Modern	Very Good	Typical	634,046

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	507,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2021	768	A 100	25.077	V Good	80%	100%	100%	20.062
Wood Deck	2021	72	A 100	4.970	V Good	80%	100%	100%	3.976
Patio	2021	256	A 100	6.591	V Good	80%	100%	100%	5.273
Generator	2021	1	C 100	9.630	Avg	94%	100%	100%	9.052
Frame Shed	2021	240	B 100	16.215	Avg	94%	80%	100%	12.194
							Outbuilding Total		50,557

Accpt Land	623,900	**Accepted Bldg**	557,800	**Total**	1,181,700

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	408	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	08/24/2012
Sale Price	454,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Fr. A-Base Imp	400,000	473,286.38	100%		473,286
1.59	Acre-Rear Land 2+	6,000.00	9,540.00	100%		9,540
Total Acres 2.99					Land Total	482,826

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1094 Sqft	Grade B 110	Base	341,323
Exterior	Wood Siding	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	1082 Sqft, Grade B	Basement Gar	None	Fin Bsmt	48,116
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	5,652
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
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	2024	Modern	Modern	Good	Typical	405,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	312,579

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2025	336	B 140	74.542	Good	97%	100%	100%	72.306
Wood Deck	1980	144	B 110	6.306	Good	77%	100%	100%	4.856
Open Frame Porch	1980	168	B 110	17.320	Good	77%	100%	100%	13.336
Wood Deck	1980	96	B 110	5.067	Good	77%	100%	100%	3.902
Canopy	1980	14	B 110	2.947	Good	77%	100%	100%	2.269
Wood Deck	1980	352	C 100	8.706	Avg	72%	100%	100%	6.268
Frame Garage	1980	576	C 100	32.555	Avg	72%	80%	100%	18.752
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
Frame Shed	1980	320	D 100	14.532	Avg-	63%	80%	100%	7.324
								Outbuilding Total	138,065

Accpt Land	482,800	**Accepted Bldg**	450,600	**Total**	933,400

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	07/21/2019
Sale Price	490,080
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2021	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
16.00	Acre-Rear Land 12+	3,000.00	48,000.00	100%		48,000
2.10	Acre-Wasteland	500.00	1,050.00	100%		1,050
Total Acres 29.10					Land Total	224,050

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	896 Sqft	Grade B 100	Base	388,311
Exterior	Clapboard	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	896 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,248
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
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
2014	0	Typical	Typical	Good	Typical	445,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	409,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2014	80	B 100	17.153	Good	92%	100%	100%	15.781
Open Frame Porch	2014	192	B 100	17.156	Good	92%	100%	100%	15.784
Wood Deck	2014	288	B 100	9.117	Good	92%	100%	100%	8.388
1.75 Garage	2014	480	C 110	43.434	Ava	91%	100%	100%	39.525
Frame Garage	2014	264	C 110	19.282	Ava	91%	100%	100%	17.547
Frame Shed	2014	72	D 100	3.269	Ava	91%	80%	100%	2.380
Generator	2025	1	C 100	9.630	Ava	96%	100%	100%	9.245
Solar Panels	2023	34	C 100	48.022	Ava	95%	80%	100%	36.497
							Outbuilding Total		145,147

Accpt Land	224,100	**Accepted Bldg**	554,600	**Total**	778,700

Map/Lot: 003-032
Account: 334 Card: 1 of 1 Location: 698 OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

Sale Data

Sale Date	05/24/2018
Sale Price	197,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Fr. A-Base Imp	125,000	115,658.23	100%		115,658
Total Acres 0.75					Land Total	115,658

Dwelling Description — **Replacement Cost New**

Cape Cod	One Story	576 Sqft	Grade C 110	Base	197,460
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-13,045
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finsihed			Attic	31,591
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	216,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	89%	95%	100%	182,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	96	C 110	10.382	Ava	89%	95%	100%	8.778
Wood Deck	2013	126	C 110	4.788	Ava	89%	95%	100%	4.048
One Story Frame	2013	128	C 125	24.508	Ava	90%	100%	100%	22.057
Frame Shed	2016	64	D 100	2.906	Ava	92%	80%	100%	2.139
							Outbuilding Total		37,022

Accpt Land	115,700	**Accepted Bldg**	219,700	**Total**	335,400

Map/Lot: 005-002-001-001
Account: 211 Card: 1 of 1 Location: ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	01/10/2008
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 5
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
Total Acres 2.00					Land Total	131,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Unknown M/H	1980	14 x 72	C 100	84.800	Ava	50%	80%	100%	33.920
Slab	1980	1008	C 100	8.729	Ava	72%	100%	100%	6.285
Frame Shed	1980	384	D 100	17.438	Ava	72%	80%	100%	10.044
Frame Shed	1980	96	D 100	4.359	Ava	72%	80%	100%	2.510
Wood Deck	2020	100	C 100	3.852	Ava	94%	100%	100%	3.621
Wood Deck	2020	144	C 100	4.699	Ava	94%	100%	100%	4.417
Frame Shed	2000	160	C 100	8.861	Ava	83%	80%	100%	5.884
								Outbuilding Total	66,681

Accpt Land 131,000 **Accepted Bldg** 66,700 **Total** 197,700

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	350 Depth 150
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	08/20/2025
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.21	Fr. A-Base Unimp	280,000	308,000.00	50.0%	Access	154,000
1.70	Acre-Rear Land 12+	3,000.00	5,100.00	100%		5,100
Total Acres 2.91				Land Total		159,100

Accpt Land	159,100	**Accepted Bldg**	0	**Total**	159,100

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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	1 5 24		
Shore Ft Frnt	265	Depth	150
Exemption(s)	3	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Fr. A-Base Imp	400,000	389,943.03	100%		389,943
1.59	Acre-Rear Land 2+	6,000.00	9,540.00	100%		9,540
Total Acres 2.50					Land Total	399,483

Dwelling Description

				Replacement Cost New	
Gambrel	Two Story	1140 Sqft	Grade B 100	Base	448,945
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
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	472,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	335,434

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1985	280	B 130	58.954	Avg	75%	100%	100%	44.216
Open Frame Porch	1985	56	B 100	9.165	Avg	71%	100%	100%	6.507
Wood Deck	1985	112	B 100	4.981	Avg	71%	100%	100%	3.537
Canopy	1985	744	B 100	19.831	Avg	71%	100%	100%	14.080
Canopy	1985	135	B 100	5.522	Avg	71%	100%	100%	3.921
Wood Deck	1985	121	B 100	5.192	Avg	71%	100%	100%	3.686
Patio	1985	352	B 100	6.489	Avg	71%	100%	100%	4.607
Frame Bay Window	1985	15	B 100	7.989	Avg	71%	100%	100%	5.672
Generator	2010	1	C 100	9.630	Avg	88%	100%	100%	8.474
One Inch Pier	1985	112	C 100	8.628	Avg	75%	80%	100%	5.177
								Outbuilding Total	99,877

Accpt Land	399,500	**Accepted Bldg**	435,300	**Total**	834,800

Map/Lot: 004-059
Account: 106 Card: 1 of 1 Location: OLD STAGE ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	1920 Depth 0
Exemption(s)	48 Land Schedule 5

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.21	Fr. A-Base Unimp	280,000	697,756.40	100%		697,756
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
13.00	Acre-Rear Land 12+	3,000.00	39,000.00	100%		39,000
5.79	Acre-Wasteland	500.00	2,895.00	100%		2,895
Total Acres 35.00					Land Total	799,651

Accpt Land	799,700	**Accepted Bldg**	0	**Total**	799,700

Neighborhood 1	Paved		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	No Utilities No Utilities		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)	48	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
69.35	Acre-Wasteland	500.00	34,675.00	100%		34,675
Total Acres 69.35				Land Total		34,675

Accpt Land	34,700	**Accepted Bldg**	0	**Total**	34,700

Account: 393 Card: 1 of 1 Map/Lot: 003-020-001
Location: STEEN ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	798
Depth	150
Exemption(s)	48
Land Schedule	3

Sale Data

Sale Date	04/29/2004
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Fr. A-Base Unimp	280,000	464,327.47	80.0%	Access	371,462
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
8.00	Acre-Rear Land 12+	3,000.00	24,000.00	100%		24,000
25.03	Acre-Wasteland	500.00	12,515.00	100%		12,515
Total Acres 45.78				Land Total		467,977

Accpt Land 468,000 **Accepted Bldg** 0 **Total** 468,000

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	No Utilities		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)	48	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Base Unimp	280,000	395,979.80	50.0%	Access	197,990
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
264.00	Acre-Rear Land 12+	3,000.00	792,000.00	100%		792,000
30.95	Acre-Wasteland	500.00	15,475.00	100%		15,475
Total Acres 306.95				Land Total		1,065,465

Accpt Land	1,065,500	**Accepted Bldg**	0	**Total**	1,065,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	574,900	1,236,700	1,811,600	574,900	1,236,700	1,811,600
2	0	256,900	256,900	0	256,900	256,900
TOTAL	574,900	1,493,600	2,068,500	574,900	1,493,600	2,068,500

Map/Lot: 004-055
Account: 61 Card: 1 of 2 Location: 69 MILL ISLAND ROAD

Neighborhood 5	Back River		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	520	Depth	150
Exemption(s)	3 2022	Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Fr. A-Base Imp	400,000	555,697.76	100%		555,698
3.00	Acre-Rear Land 2+	6,000.00	18,000.00	100%		18,000
2.32	Acre-Wasteland	500.00	1,160.00	100%		1,160
Total Acres 7.25					Land Total	574,858

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	744 Sqft	Grade A 110	Base	474,090
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	100% Warm & Cool	Heat	15,762
Rooms	12				
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	2	Plumbing	75,634
Attic	Full Finsihed			Attic	53,793
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2017	Modern	Modern	Very Good	Typical	628,813

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	503,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	270	A 110	29.400	V Good	80%	100%	100%	23.520
Wood Deck	2017	526	A 110	19.895	V Good	80%	100%	100%	15.916
Open Frame Porch	2017	240	A 110	27.016	V Good	80%	100%	100%	21.613
Generator	2017	1	C 100	9.630	Avg	92%	100%	100%	8.860
Carport	2017	288	A 110	12.331	V Good	80%	100%	100%	9.865
Fin 1st/Gar	2017	576	A 125	195.404	V Good	94%	100%	100%	183.680
Open Frame Porch	2011	96	A 110	15.573	V Good	80%	100%	100%	12.458
1 & 3/4 Story Frame	2000	780	A 140	294.042	V Good	90%	100%	100%	264.638
Open Frame Porch	2000	32	A 110	10.487	V Good	80%	100%	100%	8.390
One Story Frame	2017	768	A 140	196.486	V Good	94%	100%	100%	184.697
								Outbuilding Total	733,637

Accpt Land	574,900	**Accepted Bldg**	1,236,700	**Total**	1,811,600

Map/Lot: 004-055
Account: 61 Card: 2 of 2 Location: 69 MILL ISLAND ROAD

Neighborhood 5	Back River		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 14		
Shore Ft Frnt	0	Depth 0	
Exemption(s)	3 2022	Land Schedule 5	

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Solar Panels	2017	42	C 100	59.321	Avg	92%	80%	100%	43.660
Heat Pump	2000	1	C 100	6.420	Avg	83%	100%	100%	5.329
One Story Frame	2000	225	A 125	57.780	Good	87%	100%	100%	50.269
2S Frame Shed	2000	1275	A 110	186.393		80%	100%	100%	149.114
Canopy	2017	504	C 100	11.633	Avg	92%	80%	100%	8.562
							Outbuilding Total		256,934

Accpt Land	0	**Accepted Bldg**	256,900	**Total**	256,900

Map/Lot: 006-001-007
Account: 218 Card: 1 of 1 Location: 23 ARROWSIC ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2	Prebel Point Subdivision - Lot 07		
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	570	Depth	150
Exemption(s)	3 14	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Fr. A-Base Imp	400,000	560,000.00	80.0%	Topography	448,000
3.24	Acre-Rear Land 2+	6,000.00	19,440.00	100%		19,440
Total Acres 5.20					Land Total	467,440

Dwelling Description **Replacement Cost New**

Saltbox	One & 3/4 Story	1096 Sqft	Grade B 100	Base	416,266
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	No Bsmt Slab	Basement	-29,530
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	396,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	74%	90%	100%	264,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1983	80	B 100	17.153	Avg+	74%	90%	100%	11.424
One Story Frame	1983	48	B 100	12.642	Avg+	74%	90%	100%	8.420
Wood Deck	1983	336	C 100	8.397	Avg	74%	100%	100%	6.214
1.25 Garage	1983	528	B 100	40.321	Avg+	74%	90%	100%	26.854
One Story Frame	1987	1436	C 100	170.759	Avg	76%	100%	100%	129.777
Wood Deck	1983	96	D 100	3.096	Avg	74%	100%	100%	2.291
Two Inch Pier	2022	48	C 100	4.622	Avg	95%	100%	100%	4.391
Frame Shed	2000	64	D 100	2.906	Avg	83%	80%	100%	1.930
Frame Shed	2000	120	D 100	5.450	Avg	83%	80%	100%	3.619
								Outbuilding Total	194,920

Accpt Land 467,400 **Accepted Bldg** 459,100 **Total** 926,500

Account: 508 Card: 1 of 1 Map/Lot: 002-NEW TOWN CEM
Location: BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Level
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 24 0
Shore Ft Frnt	Depth
Exemption(s)	1 Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acre-Wasteland	500.00	115.00	100%		115
Total Acres 0.23					Land Total	115

Accpt Land	100	**Accepted Bldg**	0	**Total**	100

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	251,300	298,600	549,900	251,300	298,600	549,900
2	0	194,900	194,900	0	194,900	194,900
TOTAL	251,300	493,500	744,800	251,300	493,500	744,800

Account: 48 Card: 1 of 2 Map/Lot: 004-008 Location: 9 CHAFFEE DRIVE

Neighborhood 1 Paved

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	01/03/2025
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 2
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
2.50	Acre-Wasteland	500.00	1,250.00	100%		1,250
Total Acres 4.50					Land Total	251,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1280 Sqft	Grade B 100	Base	343,075
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-8,362
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
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
1956	2025	Typical	Typical	Good	Typical	341,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	243,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2025	120	C 100	4.237	Avg	96%	100%	100%	4.068
Wood Deck	2025	240	C 100	6.548	Avg	96%	100%	100%	6.286
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
2S Frame Garage	1956	768	C 100	63.982	Avg+	70%	80%	100%	35.830
								Outbuilding Total	55,429

Accpt Land 251,300 **Accepted Bldg** 298,600 **Total** 549,900

Map/Lot: 004-008
Account: 48 Card: 2 of 2 Location: 9 CHAFFEE DRIVE

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 0 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/03/2025
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1456 Sqft	Grade D 100	Base	251,440
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-24,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,633
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	233,106

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Basement	None	84%	95%	100%	186,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2012	48	C 100	2.850	Avg	90%	80%	100%	2.052
Wood Deck	2012	16	C 100	2.234	Avg	90%	80%	100%	1.609
Frame Shed	2020	70	C 100	3.877	Avg	94%	80%	100%	2.915
Canopy	2020	60	C 100	3.082	Avg	94%	80%	100%	2.318
								Outbuilding Total	8,894

Accpt Land	0	**Accepted Bldg**	194,900	**Total**	194,900

Account: 323 Card: 1 of 1 Map/Lot: 005-027-001 Location: ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	01/22/2016
Sale Price	56,106
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 5 5
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
2.17	Acre-Rear Land 2+	6,000.00	13,020.00	100%		13,020
Total Acres 3.17					Land Total	138,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Unknown M/H	1999	14 x 70	C 100	82.800	Avg	50%	100%	100%	41.400
Frame Shed	2024	96	C 100	5.316	Avg	96%	80%	100%	4.082
								Outbuilding Total	45,482

Accpt Land 138,000 **Accepted Bldg** 45,500 **Total** 183,500

Account: 324 Card: 1 of 1 Map/Lot: 005-027-003 Location: ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 3
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/22/2016
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.90	Acre-Rear Land 2+	6,000.00	5,400.00	100%		5,400
Total Acres 1.90					Land Total	130,400

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1104 Sqft	Grade C 100	Base	255,784
Exterior	Vinyl/Aluminum	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 C	Basement Gar	None	Fin Bsmt	21,896
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
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	Average	Typical	277,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	188,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	120	C 100	13.354	Avg	68%	100%	100%	9.081
Wood Deck	1980	30	C 100	2.504	Avg	68%	100%	100%	1.703
Wood Deck	1980	40	C 100	2.696	Avg	68%	100%	100%	1.833
Frame Garage	1980	768	D 100	34.278	Fair	54%	80%	100%	14.808
Frame Shed	1980	160	C 100	8.861	Avg	72%	80%	100%	5.104
								Outbuilding Total	32,529

Accpt Land	130,400	**Accepted Bldg**	221,400	**Total**	351,800

Account: 230 Card: 1 of 1 Map/Lot: 003-044-001
Location: INDIAN REST ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential II - Resource Protection
Topography Rolling
Utilities No Utilities
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 6 1 26
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
3.00	Acre-Rear Land 12+	3,000.00	9,000.00	100%		9,000
3.80	Acre-Wasteland	500.00	1,900.00	100%		1,900
Total Acres 17.80					Land Total	160,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1982	288	D 100	13.078	Fair	56%	80%	100%	5,859
Frame Shed	1982	64	E 100	1.772	Fair	56%	80%	100%	794
								Outbuilding Total	6,653

Accpt Land	160,900	**Accepted Bldg**	6,700	**Total**	167,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	155,800	763,400	919,200	155,800	763,400	919,200
2	0	272,600	272,600	0	272,600	272,600
TOTAL	155,800	1,036,000	1,191,800	155,800	1,036,000	1,191,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	03/14/2002
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	Preble Point Subdivision - Lot 09		
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	125.		143,750
1.80	Acre-Rear Land 2+	6,000.00	10,800.00	100%		10,800
2.40	Acre-Wasteland	500.00	1,200.00	100%		1,200
Total Acres 5.20					Land Total	155,750

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1072 Sqft	Grade A 100	Base	531,206
Exterior	Wood Siding	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 Warm	Cooling	100% Heat Pump	Heat	12,382
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	16,178
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	Typical	559,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	419,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1985	389	A 130	97.047	Ava+	79%	100%	100%	76.667
Wood Deck	1985	153	A 100	7.310	Ava+	75%	100%	100%	5.482
Frame Shed	1985	104	A 100	8.640	Ava+	75%	100%	100%	6.480
Frame Shed	1985	60	A 100	4.984	Ava+	75%	100%	100%	3.738
Natatorium	1985	1457	A 100	227.696	Ava+	75%	100%	100%	170.772
Swimming Pool	1985	512	C 100	39.213	Ava	75%	50%	100%	14.705
1SFr Overhang	1985	16	A 100	9.996	Ava+	75%	100%	100%	7.497
One Story Frame	1985	90	A 130	29.670	Ava+	79%	100%	100%	23.439
One Story Frame	1985	72	A 130	25.614	Ava+	79%	100%	100%	20.235
Open Frame Porch	1985	169	A 100	19.431	Ava+	75%	100%	100%	14.573
								Outbuilding Total	343,588

Accpt Land	155,800	**Accepted Bldg**	763,400	**Total**	919,200

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Shared
Street	Semi Improved

Sale Data

Sale Date	03/14/2002
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Dwelling Description

Conventional	One Story	1029 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	298,838
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-28,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	280,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	67%	95%	100%	178,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1979	240	B 100	7.989	Avg	67%	95%	100%	5.085
One Story Frame	1979	378	B 100	59.166	Avg	67%	95%	100%	37.659
1 & 1/2 Story Frame	1979	378	B 100	80.481	Avg	67%	95%	100%	51.226
								Outbuilding Total	93,970

Accpt Land	0	**Accepted Bldg**	272,600	**Total**	272,600

Name: PARKER, CRAIG P &
PARKER, DENISE M - REV TRUST
Map/Lot: 006-011
Account: 116 Card: 1 of 1 Location: 25 PREBLE POINT ROAD

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	3 5 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Fr. A-Base Imp	400,000	239,665.01	100%		239,665
Total Acres 0.15					Land Total	239,665

Dwelling Description **Replacement Cost New**

Contemporary	One Story	679 Sqft	Grade B 100	Base	237,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	No Bsmt Crawl	Basement	-15,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	3,189
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Good	Typical	231,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	90%	95%	100%	197,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	2010	196	B 115	57.601	Good	91%	100%	100%	52.417
Open Frame Porch	2010	99	B 100	11.691	Good	91%	100%	100%	10.639
Open Frame Porch	2010	80	B 100	10.575	Good	91%	100%	100%	9.623
Wood Deck	2010	188	B 100	6.767	Avg	88%	100%	100%	5.955
Frame Shed	2010	108	B 100	7.297	Avg	88%	80%	100%	5.137
							Outbuilding Total		83,771

Accpt Land	239,700	**Accepted Bldg**	281,700	**Total**	521,400

Map/Lot: 005-011-008
Account: 95 Card: 1 of 1 Location: 73 STONETREE

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
0.54	Acre-Rear Land 2+	6,000.00	3,240.00	100%		3,240
Total Acres 1.54					Land Total	175,740

Dwelling Description / **Replacement Cost New**

Ranch	One Story	972 Sqft	Grade C 100	Base	236,715
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-22,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,683
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,089
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
1996	0	Typical	Typical	Average	Typical	220,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	78%	95%	100%	163,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	88	C 100	9.053	Avg	78%	95%	100%	6,708
							Outbuilding Total		6,708

Accpt Land	175,700	**Accepted Bldg**	169,800	**Total**	345,500

Map/Lot: 004-041-001
Account: 281 Card: 1 of 1 Location: 21 FREDAS LANE

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/13/2021
Sale Price	415,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.30	Acre-Rear Land 2+	6,000.00	7,800.00	100%		7,800
Total Acres 2.30					Land Total	132,800

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	378,480
Exterior	Clapboard	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	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,728
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,158
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	414,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	281,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	160	B 100	19.765	Avg	68%	100%	100%	13.440
Wood Deck	2020	223	B 100	7.590	Avg	68%	100%	100%	5.161
Wood Deck	2020	48	B 100	3.477	Avg	68%	100%	100%	2.364
Frame Garage	1980	676	B 100	45.593	Avg	68%	100%	100%	31.003
Generator	2015	1	C 100	9.630	Avg	91%	100%	100%	8.763
								Outbuilding Total	60,731

Accpt Land	132,800	**Accepted Bldg**	342,500	**Total**	475,300

Map/Lot: 004-027
Account: 18 Card: 1 of 1 Location: 53 DOUBLING POINT RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 2

Sale Data

Sale Date	12/17/2008
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
6.80	Acre-Rear Land 2+	6,000.00	40,800.00	100%		40,800
Total Acres 7.80					Land Total	270,800

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1200 Sqft	Grade B 100	Base	440,827
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-23,268
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	9,864
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	26,317
Attic	None			Attic	0
FirePlaces	2			Fireplace	14,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Above Average	Typical	467,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	79%	95%	100%	351,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	56	B 100	3.666	Avg+	79%	95%	100%	2.751
One Story Frame	1992	48	B 100	12.642	Avg+	79%	95%	100%	9.488
Encl Frame Porch	2022	235	B 115	30.217	Avg	95%	100%	100%	28.706
1 & 3/4 Story Frame	2022	784	B 115	197.422	Avg	95%	100%	100%	187.551
Basement Entry	2022	15	B 100	4.582	Avg+	79%	95%	100%	3.439
Wood Deck	2022	25	B 100	2.938	Avg+	79%	95%	100%	2.205
Encl Frame Porch	2022	98	B 115	16.540	Avg	95%	100%	100%	15.713
1.5 Story Garage	2022	750	B 115	77.698	Avg	95%	80%	100%	59.050
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
								Outbuilding Total	318,051

Accpt Land 270,800 **Accepted Bldg** 669,200 **Total** 940,000

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	120	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Fr. A-Base Imp	400,000	314,421.06	100%		314,421
2.99	Acre-Rear Land 2+	6,000.00	17,940.00	100%		17,940
Total Acres 3.40					Land Total	332,361

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1734 Sqft	Grade A 110	Base	572,210
Exterior	Wood Siding	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	2100 Sqft, Grade B	Basement Gar	None	Fin Bsmt	91,174
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	31,143
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Good	Typical	704,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	626,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2008	500	A 140	131.450	Good	90%	100%	100%	118.305
1.25 Garage	2008	750	A 115	80.980	Good	90%	80%	100%	58.306
Wood Deck	2008	476	A 110	18.305	Good	89%	100%	100%	16.291
Wood Deck	2008	276	A 110	11.949	Good	89%	100%	100%	10.635
Wood Deck	2008	757	A 110	27.235	Good	89%	100%	100%	24.239
1SFr Overhang	2008	24	A 110	12.520	Good	89%	100%	100%	11.143
Open Frame Porch	2008	60	B 100	9.400	Good	90%	100%	100%	8.460
1.75 Garage	2026	1080	B 100	101.044	Avg	97%	80%	100%	78.410
Canopy	2026	432	B 100	12.500	Avg	97%	80%	100%	9.700
								Outbuilding Total	335,489

Accpt Land	332,400	**Accepted Bldg**	962,100	**Total**	1,294,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	590,800	474,500	1,065,300	590,800	474,500	1,065,300
2	0	49,500	49,500	0	49,500	49,500
TOTAL	590,800	524,000	1,114,800	590,800	524,000	1,114,800

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	600	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.07	Fr. A-Base Imp	400,000	575,499.78	100%		575,500
2.55	Acre-Rear Land 2+	6,000.00	15,300.00	100%		15,300
Total Acres 4.62					Land Total	590,800

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	616 Sqft	Grade B 100	Base	318,731
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
Attic	Full Finsihed			Attic	36,165
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1990	Typical	Typical	Very Good	Typical	371,344

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	297,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1850	304	B 115	56.043	V Good	80%	100%	100%	44.834
Open Frame Porch	1850	30	B 100	7.637	V Good	80%	100%	100%	6.110
Wood Deck	1850	30	B 100	3.055	V Good	80%	100%	100%	2.444
Canopy	1850	90	C 100	3.659	Avg	65%	80%	100%	1.902
1 & 1/2 Story Frame	1920	532	B 115	127.507	V Good	80%	100%	100%	102.006
Slab	1980	158	C 100	1.368	Avg	72%	80%	100%	788
Open Frame Porch	1850	104	B 100	11.985	V Good	80%	100%	100%	9.588
One Inch Pier	1850	24	C 100	1.849	Avg	65%	80%	100%	962
Generator	2015	1	C 100	9.630	Avg	91%	100%	100%	8.763
								Outbuilding Total	177,397

Accpt Land	590,800	**Accepted Bldg**	474,500	**Total**	1,065,300

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 14		
Shore Ft Frnt		Depth	
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	486	B 100	34.430	Avg+	70%	80%	100%	19.281
Frame Shed	1900	252	B 100	17.026	Avg+	70%	80%	100%	9.534
1.5 Story Garage	1900	378	B 100	36.966	Avg+	70%	80%	100%	20.701
							Outbuilding Total		49,516

Accpt Land	0	**Accepted Bldg**	49,500	**Total**	49,500

Neighborhood 1	Paved		
Zoning/Use	Rural Residential II		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	02/28/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
Total Acres 2.00					Land Total	131,000

Dwelling Description

Ranch	One Story	1576 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	356,366
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	371,196

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	308,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	280	C 110	20.130	Avg	83%	100%	100%	16.708
Wood Deck	2004	372	C 110	10.000	Avg	83%	100%	100%	8.300
Canopy	2000	240	C 100	6.548	Avg	83%	80%	100%	4.348
Canopy	2000	240	C 100	6.548	Avg	83%	80%	100%	4.348
Frame Garage	1995	320	C 90	18.204	Avg	80%	100%	100%	14.563
Canopy	1996	100	C 100	3.852	Avg	81%	80%	100%	2.496
								Outbuilding Total	50,763

Accpt Land	131,000	**Accepted Bldg**	358,900	**Total**	489,900

Account: 247 Card: 1 of 1 Map/Lot: 004-054 Location: 270 OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 5
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

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
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.03	Acre-Rear Land 2+	6,000.00	180.00	100%		180
Total Acres 1.03					Land Total	125,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Unknown M/H	1970	12 x 70	D 100	68.800	Below	40%	100%	100%	27.520
Open Frame Porch	1970	64	D 100	6.476	Ava-	57%	80%	100%	2.953
Wood Deck	1970	128	D 100	3.601	Ava-	57%	80%	100%	1.642
Frame Garage	1970	288	D 100	15.322	Ava-	57%	80%	100%	6.987
Frame Shed	1970	144	D 100	6.540	Ava-	57%	80%	100%	2.982
Frame Shed	2010	80	E 100	2.215	Ava-	81%	80%	100%	1.435
Frame Shed	1970	96	D 100	4.359	Ava-	57%	80%	100%	1.988
								Outbuilding Total	45,507

Accpt Land 125,200 **Accepted Bldg** 45,500 **Total** 170,700

Map/Lot: 005-011-006
Account: 21 Card: 1 of 1 Location: 46 WOODS RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1	Stonetree Subdivision - Lot 06		
Reference 2			
Tran/Land/Bldg	3 1 1		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
0.38	Acre-Rear Land 2+	6,000.00	2,280.00	100%		2,280
Total Acres 1.38				Land Total		174,780

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	800 Sqft	Grade C 110	Base	298,310
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-3,643
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	Good	Typical	287,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	82%	95%	100%	224,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1993	345	C 110	49.151	Good	82%	95%	100%	38.289
Wood Deck	1993	297	C 110	8.411	Good	82%	95%	100%	6.552
Frame Shed	1993	230	C 100	12.737	Avg	79%	80%	100%	8.050
Canopy	1993	230	C 100	6.356	Avg	79%	80%	100%	4.017
Frame Shed	1993	100	C 100	5.538	Avg	79%	80%	100%	3.500
Open Frame Porch	1993	30	C 100	6.260	Avg	79%	80%	100%	3.956
Frame Shed	1993	60	D 100	2.725	Avg	79%	80%	100%	1.722
Generator	1993	1	C 100	9.630	Avg	79%	100%	100%	7.608
							Outbuilding Total		73,694

Accpt Land 174,800 **Accepted Bldg** 297,800 **Total** 472,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	583,200	890,300	1,473,500	583,200	890,300	1,473,500
2	0	68,200	68,200	0	68,200	68,200
TOTAL	583,200	958,500	1,541,700	583,200	958,500	1,541,700

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 7
Shore Ft Frnt	525 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	04/20/2006
Sale Price	870,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.81	Fr. A-Base Imp	400,000	538,144.96	100%		538,145
7.51	Acre-Rear Land 2+	6,000.00	45,060.00	100%		45,060
Total Acres 9.32					Land Total	583,205

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	349 Sqft	Grade A 110	Base	341,336
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,237
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	4,434
Rooms	8				
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	44,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2008	Typical	Typical	Good	Typical	384,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	77%	95%	100%	281,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	294	A 125	72.730	Good	80%	100%	100%	58.184
Fin .75st/Gar	1980	528	A 125	159.336	Good	80%	100%	100%	127.469
Generator	2015	1	C 100	9.630	Avg	91%	100%	100%	8.763
1 & 1/2 Story Frame	1980	1040	A 125	324.500	Good	80%	100%	100%	259.600
Open Frame Porch	1980	280	A 110	30.195	Good	77%	95%	100%	22.088
Wood Deck	1980	30	C 100	2.504	Avg	72%	80%	100%	1.442
Wood Deck	1980	658	C 100	14.599	Avg	72%	100%	100%	10.511
Two Story Frame	1980	380	A 125	140.769	Good	80%	100%	100%	112.615
Open Frame Porch	1980	44	A 110	11.441	Good	77%	95%	100%	8.370
								Outbuilding Total	609,042

Accpt Land	583,200	**Accepted Bldg**	890,300	**Total**	1,473,500

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 14		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	04/20/2006
Sale Price	870,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	60	D 100	2.725	Avg-	63%	80%	100%	1.374
Frame Shed	1980	160	C 100	8.861	Avg	72%	80%	100%	5.104
Frame Shed	1980	312	B 100	21.080	Avg	72%	80%	100%	12.142
Frame Garage	1980	280	B 100	22.326	Avg	72%	80%	100%	12.860
1.5 Story Garage	1980	672	B 100	61.148	Avg	72%	80%	100%	35.222
Frame Shed	1980	48	C 100	2.658	Avg	72%	80%	100%	1.531
							Outbuilding Total		68,233

Accpt Land	0	**Accepted Bldg**	68,200	**Total**	68,200

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	220	Depth	150
Exemption(s)	3	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Fr. A-Base Imp	400,000	380,374.22	100%		380,374
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
5.00	Acre-Rear Land 12+	3,000.00	15,000.00	100%		15,000
2.17	Acre-Wasteland	500.00	1,085.00	100%		1,085
Total Acres 18.00					Land Total	456,459

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	924 Sqft	Grade B 100	Base	375,646
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	9,869
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1990	Typical	Typical	Average	Typical	392,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	255,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1850	20	B 100	8.694	Ava	65%	100%	100%	5.651
One Story Frame	1850	52	B 130	17.167	Ava	65%	100%	100%	11.159
Patio	1850	420	C 100	5.975	Ava	65%	100%	100%	3.884
One Story Frame	1850	288	B 115	53.449	Ava	65%	100%	100%	34.742
1.75 Garage	1850	500	C 115	47.070	Ava	65%	100%	100%	30.596
Frame Shed	1850	350	D 100	15.894	Ava	65%	80%	100%	8.265
Frame Shed	1850	108	C 100	5.981	Ava	65%	80%	100%	3.110
Encl Frame Porch	1850	15	B 100	7.176	Ava	65%	100%	100%	4.664
								Outbuilding Total	102,071

Accpt Land	456,500	**Accepted Bldg**	357,200	**Total**	813,700

Map/Lot: 004-025-001
Account: 316 Card: 1 of 1 Location: DOUBLING POINT RD

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	No Utilities		
Street	Semi Improved		
Reference 1	B1617P246		
Reference 2			
Tran/Land/Bldg	4 20 25		
Shore Ft Frnt	168	Depth	150
Exemption(s)	48	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Fr. A-Base Unimp	280,000	161,407.14	50.0%	Size/Shape	80,704
Total Acres 0.13					Land Total	80,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Lighthouse	0	225	B 100	223.223	Avg	65%	80%	100%	116,076
Wood Deck	0	38	C 100	2,658	Poor	35%	80%	100%	744
							Outbuilding Total		116,820

Accpt Land	80,700	**Accepted Bldg**	116,800	**Total**	197,500

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	467,600	828,800	1,296,400	467,600	828,800	1,296,400
2	0	369,700	369,700	0	369,700	369,700
TOTAL	467,600	1,198,500	1,666,100	467,600	1,198,500	1,666,100

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	200	Depth	150
Exemption(s)	3	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Base Imp	400,000	361,867.22	115.		416,147
8.57	Acre-Rear Land 2+	6,000.00	51,420.00	100%		51,420
Total Acres 9.26					Land Total	467,567

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2582 Sqft	Grade A 100	Base	703,944
Exterior	Wood Siding	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	2390 Sqft, Grade B	Basement Gar	None	Fin Bsmt	103,441
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	24,865
Rooms	8				
Bedrooms	3	Add Fixtures	5		
Baths	4	Half Baths	1	Plumbing	64,714
Attic	1/2 Finished			Attic	66,692
FirePlaces	2			Fireplace	17,334
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	980,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	745,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	18	A 100	8.523	Avg+	76%	100%	100%	6.477
Wood Deck	2020	120	C 100	4.237	Avg	94%	100%	100%	3.983
Wood Deck	1988	100	C 100	3.852	Avg	77%	80%	100%	2.373
Encl Frame Porch	1988	180	A 100	26.436	Avg+	76%	100%	100%	20.091
Patio	1988	576	A 100	11.218	Avg+	76%	100%	100%	8.526
Wood Deck	2020	314	B 100	9.728	Avg	94%	100%	100%	9.144
Encl Frame Porch	1988	180	A 100	26.436	Avg+	76%	100%	100%	20.091
Wood Deck	1988	120	B 100	5.169	Avg	77%	80%	100%	3.184
Open Frame Porch	1988	70	A 100	12.279	Avg+	76%	100%	100%	9.332
								Outbuilding Total	83,201

Accpt Land	467,600	**Accepted Bldg**	828,800	**Total**	1,296,400

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	3

Dwelling Description

Ranch	One Story	468 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	199,967
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-12,945
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finsihed			Attic	31,993
FirePlaces	0			Fireplace	0
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	219,015

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	199,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .5st/Gar	2016	572	B 115	114.598	Avg	92%	100%	100%	105.430
One Story Frame	2016	277	B 115	51.666	Avg	92%	100%	100%	47.533
Wood Deck	2016	236	B 115	9.079	Avg	92%	100%	100%	8.353
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
							Outbuilding Total		170,368

Accpt Land	0	**Accepted Bldg**	369,700	**Total**	369,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	324,900	164,300	489,200	324,900	164,300	489,200
2	0	81,500	81,500	0	81,500	81,500
TOTAL	324,900	245,800	570,700	324,900	245,800	570,700

Map/Lot: 002-016-002
Account: 156 Card: 1 of 2 Location: 172 BALD HEAD ROAD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential II - Resource Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	80.0%		48,000
15.00	Acre-Rear Land 12+	3,000.00	45,000.00	100%		45,000
3.80	Acre-Wasteland	500.00	1,900.00	100%		1,900
Total Acres 29.80				Land Total		324,900

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	450 Sqft	Grade B 100	Base	251,897
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	7,123
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Minimal			Insulation	-453
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	265,616

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	70%	100%	50%	92,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1980	512	B 115	139.575	Avg+	76%	100%	50%	53,038
One Story Frame	1950	144	B 115	30.102	Avg+	70%	100%	50%	10,536
Frame Shed	1950	120	C 100	6.646	Avg	65%	80%	50%	1,728
Canopy	1950	72	C 100	3.313	Avg	65%	80%	50%	861
Canopy	1950	48	C 100	2.850	Avg	65%	80%	50%	741
Frame Shed	1950	48	C 100	2.658	Avg	65%	80%	50%	691
Solar Panels	2022	7	C 100	9.887	Avg	95%	80%	50%	3,757
							Outbuilding Total		71,352

Accpt Land 324,900 **Accepted Bldg** 164,300 **Total** 489,200

Map/Lot: 002-016-002
Account: 156 Card: 2 of 2 Location: 172 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 0 11		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Dwelling Description

Cottage	One Story	428 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	T111/Drop	Masonry Trim	None	Base	142,316
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-11,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,849
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-385
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Average	Typical	128,722

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	65%	90%	100%	75,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	144	C 90	10,575	Avg	65%	90%	100%	6,187
							Outbuilding Total		6,187

Accpt Land	0	**Accepted Bldg**	81,500	**Total**	81,500

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	02/27/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
2.00	Acre-Rear Land 2+	6,000.00	12,000.00	100%		12,000
1.40	Acre-Wasteland	500.00	700.00	100%		700
Total Acres 4.40					Land Total	137,700

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	720 Sqft	Grade C 110	Base	310,683
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Crawl	Basement	-14,876
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	Below Average	Typical	304,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	66%	95%	100%	191,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Slab	1992	144	C 110	1.372	Avg-	66%	95%	100%	861
2S Frame Garage	1992	720	C 100	60.284	Avg-	70%	90%	100%	37,979
								Outbuilding Total	38,840

Accpt Land	137,700	**Accepted Bldg**	229,900	**Total**	367,600

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

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			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	600	Depth	150
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Base Imp	400,000	565,685.42	100%		565,685
2.30	Acre-Rear Land 2+	6,000.00	13,800.00	100%		13,800
Total Acres 4.30					Land Total	579,485

Dwelling Description — **Replacement Cost New**

Ranch	One Story	6040 Sqft	Grade A 110	Base	1,598,583
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-123,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	38,369
Rooms	11				
Bedrooms	5	Add Fixtures	3		
Baths	2	Half Baths	2	Plumbing	44,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	1,567,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	79%	95%	100%	1,176,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	133	A 110	7.405	Good	79%	95%	100%	5.558
Wood Deck	1985	367	A 110	14.840	Good	79%	95%	100%	11.138
Open Frame Porch	1985	156	A 110	20.341	Good	79%	95%	100%	15.266
Open Frame Porch	1985	110	A 110	16.687	Good	79%	95%	100%	12.524
Frame Garage	1985	1190	A 125	116.486	Good	82%	100%	100%	95.519
Patio	1985	528	A 110	11.577	Good	82%	100%	100%	9.493
Swimming Pool	1985	192	C 100	20.724	Good	82%	100%	100%	16.994
Generator	1985	1	C 100	9.630	Avg	75%	100%	100%	7.222
Frame Shed	1985	45	D 100	2.043	Avg	75%	80%	100%	1.226
								Outbuilding Total	174,940

Accpt Land	579,500	**Accepted Bldg**	1,351,100	**Total**	1,930,600

Map/Lot: 003-031-002
Account: 259 Card: 1 of 1 Location: 5 MOSQUITO RUN

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I - Resource Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 2
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 2023 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
4.70	Acre-Wasteland	500.00	2,350.00	100%		2,350
Total Acres 10.70					Land Total	147,350

Dwelling Description **Replacement Cost New**

Ranch	One Story	740 Sqft	Grade B 95	Base	235,509
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	7,419
Rooms	6				
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
1986	0	Typical	Typical	Average	Typical	242,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	71%	95%	100%	163,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1990	384	B 120	72.014	Avg	78%	100%	100%	56.171
One Story Frame	2008	68	B 120	18.554	Avg	87%	100%	100%	16.142
Open Frame Porch	2008	44	B 95	8.036	Avg	71%	95%	100%	5.421
Wood Deck	2001	48	B 95	3.303	Avg	71%	95%	100%	2.228
One Story Frame	2001	512	B 120	93.669	Avg	84%	100%	100%	78.682
Res. Greenhouse	2012	174	B 95	5.437	Avg	71%	95%	100%	3.667
Frame Shed	1990	140	D 100	6.357	Avg	78%	80%	100%	3.966
1.75 Garage	1990	660	C 100	52.487	Avg	78%	90%	100%	36.846
Solar Panels	2010	15	C 100	21.186	Avg	88%	80%	100%	14.915
								Outbuilding Total	218,038

Accpt Land 147,400 **Accepted Bldg** 381,900 **Total** 529,300

Account: 343 Card: 1 of 1 Map/Lot: 004-042-001 Location: 554 ARROWSIC RD

Neighborhood 6 Sewall Pond

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities Drilled Well Septic 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
Reference 2
Tran/Land/Bldg 1 5 7
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	200,000	200,000.00	80.0%	Topography	160,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
3.75	Acre-Wasteland	500.00	1,875.00	100%		1,875
Total Acres 9.75					Land Total	191,875

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	864 Sqft	Grade B 110	Base	418,395
Exterior	Clapboard	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	380 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,423
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	7,237
Attic	Floor & Stairs			Attic	10,797
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Above Average	Typical	454,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	368,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	100	B 110	5,169	Avg+	81%	100%	100%	4,187
							Outbuilding Total		4,187

Accpt Land	191,900	Accepted Bldg	372,600	Total	564,500

Map/Lot: 003-019
Account: 260 Card: 1 of 1 Location: 21 BALD HEAD ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	24 3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
13.00	Acre-Rear Land 12+	3,000.00	39,000.00	100%		39,000
2.65	Acre-Wasteland	500.00	1,325.00	100%		1,325
Total Acres 26.65					Land Total	225,325

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1866 Sqft	Grade B 110	Base	628,464
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1985	Typical	Typical	Above Average	Typical	647,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	452,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1985	435	C 100	6.119	Ava	75%	100%	100%	4.589
1.75 Garage	1985	704	C 100	55.665	Ava	75%	90%	100%	37.574
Frame Shed	1985	84	E 100	2.326	Ava	75%	80%	100%	1.395
Frame Shed	1985	120	C 100	6.646	Ava	75%	80%	100%	3.987
1.5 Story Garage	1985	400	C 100	31.783	Ava	75%	80%	100%	19.070
Generator	1985	1	C 100	9.630	Ava	75%	100%	100%	7.222
								Outbuilding Total	73,837

Accpt Land 225,300 **Accepted Bldg** 526,800 **Total** 752,100

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Resource Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	14 3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
0.60	Acre-Rear Land 2+	6,000.00	3,600.00	100%		3,600
Total Acres 1.60					Land Total	128,600

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1200 Sqft	Grade C 110	Base	296,617
Exterior	Clapboard	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	600 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,728
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Typical	330,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	247,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	200	C 110	6.356	Avg	75%	100%	100%	4.767
								Outbuilding Total	4,767

Accpt Land	128,600	**Accepted Bldg**	252,500	**Total**	381,100

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	30 3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
6.00	Acre-Rear Land 2+	6,000.00	36,000.00	100%		36,000
Total Acres 7.00					Land Total	161,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1120 Sqft	Grade C 110	Base	380,432
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Below Average	Typical	386,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	309,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2020	144	C 110	5.169	Avg-	80%	100%	100%	4.135
Basement Entry	2020	30	C 110	5.084	Avg-	80%	100%	100%	4.067
Frame Garage	1980	576	C 100	32.555	Fair	54%	80%	100%	14.064
							Outbuilding Total		22,266

Accpt Land	161,000	**Accepted Bldg**	331,400	**Total**	492,400

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	05/01/2012
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 10		
Shore Ft Frnt	75	Depth	150
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Fr. A-Base Imp	400,000	243,877.87	100%		243,878
Total Acres 0.16					Land Total	243,878

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	570 Sqft	Grade B 100	Base	278,968
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	100% Heat Pump	Heat	4,016
Rooms	5				
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**
2012	0	Typical	Typical	Good	Typical	282,984

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	91%	100%	100%	257,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2012	224	B 100	37.454	Good	91%	100%	100%	34.083
Canopy	2012	48	B 100	3.477	Good	91%	100%	100%	3.164
One Inch Pier	2012	48	C 100	3.698	Avg	90%	100%	100%	3.328
								Outbuilding Total	40,575

Accpt Land	243,900	**Accepted Bldg**	298,100	**Total**	542,000

Map/Lot: 005-004-021
Account: 262 Card: 1 of 1 Location: 32 MEADOW ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	12 3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
4.40	Acre-Rear Land 2+	6,000.00	26,400.00	100%		26,400
Total Acres 5.40					Land Total	198,900

Dwelling Description — **Replacement Cost New**

Saltbox	One & 3/4 Story	854 Sqft	Grade C 110	Base	323,792
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-16,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	313,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	73%	95%	100%	217,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .75st/Gar	1989	616	C 125	117.240	Avg	77%	100%	100%	90.275
One Story Frame	1989	70	C 110	14.194	Avg	73%	95%	100%	9.844
Open Frame Porch	1989	96	C 110	10.382	Avg	73%	95%	100%	7.200
Open Frame Porch	1989	70	C 110	9.005	Avg	73%	95%	100%	6.245
								Outbuilding Total	113,564

Accpt Land	198,900	**Accepted Bldg**	330,700	**Total**	529,600

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	08/06/2024
Sale Price	826,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Base Imp	400,000	331,727.82	100%		331,728
Total Acres 0.50					Land Total	331,728

Dwelling Description

					Replacement Cost New
Contemporary	Two Story	798 Sqft	Grade A 100	Base	447,490
Exterior	Clapboard	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% Heat Pump	Cooling	100% Heat Pump	Heat	20,708
Rooms	6				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	2	Plumbing	48,535
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	Modern	Modern	Good	Typical	516,733

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	86%	100%	100%	444,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2000	454	A 130	111.694	Good	87%	100%	100%	97.174
1.75 Garage	2000	704	A 115	96.022	Good	87%	80%	100%	66.831
Open Frame Porch	2000	195	A 100	21.309	Good	86%	100%	100%	18.326
Wood Deck	2000	160	A 100	7.512	Good	86%	100%	100%	6.460
Generator	2000	1	C 100	9.630	Avg	83%	100%	100%	7.993
								Outbuilding Total	196,784

Accpt Land	331,700	**Accepted Bldg**	641,200	**Total**	972,900

Map/Lot: 005-014-002
Account: 333 Card: 1 of 1 Location: 15 JETTY POINT LN

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Fr. A-Base Imp	400,000	314,421.06	125.		393,026
2.79	Acre-Rear Land 2+	6,000.00	16,740.00	100%		16,740
Total Acres 3.20					Land Total	409,766

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	829 Sqft	Grade A 100	Base	456,961
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	100% Heat Pump	Heat	9,575
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	8,089
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Typical	Typical	Good	Typical	483,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	449,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	2018	768	A 115	221.238	Good	94%	100%	100%	207.964
1SFr Overhang	2018	44	A 100	14.850	Good	93%	100%	100%	13.810
Patio	2018	196	A 100	5.722	Good	93%	100%	100%	5.321
Sauna	2018	1	A 100	17.334	Good	93%	100%	100%	16.121
Heat Pump	2018	1	A 100	9.630	Good	93%	100%	100%	8.956
Plumbing Fixtures	2018	3	A 100	12.134	Good	93%	100%	100%	11.285
								Outbuilding Total	263,457

Accpt Land	409,800	**Accepted Bldg**	712,900	**Total**	1,122,700

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
3.07	Acre-Rear Land 2+	6,000.00	18,420.00	100%		18,420
Total Acres 4.07					Land Total	143,420

Dwelling Description **Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 100	Base	179,509
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-7,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	4,983
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finsihed			Attic	28,719
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	205,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	65%	95%	100%	127,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	143	C 115	24.541	Avg	65%	100%	100%	15.952
Encl Frame Porch	1950	128	C 100	13.923	Avg	65%	95%	100%	8.598
Frame Shed	2024	196	D 100	8.900	Avg	96%	80%	100%	6.835
Frame Shed	1960	80	C 100	4.430	Avg	65%	80%	100%	2.304
1.75 Garage	1990	576	C 100	46.419	Avg	78%	100%	100%	36.207
Res. Greenhouse	2020	192	E 100	2.588	Avg	94%	80%	100%	1.946
Res. Greenhouse	2020	336	E 100	4.530	Avg	94%	80%	100%	3.406
Res. Greenhouse	2020	560	E 100	7.549	Avg	94%	80%	100%	5.677
Encl Frame Porch	2010	449	C 100	36.766	Avg	88%	80%	100%	25.883
Wood Deck	2020	72	C 100	3.313	Avg	94%	100%	100%	3.114
								Outbuilding Total	109,922

Accpt Land	143,400	**Accepted Bldg**	237,000	**Total**	380,400

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Tree Growth App	2026		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 4		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	10/22/2018
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
7.00	Acre-Rear Land 12+	3,000.00	21,000.00	100%		21,000
1.67	Acre-Wasteland	500.00	835.00	100%		835
Total Acres 19.67					Land Total	206,835

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	640 Sqft	Grade C 110	Base	292,758
Exterior	B&B	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-13,858
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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
2024	0	Typical	Typical	Average	Typical	287,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	96%	95%	100%	262,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2024	80	C 110	15.466	Ava	96%	95%	100%	14.105
Open Frame Porch	2024	264	C 110	19.282	Ava	96%	95%	100%	17.585
Open Frame Porch	2024	40	C 110	7.415	Ava	96%	95%	100%	6.762
Frame Shed	2024	160	E 100	4.430	Ava	96%	80%	100%	3.402
Frame Shed	2000	160	C 100	8.861	Ava	83%	80%	100%	5.884
Generator	2024	1	C 100	9.630	Ava	96%	100%	100%	9.245
Frame Shed	2000	64	E 100	1.772	Ava	83%	80%	100%	1.177
Solar Panels	2024	12	C 100	16.949	Ava	96%	80%	100%	13.017
Frame Shed	2000	425	B 100	28.714	Ava-	75%	80%	100%	17.229
Frame Shed	2000	140	D 100	6.357	Ava	83%	80%	100%	4.221
							Outbuilding Total		92,627

Accpt Land	206,800	**Accepted Bldg**	355,100	**Total**	561,900

Account: 381 Card: 1 of 1 Map/Lot: 005-014-008 Location: COMMON LAND

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	COMMON AREA - OVERRIDE TO $0.00
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	10.0%	Restriction	8,050
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
3.00	Acre-Rear Land 12+	3,000.00	9,000.00	100%		9,000
1.50	Acre-Wasteland	500.00	750.00	100%		750
Total Acres 15.50				Land Total		77,800

Land 0 **Bldg Override** 0 **Total** 0

Map/Lot: 005-041-002
Account: 284 Card: 1 of 1 Location: OLD STAGE ROAD

Neighborhood 4 Sasanoa River

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt Depth
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Fr. A-Base Imp	400,000	405,955.66	100%		405,956
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
112.66	Acre-Rear Land 12+	3,000.00	337,980.00	100%		337,980
12.00	Acre-Wasteland	500.00	6,000.00	100%		6,000
Total Acres 135.69					Land Total	809,936

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	925 Sqft	Grade B 100	Base	375,882
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,390
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Above Average	Typical	363,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	79%	95%	100%	272,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1992	320	B 115	58.637	Avg+	82%	100%	100%	48,082
One Story Frame	1992	48	B 115	14.538	Avg+	82%	100%	100%	11,921
Wood Deck	1992	48	B 100	3.477	Avg+	79%	95%	100%	2,610
Open Frame Porch	1992	27	B 100	7.460	Avg+	79%	95%	100%	5,598
Generator	1992	1	C 100	9.630	Avg	79%	100%	100%	7,608
							Outbuilding Total		75,819

Accpt Land 809,900 **Accepted Bldg** 348,700 **Total** 1,158,600

Map/Lot: 005-041-001
Account: 353 Card: 1 of 1 Location: 21 SPRING COVE RD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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 5 4		
Shore Ft Frnt	230	Depth	150
Exemption(s)	3 14	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Fr. A-Base Imp	400,000	375,335.21	100%		375,335
9.32	Acre-Rear Land 2+	6,000.00	55,920.00	100%		55,920
Total Acres 10.11				Land Total		431,255

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1932 Sqft	Grade A 100	Base	793,964
Exterior	Wood Siding	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% Hot Water BB	Cooling	100% Warm & Cool	Heat	37,210
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	24,268
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Good	Typical	864,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	760,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2006	540	A 130	131.074	Good	90%	100%	100%	117.967
Encl Frame Porch	2006	80	A 100	15.762	Good	88%	100%	100%	13.871
One Story Frame	2006	224	A 115	52.959	Good	90%	100%	100%	47.663
Fin 1st/Gar	2006	672	A 115	200.505	Good	90%	100%	100%	180.454
1.5 Story Garage	2020	600	B 115	63.510	Avg	94%	80%	100%	47.759
Generator	2006	1	C 100	9.630	Avg	86%	80%	100%	6.626
Frame Shed	0			----SOUND VALUE----					500
							Outbuilding Total		414,840

Accpt Land	431,300	Accepted Bldg	1,175,300	Total	1,606,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 4
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	2

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.36	Acre-Rear Land 2+	6,000.00	20,160.00	100%		20,160
Total Acres 4.36					Land Total	192,660

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1074 Sqft	Grade C 110	Base	389,999
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,377
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	100% Heat Pump	Heat	2,576
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,830
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	Good	Typical	388,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	78%	90%	100%	272,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Frame	1982	480	C 110	96.820	Good	78%	90%	100%	67.968
Open Frame Porch	1982	160	C 110	13.773	Good	78%	90%	100%	9.669
Frame Shed	1982	260	C 110	15.839	Good	78%	90%	100%	11.119
Wood Deck	1982	97	D 100	3.111	Avg	74%	100%	100%	2.302
Wood Deck	1982	80	D 100	2.843	Avg	74%	100%	100%	2.104
Wood Deck	1982	52	D 100	2.401	Avg	74%	100%	100%	1.777
Frame Shed	1982	0	C 110	0	Good	78%	90%	100%	0
Frame Shed	2023	480	C 100	26.582	Avg	95%	80%	100%	20.202
Solar Panels	2020	14	C 100	19.774	Avg	94%	80%	100%	14.870
								Outbuilding Total	130,011

Accpt Land	192,700	**Accepted Bldg**	402,400	**Total**	595,100

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	01/22/2016
Sale Price	525,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	600	Depth	150
Exemption(s)	3 15	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.06	Fr. A-Base Imp	400,000	574,108.00	100%		574,108
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
1.14	Acre-Wasteland	500.00	570.00	100%		570
Total Acres 7.20					Land Total	598,678

Dwelling Description

Cape Cod	Two Story	1126 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	547,705
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	440 Sqft, Grade B	Basement Gar	None	Fin Bsmt	20,961
Heating	100% Heat Pump	Cooling	0% None	Heat	16,214
Rooms	9				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	40,446
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	633,993

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	519,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	670	A 100	22.245	Avg	82%	100%	100%	18.241
Encl Frame Porch	2002	36	A 100	11.066	Avg	82%	100%	100%	9.074
One Story Frame	2002	204	A 130	55.359	Good	88%	100%	100%	48.716
Open Frame Porch	2002	84	A 100	13.290	Avg	82%	100%	100%	10.898
Wood Deck	2002	416	A 100	14.907	Avg	82%	100%	100%	12.224
Wood Deck	2002	32	A 100	3.813	Avg	82%	100%	100%	3.127
Frame Garage	2002	784	A 100	63.858	Avg	82%	100%	100%	52.364
Frame Shed	1940	143	C 100	7.919	Avg-	55%	80%	100%	3.484
One Inch Pier	1940	188	C 100	14.484	Avg-	55%	80%	100%	6.373
Generator	2013	1	C 100	9.630	Avg	90%	100%	100%	8.667
							Outbuilding Total		173,168

Accpt Land	598,700	**Accepted Bldg**	693,000	**Total**	1,291,700

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Street Surface

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	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.65	Acre-Wasteland	500.00	825.00	100%		825
Total Acres 1.65				Land Total		825

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

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	639,500	370,700	1,010,200	639,500	370,700	1,010,200
2	0	812,300	812,300	0	812,300	812,300
TOTAL	639,500	1,183,000	1,822,500	639,500	1,183,000	1,822,500

Neighborhood 3	Kennebec River		
Zoning/Use	- Special Protection		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Spring Check List	2026		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	300	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	11/22/2022
Sale Price	0
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	Fr. A-Base Imp	400,000	405,955.66	150.0%	Topography	608,933
5.10	Acre-Rear Land 2+	6,000.00	30,600.00	100%		30,600
Total Acres 6.13					Land Total	639,533

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1008 Sqft	Grade B 100	Base	377,776
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-20,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Warm & Cool	Heat	11,843
Rooms	5				
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
2023	0	Typical	Typical	Average	Typical	369,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	95%	95%	100%	333,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	96	B 100	11.514	Avg	95%	95%	100%	10.391
Open Frame Porch	2023	18	B 100	6.932	Avg	95%	95%	100%	6.256
Frame Shed	2023	192	B 100	12.972	Avg	95%	95%	100%	11.707
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
							Outbuilding Total		37,599

Accpt Land	639,500	Accepted Bldg	370,700	Total	1,010,200

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	11/22/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	3

Dwelling Description

Contemporary	One & 3/4 Story	1680 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	Cement Plank	Masonry Trim	None	Base	681,376
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-36,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Warm & Cool	Heat	28,312
Rooms	6				
Bedrooms	1	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	24,268
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	697,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	91%	95%	100%	602,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2017	144	A 100	7.048	Avg	91%	95%	100%	6.093
Canopy	2017	96	A 100	5.662	Avg	91%	95%	100%	4.894
Fin .5st/Gar	2017	960	A 115	198.915	Avg	92%	100%	100%	183.002
Wood Deck	2017	160	A 100	7.512	Avg	91%	95%	100%	6.494
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
								Outbuilding Total	209,728

Accpt Land	0	**Accepted Bldg**	812,300	**Total**	812,300

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Paved
Spring Check List	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	03/31/2022
Sale Price	325,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.23	Acre-Wasteland	500.00	615.00	100%		615
Total Acres 1.23					Land Total	615

Accpt Land	600	**Accepted Bldg**	0	**Total**	600

Neighborhood 2	Semi Improved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
7.60	Acre-Rear Land 2+	6,000.00	45,600.00	100%		45,600
Total Acres 8.60					Land Total	218,100

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	1080 Sqft	Grade B 100	Base	412,488
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-29,191
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	19,945
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Above Average	Typical	413,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	72%	95%	100%	282,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	512	B 100	78.058	Avg+	72%	95%	100%	53.392
Open Frame Porch	1980	140	B 100	14.100	Avg+	72%	95%	100%	9.644
Wood Deck	1980	218	B 100	7.472	Avg+	72%	95%	100%	5.111
1.5 Story Garage	1980	560	B 100	51.935	Avg+	72%	95%	100%	35.523
Canopy	1980	260	B 100	8.459	Avg+	72%	95%	100%	5.786
Frame Shed	1980	80	D 100	3.633	Avg	72%	80%	100%	2.093
Generator	1980	1	C 100	9.630	Avg	72%	100%	100%	6.934
								Outbuilding Total	118,483

Accpt Land	218,100	**Accepted Bldg**	401,100	**Total**	619,200

Neighborhood 4	Sasanoa River		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	03/31/2022
Sale Price	325,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Fr. A-Base Unimp	280,000	240,571.54	50.0%	Topography	120,286
Total Acres 0.57					Land Total	120,286

Accpt Land	120,300	**Accepted Bldg**	0	**Total**	120,300

Map/Lot: 006-004
Account: 171 Card: 1 of 1 Location: 5 VALE RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 1

Sale Data

Sale Date	03/31/2022
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
0.40	Acre-Rear Land 2+	6,000.00	2,400.00	100%		2,400
Total Acres 1.40					Land Total	189,900

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 110	Base	291,801
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,796
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	2020	Typical	Typical	Good	Typical	309,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	232,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	1920	512	C 110	96.411	Good	75%	100%	100%	72.308
1 & 1/2 Story Frame	1920	432	C 110	82.174	Good	75%	100%	100%	61.630
Encl Frame Porch	1920	256	C 110	25.335	Good	75%	100%	100%	19.001
Wood Deck	2022	80	C 100	3.467	Avg	95%	100%	100%	3.294
Frame Shed	2010	260	C 100	14.399	Avg	88%	80%	100%	10.137
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
							Outbuilding Total		175,422

Accpt Land	189,900	Accepted Bldg	407,600	Total	597,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	865,100	268,800	1,133,900	865,100	268,800	1,133,900
2	0	238,900	238,900	0	238,900	238,900
3	0	402,300	402,300	0	402,300	402,300
TOTAL	865,100	910,000	1,775,100	865,100	910,000	1,775,100

Map/Lot: 004-053
Account: 81 Card: 1 of 3 Location: 16 TIDEWATER LN

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 7
Shore Ft Frnt	320 Depth 150
Exemption(s)	3 Land Schedule 5

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.35	Acre-Rear Land 2+	6,000.00	26,100.00	100%		26,100
1.10	Fr. A-Base Imp	400,000	419,523.54	200%		839,047
Total Acres 5.45					Land Total	865,147

Dwelling Description — **Replacement Cost New**

Contemporary	One Story	360 Sqft	Grade B 95	Base	171,886
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-10,850
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	3,609
Rooms	3				
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	3,125
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
2022	0	Typical	Typical	Average	Typical	167,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	94%	95%	100%	149,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	88	B 95	4.197	Avg	94%	95%	100%	3.748
Basement Entry	2022	35	B 95	5.691	Avg	94%	95%	100%	5.082
Jacuzzi	2024	1	C 100	9.630	Avg	96%	80%	100%	7.396
Sauna	2024	1	B 100	14.098	Avg	96%	80%	100%	10.827
Wood Deck	2022	72	B 95	3.840	Avg	94%	95%	100%	3.430
Pergola	2022	168	B 95	5.983	Avg	94%	95%	100%	5.343
Wood Deck	2022	240	B 95	7.590	Avg	94%	95%	100%	6.778
Open Frame Porch	2022	216	B 95	17.638	Avg	94%	95%	100%	15.751
1 & 3/4 Story Frame	2022	216	B 110	56.708	Avg	95%	100%	100%	53.873
Open Frame Porch	2022	36	B 95	7.590	Avg	94%	95%	100%	6.778
								Outbuilding Total	119,006

Accpt Land	865,100	Accepted Bldg	268,800	Total	1,133,900

Map/Lot: 004-053
Account: 81 Card: 2 of 3 Location: 16 TIDEWATER LN

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Shared		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 8		
Shore Ft Frnt		Depth	
Exemption(s)	3	Land Schedule	1

Sale Data

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

Dwelling Description

Conventional	One Story	252 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Verticle Boards	Masonry Trim	None	Base	161,899
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-9,898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	2,660
Rooms	2				
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	1	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
2022	0	Modern	Modern	Good	Typical	154,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	95%	90%	100%	132,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2022	192	B 115	37.885	Good	96%	100%	100%	36.370
Wood Deck	2022	156	B 100	6.016	Good	95%	90%	100%	5.144
Open Frame Porch	2022	114	B 115	14.458	Good	96%	100%	100%	13.880
Wood Deck	2022	114	B 100	5.029	Good	95%	90%	100%	4.300
Open Frame Porch	2022	112	B 100	12.455	Good	95%	90%	100%	10.649
One Story Frame	2022	192	B 115	37.885	Good	96%	100%	100%	36.370
								Outbuilding Total	106,713

Accpt Land	0	**Accepted Bldg**	238,900	**Total**	238,900

Map/Lot: 004-053
Account: 81 Card: 3 of 3 Location: 16 TIDEWATER LN

Neighborhood 5	Back River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Shared Shared
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	1 0 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	5

Dwelling Description

Contemporary	One & 3/4 Story	1720 Sqft	Grade A 110	**Replacement Cost New**	
Exterior	Verticle Boards	Masonry Trim	None	Base	762,289
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	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	100% Heat Pump	Heat	19,121
Rooms	4				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	31,143
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
2025	0	Modern	Modern	Average	Typical	812,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	50%	100%	390,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2025	72	A 110	13.666	Avg	96%	50%	100%	6,560
One Story Frame	2025	72	A 60	11.822	Avg	96%	50%	100%	5,674
							Outbuilding Total		12,234

Accpt Land	0	**Accepted Bldg**	402,300	**Total**	402,300

Map/Lot: 005-029
Account: 267 Card: 1 of 1 Location: 74 PARSHLEY ROAD

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	270 Depth 150
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Fr. A-Base Imp	400,000	391,095.40	100%		391,095
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
26.00	Acre-Rear Land 12+	3,000.00	78,000.00	100%		78,000
4.12	Acre-Wasteland	500.00	2,060.00	100%		2,060
Total Acres 41.04					Land Total	531,155

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1005 Sqft	Grade A 130	Base	663,956
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-22,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	15,090
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	52,580
Attic	None			Attic	0
FirePlaces	1			Fireplace	11,267
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Good	Typical	720,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	568,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin 1st/Gar	1986	618	A 145	238.106	Good	82%	100%	100%	195.247
One Story Frame	1986	634	A 145	169.824	Good	82%	100%	100%	139.256
Open Mason Porch	1986	266	A 130	35.864	Good	79%	100%	100%	28.333
Encl Frame Porch	1986	374	A 130	61.287	Good	79%	100%	100%	48.417
Fin 1st/Gar	1986	1008	A 145	344.306	Good	82%	100%	100%	282.331
Canopy	1986	320	A 130	15.774	Good	79%	100%	100%	12.461
One Inch Pier	1986	80	C 100	6.163	Avg	76%	80%	100%	3.747
Generator	1986	1	C 100	9.630	Avg	76%	100%	100%	7.319
Patio	1986	280	B 100	5.642	Avg	76%	100%	100%	4.288
							Outbuilding Total		721,399

Accpt Land	531,200	Accepted Bldg	1,290,400	Total	1,821,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.17	Acre-Rear Land 2+	6,000.00	19,020.00	100%		19,020
Total Acres 4.17					Land Total	191,520

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	884 Sqft	Grade C 110	Base	315,396
Exterior	Verticle Boards	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Good	Typical	321,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	257,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1988	144	C 125	26.820	Good	83%	100%	100%	22.261
Wood Deck	1988	276	C 110	7.966	Good	80%	100%	100%	6.373
Wood Deck	1988	48	C 110	3.135	Good	80%	100%	100%	2.508
Frame Garage	1988	576	C 110	35.810	Good	80%	100%	100%	28.648
Frame Shed	1988	112	D 100	5.086	Avg	77%	80%	100%	3.133
Frame Shed	1988	36	D 100	1.635	Avg	77%	80%	100%	1.007
								Outbuilding Total	63,930

Accpt Land	191,500	**Accepted Bldg**	321,000	**Total**	512,500

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	09/30/2019
Sale Price	164,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Fr. A-Base Imp	125,000	123,976.22	100%		123,976
Total Acres 0.97					Land Total	123,976

Dwelling Description

Ranch	One Story	1250 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	290,719
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-20,633
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	11,353
Rooms	4				
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
1996	0	Typical	Typical	Average	Typical	281,439

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	219,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	80	C 105	3.640	Avg	78%	100%	100%	2.839
Open Frame Porch	1996	48	C 105	7.483	Avg	78%	100%	100%	5.837
Frame Shed	2022	120	C 100	6.646	Avg	95%	80%	100%	5.051
								Outbuilding Total	13,727

Accpt Land	124,000	**Accepted Bldg**	233,200	**Total**	357,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	353,400	1,089,400	1,442,800	353,400	1,089,400	1,442,800
2	0	185,900	185,900	0	185,900	185,900
TOTAL	353,400	1,275,300	1,628,700	353,400	1,275,300	1,628,700

Account: 307 Card: 1 of 2 Map/Lot: 004-016 Location: 111 SPINNEY MILL ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Dug/Point Well Septic System
Street Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 3 5 7
Shore Ft Frnt 200 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Base Imp	400,000	361,867.22	95.00%		343,774
1.61	Acre-Rear Land 2+	6,000.00	9,660.00	100%		9,660
Total Acres 2.30				Land Total		353,434

Dwelling Description

				Replacement Cost New	
Contemporary	Two & 1/2 Story	1441 Sqft	Grade A 100	Base	762,689
Exterior	Wood Siding	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	1400 Sqft, Grade B	Basement Gar	None	Fin Bsmt	61,566
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	20,802
Rooms	12				
Bedrooms	5	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	40,446
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	5,403
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	890,906

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	668,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	286	B 100	9.069	Avg	78%	100%	100%	7.074
Frame Bay Window	1991	8	A 100	8.608	Avg	75%	100%	100%	6.456
Generator	2010	1	C 100	9.630	Avg	88%	100%	100%	8.474
Fin 1st/Gar	1991	408	A 115	143.488	Avg	78%	100%	100%	111.921
Encl Frame Porch	1991	186	A 100	27.076	Avg	75%	100%	100%	20.307
Wood Deck	1991	864	B 100	22.652	Avg	78%	80%	100%	14.135
1 & 1/2 Story Frame	1991	580	A 130	192.363	Avg	78%	100%	100%	150.043
One Story Frame	1991	392	A 130	97.724	Avg	78%	100%	100%	76.225
Canopy	1991	224	A 100	9.360	Avg	75%	100%	100%	7.020
One Inch Pier	1991	408	C 100	31.432	Avg	78%	80%	100%	19.614
							Outbuilding Total		421,269

Accpt Land 353,400 **Accepted Bldg** 1,089,400 **Total** 1,442,800

Map/Lot: 004-016
Account: 307 Card: 2 of 2 Location: 111 SPINNEY MILL ROAD

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 14		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1991	275	B 100	44.645	Avg	78%	80%	100%	27.858
Frame Shed	1991	96	B 100	6.486	Avg	78%	80%	100%	4.047
One Story Frame	1991	35	B 100	10.809	Avg	78%	80%	100%	6.745
1.5 Story Garage	1991	2424	B 115	236.042	Avg	78%	80%	100%	147.290
							Outbuilding Total		185,940

Accpt Land	0	**Accepted Bldg**	185,900	**Total**	185,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	178,900	749,700	928,600	178,900	749,700	928,600
2	0	463,200	463,200	0	463,200	463,200
TOTAL	178,900	1,212,900	1,391,800	178,900	1,212,900	1,391,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	07/01/2024
Sale Price	1,260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acre-Rear Land 2+	6,000.00	6,360.00	100%		6,360
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
Total Acres 2.06					Land Total	178,860

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	896 Sqft	Grade B 110	Base	387,761
Exterior	Wood Siding	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% Hot Water BB	Cooling	100% Heat Pump	Heat	6,944
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	43,423
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	1990	Typical	Typical	Above Average	Typical	438,128

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	72%	100%	100%	315,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	1980	896	B 110	200.991	Avg+	72%	100%	100%	144.714
Wood Deck	1980	40	B 110	3.618	Avg+	72%	100%	100%	2.605
Wood Deck	1980	132	B 110	5.996	Avg+	72%	100%	100%	4.317
Open Frame Porch	1980	140	B 110	15.510	Avg+	72%	100%	100%	11.167
One Story Frame	1980	86	B 110	19.799	Avg+	72%	100%	100%	14.255
One Story Frame	1980	286	B 110	50.814	Avg+	72%	100%	100%	36.586
One Story Frame	1980	240	B 110	43.681	Avg+	72%	100%	100%	31.450
One Story Frame	1980	510	B 110	85.554	Avg+	72%	100%	100%	61.599
1 & 1/2 Story Frame	1980	768	B 110	173.202	Avg+	72%	100%	100%	124.705
Wood Deck	1980	54	B 110	3.981	Avg+	72%	100%	100%	2.866
								Outbuilding Total	434,264

Accpt Land	178,900	**Accepted Bldg**	749,700	**Total**	928,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	
Street	Semi Improved

Sale Data

Sale Date	07/01/2024
Sale Price	1,260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1279P100,B1852P184		
Reference 2			
Tran/Land/Bldg	1 0 14		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	84	C 100	4.652	Avg	72%	80%	100%	2.679
Open Frame Porch	2019	242	C 100	16.470	Avg	93%	100%	100%	15.317
Wood Deck	1990	826	C 100	17.835	Avg	78%	100%	100%	13.911
One Story Frame	1980	96	B 100	19.409	Avg	72%	100%	100%	13.974
1 & 1/2 Story Frame	2023	1560	A 100	385.788	Avg	95%	100%	100%	366.499
1.5 Story Garage	1980	576	B 110	58.577		72%	100%	100%	42.175
Carport	1980	304	C 100	7.781	Avg	72%	100%	100%	5.602
Frame Shed	1980	96	C 100	5.316	Avg	72%	80%	100%	3.062
							Outbuilding Total		463,219

Accpt Land	0	**Accepted Bldg**	463,200	**Total**	463,200

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 10
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	2

Sale Data

Sale Date	08/28/2014
Sale Price	277,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
2.10	Acre-Rear Land 2+	6,000.00	12,600.00	100%		12,600
Total Acres 3.10					Land Total	127,600

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1024 Sqft	Grade B 110	Base	439,189
Exterior	Vinyl/Aluminum	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 Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	14,474
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
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	461,417

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	85%	100%	100%	392,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	192	B 110	18.872	Avg	85%	100%	100%	16.041
Basement Entry	2007	35	B 110	6.590	Avg	85%	100%	100%	5.602
Open Frame Porch	2007	32	B 110	8.529	Avg	85%	100%	100%	7.250
1.5 Story Garage	2007	480	C 115	42.753	Avg	87%	100%	100%	37.195
Generator	2007	1	C 100	9.630	Avg	87%	100%	100%	8.378
							Outbuilding Total		74,466

Accpt Land	127,600	**Accepted Bldg**	466,700	**Total**	594,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	215,300	609,000	824,300	215,300	609,000	824,300
2	0	176,100	176,100	0	176,100	176,100
3	0	142,700	142,700	0	142,700	142,700
TOTAL	215,300	927,800	1,143,100	215,300	927,800	1,143,100

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	2000 3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
4.63	Acre-Rear Land 2+	6,000.00	27,780.00	100%		27,780
Total Acres 5.63					Land Total	215,280

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1764 Sqft	Grade B 100	Base	548,321
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-6,503
Fin. Basement Area	1000 Sqft, Grade B	Basement Gar	None	Fin Bsmt	44,647
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
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	602,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	476,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	180	B 100	16.450	Avg+	79%	100%	100%	12.996
Generator	1993	1	C 100	9.630	Avg	79%	100%	100%	7.608
Solar Panels	2022	25	C 100	35.310	Avg	95%	80%	100%	26.835
1SFr Overhang	1993	48	B 100	12.642	Avg+	79%	100%	100%	9.987
Open Frame Porch	1993	180	B 100	16.450	Avg+	79%	100%	100%	12.996
Wood Deck	1993	180	B 100	6.579	Avg	79%	80%	100%	4.158
One Story Frame	1993	96	B 130	25.231	Avg+	82%	100%	100%	20.689
2S Open Fr Porch	1993	40	B 100	9.634	Avg+	79%	100%	100%	7.611
Wood Deck	1993	156	B 100	6.016	Avg+	79%	100%	100%	4.753
Frame Garage	1993	440	B 100	31.726	Avg+	79%	100%	100%	25.064
								Outbuilding Total	132,697

Accpt Land	215,300	**Accepted Bldg**	609,000	**Total**	824,300

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 10
Shore Ft Frnt	0
Depth	0
Exemption(s)	2000 3
Land Schedule	1

Sale Data

Sale Date	09/01/2021
Sale Price	740,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Dwelling Description

Cape Cod	One & 3/4 Story	308 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	T111/Drop	Masonry Trim	None	Base	230,170
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-1,815
Rooms	3				
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	Good	Typical	228,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	75%	95%	100%	162,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	132	B 100	13.630	Good	75%	95%	100%	9.711
Wood Deck	1950	264	C 100	7.011	Avg	65%	80%	100%	3.646
								Outbuilding Total	13,357

Accpt Land	0	**Accepted Bldg**	176,100	**Total**	176,100

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 27
Shore Ft Frnt	0
Depth	0
Exemption(s)	2000 3
Land Schedule	1

Sale Data

Sale Date	09/01/2021
Sale Price	740,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1993	432	C 100	25.620	Avg-	71%	80%	100%	14.552
Frame Garage	1993	432	C 100	25.620	Avg-	71%	80%	100%	14.552
Plumbing Fixtures	1993	4	C 100	10.786	Avg	79%	100%	100%	8.521
Fin .75st/Gar	1993	1008	C 100	133.051	Avg	79%	100%	100%	105.110
							Outbuilding Total		142,735

Accpt Land	0	**Accepted Bldg**	142,700	**Total**	142,700

Map/Lot: 002-017-003-001
Account: 429 Card: 1 of 1 Location: 369 BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Tree Growth App	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 7
Shore Ft Frnt	315 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Fr. A-Base Imp	400,000	415,692.19	100%		415,692
2.62	Acre-Rear Land 2+	6,000.00	15,720.00	100%		15,720
Total Acres 3.70					Land Total	431,412

Dwelling Description / **Replacement Cost New**

Contemporary	Two Story	1716 Sqft	Grade AA 100	Base	1,091,953
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
OPEN 4 - CUSTOMIZE	Open Choice 4 -			OPEN 4 -	0
Foundation	Concrete	Basement	Dry Crawl	Basement	-56,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Warm & Cool	Heat	49,575
Rooms	7				
Bedrooms	4	Add Fixtures	4		
Baths	4	Half Baths	0	Plumbing	78,870
Attic	Full Finsihed			Attic	123,896
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	Modern	Modern	Average	Typical	1,287,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	95%	95%	100%	1,162,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2023	166	AA 115	62.096	Avg	95%	100%	100%	58.991
Open Frame Porch	2023	42	AA 115	17.692	Avg	95%	100%	100%	16.807
Wood Deck	2023	84	AA 100	7.974	Avg	95%	95%	100%	7.196
Open Frame Porch	2023	368	AA 100	50.710	Avg	95%	95%	100%	45.765
Wood Deck	2023	230	AA 100	14.301	Avg	95%	95%	100%	12.907
Wood Deck	2023	303	AA 100	17.464	Avg	95%	95%	100%	15.761
Jacuzzi	2025	1	AA 100	21.668	Avg	95%	95%	100%	19.556
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
Patio	2023	560	AA 100	16.479	Avg	95%	95%	100%	14.872
Patio	2023	360	AA 100	12.141	Avg	95%	95%	100%	10.957
								Outbuilding Total	212,057

Accpt Land	431,400	Accepted Bldg	1,374,400	Total	1,805,800

Account: 443 Card: 1 of 1 Map/Lot: 004-030-005 Location: DOUBLING POINT RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	06/01/2020
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	150.0%		120,750
1.04	Acre-Rear Land 2+	6,000.00	6,240.00	100%		6,240
Total Acres 2.04				Land Total		126,990

Accpt Land	127,000	**Accepted Bldg**	0	**Total**	127,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	896,800	489,300	1,386,100	896,800	489,300	1,386,100
2	0	49,100	49,100	0	49,100	49,100
TOTAL	896,800	538,400	1,435,200	896,800	538,400	1,435,200

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling Swampy		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 4		
Shore Ft Frnt	850	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.92	Fr. A-Base Imp	400,000	683,520.30	100%		683,520
49.00	Acre-Rear Land 12+	3,000.00	147,000.00	100%		147,000
12.51	Acre-Wasteland	500.00	6,255.00	100%		6,255
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
Total Acres 74.43					Land Total	896,775

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	956 Sqft	Grade B 100	Base	403,221
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
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	419,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	314,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1820	56	B 130	17.900	Good	75%	100%	100%	13.425
Unfinished Attic	1820	864	C 100	14.982	Avg	65%	80%	100%	7.790
2S Frame Shed	1820	1728	B 100	186.783	Avg	65%	80%	100%	97.127
Frame Shed	1820	93	C 100	5.150	Avg	65%	80%	100%	2.678
Gazebo	1820	77	C 100	8.523	Avg	65%	80%	100%	4.432
Encl Frame Porch	1820	160	B 100	19.765	Good	75%	100%	100%	14.824
Wood Deck	1820	276	B 100	8.835	Good	75%	100%	100%	6.626
Frame Shed	1820	960	C 100	53.165	Avg	65%	80%	100%	27.646
								Outbuilding Total	174,548

Accpt Land	896,800	**Accepted Bldg**	489,300	**Total**	1,386,100

Map/Lot: 004-021-001
Account: 68 Card: 2 of 2 Location: 445 ARROWSIC RD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Special Protection
Topography Rolling Swampy
Utilities
Street Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 0 25
Shore Ft Frnt Depth
Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2025	128	C 100	4.391	Avg	96%	50%	100%	2.108
Rail Siding /LF	1820	220	C 100	44.493	Avg	65%	50%	100%	14.460
Rail Switch	1820	1	B 100	53.432	Avg	65%	50%	100%	17.366
Frame Shed	1820	96	B 100	6.486	Avg	65%	100%	100%	4.216
Frame Shed	1820	16	C 100	886	Fair	45%	80%	100%	319
Frame Shed	1820	48	C 100	2.658	Avg	65%	80%	100%	1.382
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
								Outbuilding Total	49,096

Accpt Land 0 **Accepted Bldg** 49,100 **Total** 49,100

Map/Lot: 004-021
Account: 67 Card: 1 of 1 Location: SPINNEY MILL RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Swampy
Utilities	No Utilities No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.57	Acre-Wasteland	500.00	14,285.00	100%		14,285
Total Acres 28.57				Land Total		14,285

Accpt Land	14,300	**Accepted Bldg**	0	**Total**	14,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 10
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
1.01	Acre-Rear Land 2+	6,000.00	6,060.00	100%		6,060
Total Acres 2.01					Land Total	178,560

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1008 Sqft	Grade C 110	Base	340,617
Exterior	Vinyl/Aluminum	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	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	40,417
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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	389,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	366,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2024	324	C 110	8.983	Avg	96%	100%	100%	8.624
Frame Garage	2024	840	C 110	49.796	Avg	96%	15%	100%	7.171
							Outbuilding Total		15,795

Accpt Land	178,600	**Accepted Bldg**	382,300	**Total**	560,900

Map/Lot: 005-004-002
Account: 288 Card: 1 of 1 Location: 73 WHITMORES LANDING RD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 2

Sale Data

Sale Date	05/22/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
2.40	Acre-Wasteland	500.00	1,200.00	100%		1,200
Total Acres 13.40					Land Total	233,700

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1296 Sqft	Grade B 110	Base	509,849
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,711
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1992	0	Typical	Typical	Good	Typical	539,314

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	82%	100%	100%	442,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	216	B 110	20.423	Good	82%	100%	100%	16.747
Open Frame Porch	1992	144	B 110	15.768	Good	82%	100%	100%	12.930
Open Frame Porch	1992	60	B 110	10.340	Good	82%	100%	100%	8.479
Frame Bay Window	1992	12	B 110	8.323	Good	82%	100%	100%	6.825
Wood Deck	1992	72	B 110	4.446	Good	82%	100%	100%	3.646
Frame Shed	1992	216	B 115	16.782	Avg	79%	80%	100%	10.606
Generator	2018	1	C 100	9.630	Avg	93%	100%	100%	8.956
								Outbuilding Total	68,189

Accpt Land	233,700	**Accepted Bldg**	510,400	**Total**	744,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	03/01/1995
Sale Price	109,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 12	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.50	Acre-Rear Land 2+	6,000.00	21,000.00	100%		21,000
Total Acres 4.50					Land Total	193,500

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	832 Sqft	Grade C 110	Base	319,107
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	325,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	240,529

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1984	144	C 110	5.169	Avg+	74%	100%	100%	3.825
1.25 Garage	1984	480	C 100	30.046	Avg+	78%	100%	100%	23.436
Frame Shed	1984	240	C 100	13.291	Avg+	78%	80%	100%	8.294
Frame Shed	1984	160	C 100	8.861	Avg+	78%	80%	100%	5.530
Gazebo	1984	120	C 100	10.594	Avg+	78%	80%	100%	6.610
Frame Shed	1984	96	C 100	5.316	Avg+	78%	80%	100%	3.317
Generator	2023	1	C 100	9.630	Avg	95%	100%	100%	9.148
								Outbuilding Total	60,160

Accpt Land	193,500	**Accepted Bldg**	300,700	**Total**	494,200

Account: 227 Card: 1 of 1 Map/Lot: 003-052 Location: OLD STAGE ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Street Surface

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)	41	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Fr. A-Base Unimp	280,000	327,731.60	50.0%	Access	163,866
13.03	Acre-Wasteland	500.00	6,515.00	100%		6,515
Total Acres 14.40					Land Total	170,381

Accpt Land	170,400	**Accepted Bldg**	0	**Total**	170,400

Account: 278 Card: 1 of 1 Map/Lot: 001-005 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	41 Land Schedule 3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Fr. A-Base Unimp	280,000	395,979.80	100%		395,980
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
84.00	Acre-Rear Land 12+	3,000.00	252,000.00	100%		252,000
11.96	Acre-Wasteland	500.00	5,980.00	100%		5,980
Total Acres 107.96				Land Total		713,960

Accpt Land 714,000 **Accepted Bldg** 0 **Total** 714,000

Account: 279 Card: 1 of 1 Map/Lot: 002-018 Location: BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	41 Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acre-Wasteland	500.00	8,500.00	100%		8,500
Total Acres 17.00				Land Total		8,500

Accpt Land	8,500	**Accepted Bldg**	0	**Total**	8,500

Account: 184 Card: 1 of 1 Map/Lot: 003-029 Location: OLD STAGE ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	41 Land Schedule 5

Sale Data

Sale Date	08/01/1996
Sale Price	385,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.50	Fr. A-Base Unimp	280,000	656,658.21	100%		656,658
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
52.00	Acre-Rear Land 12+	3,000.00	156,000.00	100%		156,000
7.60	Acre-Wasteland	500.00	3,800.00	100%		3,800
Total Acres 75.10				Land Total		876,458

Accpt Land 876,500 **Accepted Bldg** 0 **Total** 876,500

Account: 185 Card: 1 of 1 Map/Lot: 003-029-001
Location: OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	41 Land Schedule 1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
76.00	Acre-Rear Land 12+	3,000.00	228,000.00	100%		228,000
18.37	Acre-Wasteland	500.00	9,185.00	100%		9,185
Total Acres 105.37				Land Total		387,185

Accpt Land	387,200	**Accepted Bldg**	0	**Total**	387,200

Account: 289 Card: 1 of 1 Map/Lot: 003-015
Location: BALD HEAD ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I - Resource Protection
Topography Rolling
Utilities Drilled Well Septic 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 3 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Fr. A-Base Imp	125,000	116,482.99	100%		116,483
Total Acres 0.77					Land Total	116,483

Dwelling Description **Replacement Cost New**

Conventional	Two Story	392 Sqft	Grade C 110	Base	237,192
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1925	0	Typical	Typical	Poor	Typical	237,192

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	35%	100%	100%	83,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Garage	1925	280	C 110	27.543	Poor	35%	100%	100%	9.640
One Story Frame	1925	32	C 125	10.641	Poor	35%	100%	100%	3.724
Encl Frame Porch	1925	200	C 110	20.952	Poor	35%	100%	100%	7.333
1 & 1/2 Story Frame	1925	400	C 140	97.338	Poor	35%	100%	100%	34.068
								Outbuilding Total	54,765

Accpt Land	116,500	Accepted Bldg	137,800	Total	254,300

Map/Lot: 004-049
Account: 80 Card: 1 of 1 Location: 377 OLD STAGE ROAD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 10
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 1

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
3.64	Acre-Rear Land 2+	6,000.00	21,840.00	100%		21,840
Total Acres 4.64					Land Total	146,840

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	784 Sqft	Grade B 110	Base	376,842
Exterior	Masonite	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-19,141
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	15,927
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
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	384,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	94%	95%	100%	343,344

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	120	B 110	5.686	Avg	94%	95%	100%	5.078
Open Frame Porch	2022	35	B 110	8.724	Avg	94%	95%	100%	7.791
Wood Deck	2022	240	B 110	8.788	Avg	94%	95%	100%	7.848
								Outbuilding Total	20,717

Accpt Land	146,800	**Accepted Bldg**	364,100	**Total**	510,900

Account: 506 Card: 1 of 1 Map/Lot: 005-STINSON CEM
Location: ARROWSIC RD

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 24 0		
Shore Ft Frnt		Depth	
Exemption(s)	1	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acre-Wasteland	500.00	115.00	100%		115
Total Acres 0.23					Land Total	115

Accpt Land	100	**Accepted Bldg**	0	**Total**	100

Neighborhood 5	Back River		
Zoning/Use	Rural Residential II - Resource Protection		
Topography	Rolling		
Utilities	No Utilities		
Street	Street Surface		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Fr. A-Base Unimp	280,000	221,531.42	50.0%	Access	110,766
0.64	Acre-Rear Land 2+	6,000.00	3,840.00	100%		3,840
Total Acres 1.06					Land Total	114,606

Accpt Land	114,600	**Accepted Bldg**	0	**Total**	114,600

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	05/02/2011
Sale Price	135,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2024 2025	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
19.00	Acre-Rear Land 12+	3,000.00	57,000.00	100%		57,000
3.71	Acre-Wasteland	500.00	1,855.00	100%		1,855
Total Acres 33.71					Land Total	233,855

Dwelling Description **Replacement Cost New**

Saltbox	One & 3/4 Story	1292 Sqft	Grade B 110	Base	508,810
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-27,022
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	26,246
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,711
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	529,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	90%	95%	100%	452,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2015	144	B 110	20.214	Ava	90%	95%	100%	17.283
Open Frame Porch	2015	108	B 110	13.442	Ava	90%	95%	100%	11.493
One Story Frame	2015	84	B 125	22.147	Ava	91%	100%	100%	20.154
Fin 1st/Gar	2015	676	B 125	178.021	Ava	91%	100%	100%	161.999
Frame Shed	2015	165	B 110	12.263	Ava	90%	95%	100%	10.485
Res. Greenhouse	2024	77	C 100	2.076	Ava	96%	80%	100%	1.594
Frame Shed	2015	192	D 100	8.719	Ava	91%	80%	100%	6.347
Frame Garage	2015	1296	C 131	88.072	Ava	91%	80%	100%	64.117
Solar Panels	2023	36	C 100	50.846	Ava	95%	80%	100%	38.643
Solar Panels	2023	7	C 100	9.887	Ava	95%	80%	100%	7.514
								Outbuilding Total	339,629

Accpt Land	233,900	**Accepted Bldg**	792,600	**Total**	1,026,500

Map/Lot: 004-050-012
Account: 326 Card: 1 of 1 Location: 65 FREDAS LANE

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 2

Sale Data

Sale Date	12/01/1998
Sale Price	77,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
31.00	Acre-Rear Land 12+	3,000.00	93,000.00	100%		93,000
5.00	Acre-Wasteland	500.00	2,500.00	100%		2,500
Total Acres 47.00					Land Total	270,500

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade B 100	Base	344,575
Exterior	Wood Siding	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	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	31,958
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
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	0	Typical	Typical	Above Average	Typical	383,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	279,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1981	90	B 130	24.132	Avg+	77%	100%	100%	18.582
Open Frame Porch	1981	40	B 100	8.224	Avg+	73%	100%	100%	6.004
Wood Deck	1995	182	C 100	5.431	Avg-	72%	100%	100%	3.910
Wood Deck	2010	144	C 100	4.699	Avg	88%	100%	100%	4.135
Wood Deck	2000	142	C 100	4.661	Avg-	75%	100%	100%	3.496
Gazebo	2000	120	C 100	10.594	Avg	83%	80%	100%	7.034
Frame Shed	2020	216	C 100	11.962	Avg	94%	80%	100%	8.995
Frame Shed	2020	48	D 100	2.180	Avg	94%	80%	100%	1.639
Frame Shed	2020	192	C 100	10.633	Fair	81%	80%	100%	6.890
							Outbuilding Total		60,685

Accpt Land 270,500 **Accepted Bldg** 340,400 **Total** 610,900

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Paved

Sale Data

Sale Date	02/10/2026
Sale Price	0
Sale Type	Land Only
Financing	Financed
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
1.86	Acre-Rear Land 2+	6,000.00	11,160.00	100%		11,160
Total Acres 2.86					Land Total	101,160

Accpt Land	101,200	**Accepted Bldg**	0	**Total**	101,200

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	02/28/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.70	Acre-Rear Land 2+	6,000.00	10,200.00	100%		10,200
Total Acres 2.70					Land Total	135,200

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	528 Sqft	Grade C 110	Base	242,985
Exterior	Wood Siding	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	396 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,099
Heating	100% Floor/Wall Unit	Cooling	100% Heat Pump	Heat	949
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,932
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	Good	Typical	268,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	220,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1991	240	C 110	24.082	Good	82%	100%	100%	19.747
Wood Deck	1991	192	C 110	6.186	Good	82%	100%	100%	5.073
Wood Deck	1991	30	C 110	2.754	Good	82%	100%	100%	2.258
Res. Greenhouse	1991	96	C 110	2.847	Good	82%	100%	100%	2.335
Barn	1991	512	C 100	44.380	Avg	78%	80%	100%	27.693
Frame Shed	1991	456	C 100	25.253	Avg	78%	80%	100%	15.758
Frame Shed	1991	128	C 100	7.089	Avg	78%	80%	100%	4.423
Frame Shed	1991	256	D 100	11.625	Avg	78%	80%	100%	7.254
Res. Greenhouse	1991	510	E 100	6.875	Avg-	70%	80%	100%	3.850
								Outbuilding Total	88,391

Accpt Land	135,200	**Accepted Bldg**	308,900	**Total**	444,100

Account: 449 Card: 1 of 1 Map/Lot: 005-033-004 Location: OLD STAGE ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	80,500.00	80,500.00	100%		80,500
2.40	Acre-Rear Land 2+	6,000.00	14,400.00	100%		14,400
Total Acres 3.40					Land Total	94,900

Accpt Land 94,900 **Accepted Bldg** 0 **Total** 94,900

Map/Lot: 002-003
Account: 221 Card: 1 of 1 Location: 461 BALD HEAD ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 335 Depth 150
Exemption(s) 3 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Fr. A-Base Imp	400,000	428,952.21	100%		428,952
4.10	Acre-Rear Land 2+	6,000.00	24,600.00	100%		24,600
Total Acres 5.25					Land Total	453,552

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1697 Sqft	Grade A 110	Base	794,380
Exterior	Wood Siding	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 Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	35,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	1985	Typical	Typical	Above Average	Typical	839,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	596,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1978	721	A 125	165.250	Avg+	75%	100%	100%	123.938
Canopy	1978	50	A 110	4.767	Avg+	71%	100%	100%	3.385
Wood Deck	1978	191	A 110	9.249	Avg+	71%	100%	100%	6.567
Two Story Frame	1978	783	A 125	280.485	Avg+	75%	100%	100%	210.364
One Story Frame	1978	80	A 125	26.362	Avg+	75%	100%	100%	19.772
Canopy	1978	96	A 110	6.228	Avg+	71%	100%	100%	4.422
Frame Garage	1978	672	A 110	61.345	Avg+	71%	100%	100%	43.555
Frame Shed	1978	360	C 100	19.937	Avg	71%	80%	100%	11.324
Frame Shed	1978	84	C 100	4.652	Avg	71%	80%	100%	2.642
Open Frame Porch	1978	30	A 110	10.329	Avg+	71%	100%	100%	7.334
								Outbuilding Total	433,303

Accpt Land 453,600 **Accepted Bldg** 1,029,400 **Total** 1,483,000

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 11		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
2.47	Acre-Wasteland	500.00	1,235.00	100%		1,235
Total Acres 13.47					Land Total	233,735

Dwelling Description / **Replacement Cost New**

Cottage	One Story	272 Sqft	Grade C 90	Base	122,034
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-8,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,175
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,280
Attic	1/2 Finished			Attic	11,969
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-245
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	None	No Bath	Average	Typical	116,378

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	71%	90%	100%	74,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	73	C 90	7,498	Avg	71%	90%	100%	4,792
Wood Deck	1985	156	C 90	4,438	Avg	71%	90%	100%	2,836
Frame Shed	1985	16	C 90	797	Avg	71%	90%	100%	509
								Outbuilding Total	8,137

Accpt Land	233,700	**Accepted Bldg**	82,500	**Total**	316,200

Account: 367 Card: 1 of 1 Map/Lot: 002-003-001 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	265	Depth	150
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	04/28/2006
Sale Price	360,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Fr. A-Base Unimp	280,000	272,960.12	100%		272,960
2.08	Acre-Rear Land 2+	6,000.00	12,480.00	100%		12,480
Total Acres 2.99				Land Total		285,440

Accpt Land	285,400	**Accepted Bldg**	0	**Total**	285,400

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	1 5 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2026	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	200%		230,000
1.30	Acre-Rear Land 2+	6,000.00	7,800.00	100%		7,800
Total Acres 2.30					Land Total	237,800

Dwelling Description — **Replacement Cost New**

Contemporary	One & 1/2 Story	1025 Sqft	Grade B 110	Base	419,772
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-22,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	7,946
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	25,330
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
2019	0	Modern	Modern	Average	Typical	430,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	93%	95%	100%	380,053

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2019	501	B 125	95.633	Avg	93%	100%	100%	88.939
Canopy	2019	80	B 110	4.653	Avg	93%	95%	100%	4.111
One Story Frame	2019	607	B 125	114.314	Avg	93%	100%	100%	106.312
Wood Deck	2019	382	B 110	12.458	Avg	93%	95%	100%	11.007
Open Frame Porch	2019	196	B 110	19.129	Avg	93%	95%	100%	16.900
Solar Panels	2023	25	C 100	35.310	Avg	95%	80%	100%	26.835
Frame Garage	2017	496	B 125	43.771	Avg	92%	100%	100%	40.269
Fin 1st/Gar	2017	704	B 125	183.367	Avg	92%	100%	100%	168.698
Frame Shed	2020	192	C 100	10.633	Avg	94%	80%	100%	7.996
Generator	2017	1	C 100	9.630	Avg	92%	100%	100%	8.860
								Outbuilding Total	479,927

Accpt Land	237,800	**Accepted Bldg**	860,000	**Total**	1,097,800

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	Stonetree Subdivision
Reference 2	
Tran/Land/Bldg	1 5 4
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 2

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
0.50	Acre-Rear Land 2+	6,000.00	3,000.00	100%		3,000
Total Acres 1.50					Land Total	175,500

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	768 Sqft	Grade B 105	Base	374,328
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,270
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	Typical	391,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	274,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	56	B 105	11.273	Avg+	70%	100%	100%	7.891
Open Frame Porch	1975	352	B 105	27.884	Avg+	70%	100%	100%	19.519
1.5 Story Garage	1975	810	C 110	65.368	Avg+	74%	80%	100%	38.698
							Outbuilding Total		66,108

Accpt Land	175,500	Accepted Bldg	340,200	Total	515,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	319,200	206,100	525,300	319,200	206,100	525,300
2	0	518,700	518,700	0	518,700	518,700
TOTAL	319,200	724,800	1,044,000	319,200	724,800	1,044,000

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1	OPEN SPACE AS OF 1990		
Reference 2			
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	0	Depth	
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acre-OpenSpace - Wasteland	500.00	1,000.00	80.0%	Restriction	800
6.00	Acre-OpenSpace - Rear 12+	3,000.00	18,000.00	80.0%	Restriction	14,400
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
5.00	Acre-OpenSpace - Rear 2+	6,000.00	30,000.00	80.0%	Restriction	24,000
Total Acres 20.00					Land Total	319,200

Dwelling Description **Replacement Cost New**

Saltbox	One & 3/4 Story	778 Sqft	Grade C 110	Base	307,609
Exterior	Stucco	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,613
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	12,959
Rooms	6				
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
1979	0	Typical	Typical	Below Average	Typical	304,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	57%	95%	100%	165,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1979	48	C 110	9.054	Ava-	57%	95%	100%	4.903
Frame Bay Window	1979	18	C 110	7.584	Ava-	57%	95%	100%	4.107
One Story Frame	2020	140	C 110	23.093	Ava	94%	100%	100%	21.707
Wood Deck	2020	106	C 110	4.365	Ava-	57%	95%	100%	2.364
Frame Shed	1979	234	D 100	10.626	Ava-	63%	80%	100%	5.355
Canopy	1979	108	D 100	3.285	Ava-	63%	80%	100%	1.656
Frame Shed	1979	64	E 100	1.772	Ava-	63%	80%	100%	893
								Outbuilding Total	40,985

Accpt Land	319,200	**Accepted Bldg**	206,100	**Total**	525,300

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Dwelling Description

Conventional	One & 1/2 Story	960 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	Masonite	Masonry Trim	None	Base	348,600
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-18,889
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
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
2023	0	Typical	Typical	Average	Typical	329,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	95%	95%	100%	297,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	120	B 95	12.279	Avg	95%	95%	100%	11.082
Jacuzzi	2023	28	D 100	221.105	Avg	95%	100%	100%	210.050
							Outbuilding Total		221,132

Accpt Land	0	**Accepted Bldg**	518,700	**Total**	518,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	196,300	559,500	755,800	196,300	559,500	755,800
2	0	245,000	245,000	0	245,000	245,000
TOTAL	196,300	804,500	1,000,800	196,300	804,500	1,000,800

Account: 152 Card: 1 of 2 Map/Lot: 002-019-004
Location: 230 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Resource Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	3 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	150.0%		172,500
3.97	Acre-Rear Land 2+	6,000.00	23,820.00	100%		23,820
Total Acres 4.97				Land Total		196,320

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	512 Sqft	Grade A 100	Base	360,107
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Piers	Basement	No Bsmt None	Basement	-21,117
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	100% Heat Pump	Heat	1,675
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	8,089
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	348,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	89%	90%	100%	279,352

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	96	A 100	14.157	Avg	89%	90%	100%	11.340
Sauna	2023	1	A 100	17.334	Avg	89%	90%	100%	13.884
Frame Shed	2023	28	A 100	2.326	Avg	89%	90%	100%	1.863
Frame Shed	2023	56	B 115	4.351	Avg	95%	100%	100%	4.133
Open Frame Porch	2023	140	A 100	17.336	Avg	89%	90%	100%	13.886
Open Frame Porch	2023	261	A 100	26.078	Avg	89%	90%	100%	20.888
Wood Deck	2013	32	A 100	3.813	Avg	89%	90%	100%	3.055
One Story Frame	2013	160	A 130	45.444	Avg	90%	100%	100%	40.900
One Story Frame	2023	49	A 100	15.716	Avg	89%	90%	100%	12.588
Fin 1st/Gar	2023	512	A 115	165.950	Avg	95%	100%	100%	157.652
								Outbuilding Total	280,189

Accpt Land	196,300	**Accepted Bldg**	559,500	**Total**	755,800

Map/Lot: 002-019-004
Account: 152 Card: 2 of 2 Location: 230 BALD HEAD ROAD

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	Shared Shared
Street	Semi Improved

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			
Reference 2			
Tran/Land/Bldg	3 0 7		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Dwelling Description

Contemporary	Two Story	192 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	Clapboard	Masonry Trim	None	Base	262,337
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt None	Basement	-12,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,765
Rooms	3				
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
2013	0	Typical	Typical	Average	Typical	246,778

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	89%	90%	100%	197,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2013	192	A 100	8.436	Avg	89%	90%	100%	6.757
Solar Panels	2023	25	C 100	35.310	Avg	95%	80%	100%	26.835
Heat Pump	2023	1	C 100	6.420	Avg	95%	100%	100%	6.099
Open Frame Porch	2013	32	A 100	9.534	Avg	89%	90%	100%	7.636
							Outbuilding Total		47,327

Accpt Land	0	**Accepted Bldg**	245,000	**Total**	245,000

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Paved		

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Fr. A-Base Imp	125,000	117,691.29	150.0%		176,537
Total Acres 0.80				Land Total		176,537

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1180 Sqft	Grade C 100	Base	266,763
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete Block	Basement	No Bsmt Crawl	Basement	-18,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	OPEN 5 -	Open 5 Chioce 1	OPEN 5 -	
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,089
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	Above Average	Typical	256,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	95%	100%	170,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	200	C 100	5.778	Avg	83%	100%	100%	4.796
Frame Shed	1940	420	D 100	19.073	Avg-	55%	80%	100%	8.392
Frame Shed	2005	288	C 100	15.949	Avg	86%	80%	100%	10.973
Frame Shed	1940	64	C 100	3.544	Avg	65%	80%	100%	1.843
							Outbuilding Total		26,004

Accpt Land	176,500	**Accepted Bldg**	196,300	**Total**	372,800

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

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 5 5		
Shore Ft Frnt	379	Depth	150
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Fr. A-Base Imp	400,000	456,070.17	100%		456,070
0.70	Acre-Rear Land 2+	6,000.00	4,200.00	100%		4,200
Total Acres 2.00					Land Total	460,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Unknown M/H	1982	14 x 66	C 100	78.800	Ava	50%	100%	100%	39.400
Unfin Basement	1982	924	C 100	25.269	Ava	74%	100%	100%	18.699
One Story Frame	1982	924	C 130	145.070	Ava	74%	100%	100%	107.352
One Story Frame	1982	8	C 100	5.739	Ava	74%	100%	100%	4.247
Wood Deck	1982	416	C 100	9.938	Ava	74%	100%	100%	7.354
2S Frame Garage	2000	960	C 100	78.773	Ava	83%	80%	100%	52.306
Wood Deck	2000	56	C 100	3.005	Ava-	75%	100%	100%	2.254
Frame Shed	1997	96	D 100	4.359	Ava	82%	80%	100%	2.859
								Outbuilding Total	234,471

Accpt Land	460,300	**Accepted Bldg**	234,500	**Total**	694,800

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	595,300	309,100	904,400	595,300	309,100	904,400
2	0	123,800	123,800	0	123,800	123,800
TOTAL	595,300	432,900	1,028,200	595,300	432,900	1,028,200

Map/Lot: 004-016-001
Account: 208 Card: 1 of 2 Location: 15 PINELEDGE LANE

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	08/15/2023
Sale Price	850,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 5 10		
Shore Ft Frnt	400	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Fr. A-Base Imp	400,000	469,893.60	125.		587,367
1.33	Acre-Rear Land 2+	6,000.00	7,980.00	100%		7,980
Total Acres 2.71				Land Total		595,347

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1280 Sqft	Grade B 100	Base	439,136
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-24,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	9,018
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	1990	Typical	Typical	Above Average	Typical	440,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	95%	100%	293,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	520	C 100	29.858	Avg	67%	80%	100%	16,004
							Outbuilding Total		16,004

Accpt Land	595,300	**Accepted Bldg**	309,100	**Total**	904,400

Map/Lot: 004-016-001
Account: 208 Card: 2 of 2 Location: 15 PINELEDGE LANE

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Shared
Street	Semi Improved

Sale Data

Sale Date	08/15/2023
Sale Price	850,000
Sale Type	Land Only
Financing	Conv Mortgage
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 1 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Dwelling Description — **Replacement Cost New**

Ranch	One Story	520 Sqft	Grade B 100	Base	209,131
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-17,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	5,487
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	3,290
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	2010	None	Modern	Average	Typical	200,563

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	65%	95%	100%	123,848

Accpt Land	0	**Accepted Bldg**	123,800	**Total**	123,800

Map/Lot: 005-030
Account: 304 Card: 1 of 1 Location: 298 ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
4.40	Acre-Rear Land 2+	6,000.00	26,400.00	100%		26,400
Total Acres 5.40				Land Total		151,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	884 Sqft	Grade C 110	Base	315,396
Exterior	Clapboard	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
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	Good	Typical	315,396

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	242,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	220	C 110	6.779	Good	77%	100%	100%	5.220
Frame Shed	1980	64	D 100	2.906	Avg	72%	80%	100%	1.674
							Outbuilding Total		6,894

Accpt Land 151,400 **Accepted Bldg** 249,700 **Total** 401,100

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	07/28/2016
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 3		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
6.80	Acre-Rear Land 2+	6,000.00	40,800.00	100%		40,800
Total Acres 7.80					Land Total	155,800

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1178 Sqft	Grade B 100	Base	325,098
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade B	Basement Gar	None	Fin Bsmt	44,647
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
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	386,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	278,397

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1987	16	B 100	8.130	Avg	72%	100%	100%	5.854
1SFr Overhang	1987	16	B 100	8.130	Avg	72%	100%	100%	5.854
Open Frame Porch	1987	30	B 100	7.637	Avg	72%	100%	100%	5.499
Wood Deck	1987	596	B 100	16.354	Avg	72%	100%	100%	11.775
Frame Shed	1987	864	B 100	58.375	Avg	76%	100%	100%	44.365
Canopy	1987	204	C 100	5.855	Avg	76%	80%	100%	3.560
Frame Shed	1987	264	E 100	7.310	Avg	76%	80%	100%	4.445
							Outbuilding Total		81,352

Accpt Land	155,800	**Accepted Bldg**	359,700	**Total**	515,500

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.00	Acre-Rear Land 2+	6,000.00	6,000.00	100%		6,000
Total Acres 2.00					Land Total	131,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1456 Sqft	Grade C 110	Base	337,297
Exterior	Vinyl/Aluminum	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,898
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
2018	0	Typical	Typical	Average	Typical	346,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	318,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	272	C 110	7.882	Avg	92%	100%	100%	7.251
							Outbuilding Total		7,251

Accpt Land	131,000	**Accepted Bldg**	325,800	**Total**	456,800

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	150	Depth	150
Exemption(s)	3	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Base Imp	400,000	335,259.35	100%		335,259
3.48	Acre-Rear Land 2+	6,000.00	20,880.00	100%		20,880
Total Acres 4.00					Land Total	356,139

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	792 Sqft	Grade B 100	Base	329,048
Exterior	Log/Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	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	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	Typical	Above Average	Typical	336,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	235,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2019	120	B 130	29.630	Avg+	94%	100%	100%	27.852
Wood Deck	1994	560	B 100	15.509	Avg+	70%	100%	100%	10.856
1.75 Garage	1985	576	D 110	41.870	Avg	75%	100%	100%	31.402
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
Two Inch Pier	1995	132	D 100	10.424	Avg	80%	80%	100%	6.671
								Outbuilding Total	85,833

Accpt Land	356,100	**Accepted Bldg**	321,100	**Total**	677,200

Map/Lot: 005-017
Account: 42 Card: 1 of 1 Location: 174 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	1 5 2		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Fr. A-Base Imp	125,000	78,674.43	100%		78,674
Total Acres 0.18					Land Total	78,674

Dwelling Description

Ranch	One Story	720 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	164,255
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete	Basement	No Bsmt Slab	Basement	-14,502
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
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
2007	0	Typical	Typical	Average	Typical	149,753

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	85%	90%	100%	114,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2007	384	D 100	19.113	Avg	87%	100%	100%	16,628
Slab	2007	720	D 100	5.113	Avg	87%	100%	100%	4,448
							Outbuilding Total		21,076

Accpt Land	78,700	**Accepted Bldg**	135,600	**Total**	214,300

Neighborhood 2	Semi Improved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2	Preble Point Subdivision - Lot 08		
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
4.53	Acre-Rear Land 2+	6,000.00	27,180.00	100%		27,180
0.67	Acre-Wasteland	500.00	335.00	100%		335
Total Acres 6.20					Land Total	142,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	616 Sqft	Grade B 100	Base	289,345
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-15,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	Above Average	Typical	284,182

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	202,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1986	364	B 100	57.192	Ava+	75%	95%	100%	40.749
Encl Frame Porch	1986	77	B 100	12.559	Ava+	75%	95%	100%	8.948
Wood Deck	1986	336	D 100	6.886	Ava	76%	100%	100%	5.233
Wood Deck	1986	176	C 100	5.316	Ava	76%	100%	100%	4.040
Barn	1986	836	C 100	72.464	Ava	76%	80%	100%	44.058
1.5 Story Garage	1986	640	C 115	55.158	Ava	76%	80%	100%	33.536
Frame Garage	1986	336	C 100	20.997	Ava	76%	100%	100%	15.958
								Outbuilding Total	152,522

Accpt Land	142,500	**Accepted Bldg**	355,000	**Total**	497,500

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	438,800	357,200	796,000	438,800	357,200	796,000
2	0	165,100	165,100	0	165,100	165,100
TOTAL	438,800	522,300	961,100	438,800	522,300	961,100

Map/Lot: 002-017-003
Account: 120 Card: 1 of 2 Location: 367 BALD HEAD ROAD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 1 5 7
Shore Ft Frnt 325 Depth 150
Exemption(s) 3 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Fr. A-Base Imp	400,000	423,320.21	100%		423,320
2.58	Acre-Rear Land 2+	6,000.00	15,480.00	100%		15,480
Total Acres 3.70					Land Total	438,800

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	870 Sqft	Grade B 100	Base	381,850
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-18,614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	18,362
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	2015	Modern	Modern	Above Average	Typical	391,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	77%	95%	100%	286,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	60	B 100	14.334	Avg+	77%	95%	100%	10.485
Open Frame Porch	1989	84	B 100	10.809	Avg+	77%	95%	100%	7.907
One Story Frame	1989	96	B 115	22.320	Avg+	80%	100%	100%	17.856
Wood Deck	1989	96	B 100	4.606	Avg+	77%	95%	100%	3.370
Open Frame Porch	1989	180	B 100	16.450	Avg+	77%	95%	100%	12.033
Wood Deck	1989	40	B 100	3.289	Avg+	77%	95%	100%	2.406
Wood Deck	1989	40	B 100	3.289	Avg+	77%	95%	100%	2.406
Jacuzzi	1989	1	C 100	9.630	Avg	77%	80%	100%	5.932
Generator	2010	1	C 100	9.630	Avg	88%	100%	100%	8.474
								Outbuilding Total	70,869

Accpt Land 438,800 **Accepted Bldg** 357,200 **Total** 796,000

Map/Lot: 002-017-003
Account: 120 Card: 2 of 2 Location: 367 BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 19
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	3

Sale Data

Sale Date	12/28/2017
Sale Price	191,920
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Dwelling Description

Other	One Story	624 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	227,461
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Concrete Slab	Basement	No Bsmt None	Basement	-19,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,654
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-9,869
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2019	None	No Bath	Good	Typical	193,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	81%	90%	100%	141,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	640	C 108	38,488	Avg	77%	80%	100%	23,709
							Outbuilding Total		23,709

Accpt Land	0	**Accepted Bldg**	165,100	**Total**	165,100

Account: 75 Card: 1 of 1 Map/Lot: 005-005 Location: ARROWSIC RD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	210 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Fr. A-Base Unimp	280,000	256,234.62	100%		256,235
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
13.00	Acre-Rear Land 12+	3,000.00	39,000.00	100%		39,000
2.30	Acre-Wasteland	500.00	1,150.00	100%		1,150
Total Acres 26.02				Land Total		356,385

Accpt Land 356,400 **Accepted Bldg** 0 **Total** 356,400

Map/Lot: 003-044
Account: 229 Card: 1 of 1 Location: 31 INDIAN REST ROAD

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Tree Growth App	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	6 1 26
Shore Ft Frnt	0 Depth 0
Exemption(s)	43 Land Schedule 5

Sale Data

Sale Date	02/27/2025
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	280,000	280,000.00	100%		280,000
0.68	Acre-Rear Land 2+	6,000.00	4,080.00	100%		4,080
Total Acres 1.68					Land Total	284,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Shed	1980	672	D 100	48.822	Avg-	63%	80%	100%	24,606
Frame Shed	1980	132	D 100	5.994	Avg-	63%	80%	100%	3,021
								Outbuilding Total	27,627

Accpt Land	284,100	**Accepted Bldg**	27,600	**Total**	311,700

Account: 240 Card: 1 of 1 Map/Lot: 004-004 Location: ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential II - Special Protection
Topography Rolling
Utilities No Utilities
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
Reference 2
Tran/Land/Bldg 5 1 0
Shore Ft Frnt 0 Depth 0
Exemption(s) 43 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
5.62	Acre-Rear Land 2+	6,000.00	33,720.00	100%		33,720
Total Acres 6.62					Land Total	123,720

Accpt Land 123,700 **Accepted Bldg** 0 **Total** 123,700

Account: 311 Card: 1 of 1 Map/Lot: 004-046-001 Location: OLD STAGE ROAD

Neighborhood 6	Sewall Pond
Zoning/Use	Rural Residential II - Special Protection
Topography	Rolling
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	938
Depth	150
Exemption(s)	43
Land Schedule	6

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.23	Fr. A-Base Unimp	140,000	251,610.81	100%		251,611
9.00	Acre-Rear Land 12+	3,000.00	27,000.00	100%		27,000
1.11	Acre-Wasteland	500.00	555.00	100%		555
Total Acres 13.34				Land Total		279,166

Accpt Land	279,200	**Accepted Bldg**	0	**Total**	279,200

Account: 312 Card: 1 of 1 Map/Lot: 005-013 Location: ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Swampy
Utilities	No Utilities
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	43
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.19	Acre-Wasteland	500.00	4,095.00	100%		4,095
Total Acres 8.19				Land Total		4,095

Accpt Land	4,100	**Accepted Bldg**	0	**Total**	4,100

Map/Lot: 005-036
Account: 313 Card: 1 of 1 Location: 340 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	4 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	43	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	200%	Commercial	250,000
0.79	Acre-Rear Land 2+	6,000.00	4,740.00	100%		4,740
Total Acres 1.79					Land Total	254,740

Dwelling Description **Replacement Cost New**

Conventional	One Story	726 Sqft	Grade C 100	Base	201,178
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,696
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	1991	None	Old Type	Good	Typical	198,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	97%	100%	144,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1820	264	C 100	35.323	Good	75%	97%	100%	25.697
Encl Frame Porch	1820	48	C 100	8.231	Good	75%	97%	100%	5.988
Encl Frame Porch	1820	36	C 100	7.377	Good	75%	97%	100%	5.367
Frame Shed	2010	80	C 100	4.430	Avg	88%	80%	100%	3.118
Wood Deck	1820	25	C 100	2.408	Good	75%	97%	100%	1.752
Fire Station	2010	2016	B 100	316.010	Avg	84%	100%	100%	265.448
Frame Garage	1820	384	D 100	19.113	Avg	65%	100%	100%	12.423
								Outbuilding Total	319,793

Accpt Land	254,700	**Accepted Bldg**	464,200	**Total**	718,900

Map/Lot: 004-014-002
Account: 344 Card: 1 of 1 Location: SPINNEY MILL RD

Neighborhood 1	Paved		
Zoning/Use	Rural Residential I - Special Protection		
Topography	Rolling		
Utilities	No Utilities		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)	43	Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Fr. A-Base Unimp	90,000.00	46,977.29	100%		46,977
Total Acres 0.09				Land Total		46,977

Accpt Land	47,000	**Accepted Bldg**	0	**Total**	47,000

Map/Lot: 005-004-012
Account: 145 Card: 1 of 1 Location: SOUTH RIVER RD

Neighborhood 3 Kennebec River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2
Tran/Land/Bldg 3 5 7
Shore Ft Frnt 120 Depth 150
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Fr. A-Base Imp	400,000	366,049.46	100%		366,049
1.79	Acre-Rear Land 2+	6,000.00	10,740.00	100%		10,740
Total Acres 2.51					Land Total	376,789

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	1232 Sqft	Grade B 100	Base	448,384
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN 4 - CUSTOMIZE	Open Choice 4 -			OPEN 4 -	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,869
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	458,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	316,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1983	96	B 130	25.231	Avg	74%	100%	100%	18.671
One Story Frame	1983	48	B 130	16.433	Avg	74%	100%	100%	12.160
Wood Deck	1983	390	C 100	9.437	Avg	74%	100%	100%	6.983
Open Frame Porch	1983	100	C 100	9.631	Avg	74%	100%	100%	7.127
Wood Deck	1983	48	C 100	2.850	Avg	74%	100%	100%	2.109
Open Frame Porch	1983	112	C 100	10.209	Avg	74%	100%	100%	7.555
Frame Garage	1983	336	C 110	23.096	Avg	74%	100%	100%	17.091
Canopy	1983	144	C 100	4.699	Avg	74%	80%	100%	2.782
Frame Shed	1983	80	D 100	3.633	Avg	74%	100%	100%	2.688
Generator	1983	1	C 100	9.630	Avg	74%	100%	100%	7.126
								Outbuilding Total	84,292

Accpt Land 376,800 **Accepted Bldg** 400,500 **Total** 777,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	1,104,500	245,400	1,349,900	1,104,500	245,400	1,349,900
2	0	104,800	104,800	0	104,800	104,800
3	0	14,700	14,700	0	14,700	14,700
4	0	35,600	35,600	0	35,600	35,600
TOTAL	1,104,500	400,500	1,505,000	1,104,500	400,500	1,505,000

Account: 315 Card: 1 of 4 Map/Lot: 001-003 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential II - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1	Squirrel Point Lighthouse		
Reference 2			
Tran/Land/Bldg	4 20 18		
Shore Ft Frnt	1300	Depth	100
Exemption(s)	40	Land Schedule	3

Sale Data

Sale Date	10/18/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Verification
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Fr. A-Base Imp	400,000	542,586.40	200%	Commercial	1,085,173
3.22	Acre-Rear Land 2+	6,000.00	19,320.00	100%		19,320
Total Acres 5.06					Land Total	1,104,493

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	628 Sqft	Grade C 110	Base	290,069
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Unfinished			Attic	7,850
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	297,919

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	92%	100%	205,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1935	80	C 110	15.466	Good	75%	100%	100%	11.600
Open Frame Porch	1935	24	C 100	5.971	Avg	65%	100%	100%	3.881
Open Frame Porch	1935	48	C 110	7.839	Good	75%	100%	100%	5.879
Wood Deck	1965	8	C 100	2.080	Avg	65%	100%	100%	1.352
Barn	1935	300	C 110	28.604	Good	75%	80%	100%	17.162
							Outbuilding Total		39,874

Accpt Land	1,104,500	**Accepted Bldg**	245,400	**Total**	1,349,900

Map/Lot: 001-003
Account: 315 Card: 2 of 4 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential II - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	Squirrel Point Lighthouse
Reference 2	
Tran/Land/Bldg	4 0 32
Shore Ft Frnt	1300 Depth 100
Exemption(s)	40 Land Schedule 3

Sale Data

Sale Date	10/18/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Verification
Validity	Other Non-Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Lighthouse	1935	193	C 100	158.317	Good	75%	80%	100%	94.990
One Story Frame	1935	70	C 100	12.904	Good	75%	80%	100%	7.742
Wood Deck	1980	118	C 100	4.199	Avg-	63%	80%	100%	2.116
							Outbuilding Total		104,848

Accpt Land	0	**Accepted Bldg**	104,800	**Total**	104,800

Map/Lot: 001-003
Account: 315 Card: 3 of 4 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential II - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1	Oil House		
Reference 2			
Tran/Land/Bldg	4 0 18		
Shore Ft Frnt	1300	Depth	100
Exemption(s)	40	Land Schedule	3

Sale Data

Sale Date	10/18/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Verification
Validity	Other Non-Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1935	120	B 115	26.212	Avg+	70%	80%	100%	14.678
							Outbuilding Total		14,678

Accpt Land	0	**Accepted Bldg**	14,700	**Total**	14,700

Account: 315 Card: 4 of 4 Map/Lot: 001-003 Location: BALD HEAD ROAD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential II - Shoreland
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	Squirrel Point Lighthouse
Reference 2	
Tran/Land/Bldg	4 0 18
Shore Ft Frnt	1300 Depth 100
Exemption(s)	40 Land Schedule 3

Sale Data

Sale Date	10/18/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Verification
Validity	Other Non-Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1950	350	C 100	45.261	Good	75%	100%	100%	33.946
Wood Deck	1980	72	C 100	3.313	Avg-	63%	80%	100%	1.670
							Outbuilding Total		35,616

Accpt Land	0	**Accepted Bldg**	35,600	**Total**	35,600

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities	Drilled Well Septic System		
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 20 4		
Shore Ft Frnt	300	Depth	150
Exemption(s)	40	Land Schedule	3

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Fr. A-Base Imp	400,000	405,955.66	100%		405,956
1.10	Acre-Rear Land 2+	6,000.00	6,600.00	100%		6,600
Total Acres 2.13					Land Total	412,556

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade B 100	Base	326,683
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Typical	Typical	Very Good	Typical	333,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	266,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	72	B 100	16.025	V Good	80%	100%	100%	12.820
Encl Frame Porch	1900	32	B 100	8.652	V Good	80%	100%	100%	6.922
Encl Frame Porch	1900	28	B 100	8.305	V Good	80%	100%	100%	6.644
Wood Deck	1980	20	C 100	2.311	Avg	72%	100%	100%	1.664
Frame Shed	1900	120	A 115	11.463	Avg	65%	100%	100%	7.451
1.5 Shed	1900	247	A 115	33.033	Avg	65%	100%	100%	21.471
Lighthouse	1900	77	B 100	84.120	Avg	65%	80%	100%	43.742
Wood Deck	1990	144	C 100	4.699	Avg	78%	80%	100%	2.932
								Outbuilding Total	103,646

Accpt Land	412,600	**Accepted Bldg**	370,600	**Total**	783,200

Map/Lot: 005-049
Account: 519 Card: 1 of 1 Location: (ACCESS BY BOAT ONLY)

Neighborhood 4	Sasanoa River
Zoning/Use	- Shoreland
Topography	Rolling
Utilities	
Street	No Street
Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 0
Shore Ft Frnt	Depth
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Base Unimp	280,000	232,209.47	10.0%	Restriction	23,221
Total Acres 0.50					Land Total	23,221

Accpt Land	23,200	**Accepted Bldg**	0	**Total**	23,200

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	470,400	491,300	961,700	470,400	491,300	961,700
2	0	95,000	95,000	0	95,000	95,000
TOTAL	470,400	586,300	1,056,700	470,400	586,300	1,056,700

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 10
Shore Ft Frnt	200 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	08/27/2020
Sale Price	730,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Base Imp	400,000	361,867.22	125.		452,334
3.01	Acre-Rear Land 2+	6,000.00	18,060.00	100%		18,060
Total Acres 3.70					Land Total	470,394

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1068 Sqft	Grade B 110	Base	450,619
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN 4 - CUSTOMIZE	Open Choice 4 -			OPEN 4 -	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	36,188
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	25,330
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,754
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Good	Typical	519,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	410,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1984	40	B 140	13.086	Good	82%	100%	100%	10.731
Open Frame Porch	1984	50	B 110	9.693	Good	79%	100%	100%	7.657
Wood Deck	1984	165	B 110	6.850	Good	79%	100%	100%	5.412
Wood Deck	1984	32	B 110	3.411	Good	79%	100%	100%	2.695
Swimming Pool	1984	598	B 110	59.292	Good	79%	100%	100%	46.841
Generator	1984	1	C 100	9.630	Avg	75%	100%	100%	7.222
								Outbuilding Total	80,558

Accpt Land	470,400	**Accepted Bldg**	491,300	**Total**	961,700

Neighborhood 3	Kennebec River		
Zoning/Use	Rural Residential I - Shoreland		
Topography	Rolling		
Utilities			
Street	Semi Improved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	08/27/2020
Sale Price	730,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fin .75st/Gar	1984	864	C 100	118.630	Avg	75%	100%	100%	88.972
Plumbing Fixtures	1984	3	C 100	8.089	Avg	75%	100%	100%	6.067
								Outbuilding Total	95,039

Accpt Land	0	**Accepted Bldg**	95,000	**Total**	95,000

Neighborhood 5	Back River
Zoning/Use	Rural Residential II - Resource Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	08/21/2015
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Fr. A-Base Unimp	280,000	207,566.28	50.0%	Access	103,783
Total Acres 0.33					Land Total	103,783

Dwelling Description

Conventional	One & 1/2 Story	240 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	150,878
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-8,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% None 1.5	Cooling	0% None	Heat	-2,177
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-178
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Old Type	No Bath	Average	Typical	132,817

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	65%	80%	100%	69,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1960	120	B 100	11.351	Avg	65%	80%	100%	5.902
Wood Deck	1960	27	D 100	2.006	Avg	65%	80%	100%	1.043
								Outbuilding Total	6,945

Accpt Land	103,800	**Accepted Bldg**	76,000	**Total**	179,800

Map/Lot: 003-013
Account: 318 Card: 1 of 1 Location: 73 NEWTOWN ROAD

Neighborhood 2 Semi Improved

Zoning/Use Rural Residential I - Resource Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data

Sale Date	05/05/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Buyer
Validity	Other Non-Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 5 10
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	115,000	115,000.00	100%		115,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
3.00	Acre-Rear Land 12+	3,000.00	9,000.00	100%		9,000
1.82	Acre-Wasteland	500.00	910.00	100%		910
Total Acres 15.82					Land Total	184,910

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	768 Sqft	Grade B 95	Base	321,864
Exterior	T111/Drop	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% Floor/Wall Unit	Cooling	100% Heat Pump	Heat	1,698
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,250
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
1974	1978	Typical	Typical	Average	Typical	329,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	214,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1974	224	B 95	24.055	Ava	65%	100%	100%	15.636
One Story Frame	1974	288	B 95	44.153	Ava	65%	100%	100%	28.699
1 & 3/4 Story Frame	1974	288	B 95	63.440	Ava	65%	100%	100%	41.236
Wood Deck	1974	320	B 95	9.376	Ava	65%	100%	100%	6.094
Frame Shed	1974	80	D 100	3.633	Ava-	60%	80%	100%	1.744
Res. Greenhouse	1974	408	E 100	5.500	Ava	69%	80%	100%	3.036
Yurt	2000	452	C 100	36.979	Ava	83%	80%	100%	24.554
Solar Panels	1974	18	C 100	25.423	Ava	69%	80%	100%	14.034
								Outbuilding Total	135,033

Accpt Land 184,900 **Accepted Bldg** 349,400 **Total** 534,300

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	No Utilities
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	130 Depth 150
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	10/25/2022
Sale Price	160,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Fr. A-Base Unimp	280,000	225,696.80	100%		225,697
1.88	Acre-Rear Land 2+	6,000.00	11,280.00	100%		11,280
Total Acres 2.33					Land Total	236,977

Accpt Land	237,000	**Accepted Bldg**	0	**Total**	237,000

Map/Lot: 005-046
Account: 268 Card: 1 of 1 Location: 86 PARSHLEY RD

Neighborhood 4 Sasanoa River

Zoning/Use Rural Residential I - Special Protection
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

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
Reference 2 EACH OWNS 1/2 INTEREST
Tran/Land/Bldg 3 5 7
Shore Ft Frnt 170 Depth 150
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Fr. A-Base Imp	400,000	345,291.23	100%		345,291
1.84	Acre-Rear Land 2+	6,000.00	11,040.00	100%		11,040
Total Acres 2.42					Land Total	356,331

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	1232 Sqft	Grade A 110	Base	638,100
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1200 Sqft, Grade B	Basement Gar	None	Fin Bsmt	53,107
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	44,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,534
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Good	Typical	745,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	670,709

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2010	396	A 140	106.210	Good	91%	100%	100%	96.651
Wood Deck	2010	1726	A 110	58.029	Good	90%	100%	100%	52.226
Open Frame Porch	2010	380	A 110	38.141	Good	90%	100%	100%	34.327
One Inch Pier	2010	72	C 100	5.547	Avg	88%	80%	100%	3.905
Generator	2025	1	C 100	9.630	Avg	96%	100%	100%	9.245
							Outbuilding Total		196,354

Accpt Land	356,300	**Accepted Bldg**	867,100	**Total**	1,223,400

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	OPEN SPACE AS OF 2006
Reference 2	
Tran/Land/Bldg	1 5 8
Shore Ft Frnt	0 Depth 0
Exemption(s)	3 Land Schedule 4

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp- Paved (FR)	150,000	150,000.00	100%		150,000
10.00	Acre-Rear Land 2+	6,000.00	60,000.00	100%		60,000
28.00	Acre-Rear Land 12+	3,000.00	84,000.00	100%		84,000
37.00	Acre-OpenSpace - Rear 12+	3,000.00	111,000.00	80.0%	Restriction	88,800
12.14	Acre-OpenSpace - Wasteland	500.00	6,070.00	80.0%	Restriction	4,856
Total Acres 88.14					Land Total	387,656

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	572 Sqft	Grade C 100	Base	239,768
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-3,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,763
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,393
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	Above Average	Typical	239,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	174,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1981	32	C 100	2.542	Avg+	73%	100%	100%	1.856
Barn	1981	1578	B 115	191.904	Avg	73%	80%	100%	112.072
Canopy	1981	132	D 100	3.664	Avg	73%	80%	100%	2.140
Canopy	2025	240	C 100	6.548	Avg	96%	80%	100%	5.029
								Outbuilding Total	121,097

Accpt Land 387,700 **Accepted Bldg** 295,800 **Total** 683,500

Map/Lot: 005-014-004
Account: 376 Card: 1 of 1 Location: SASANOA SHORES

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 0
Shore Ft Frnt	200 Depth 150
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	10/31/2007
Sale Price	385,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Fr. A-Base Unimp	280,000	253,307.06	100%		253,307
3.81	Acre-Rear Land 2+	6,000.00	22,860.00	100%		22,860
Total Acres 4.50					Land Total	276,167

Accpt Land 276,200 **Accepted Bldg** 0 **Total** 276,200

Map/Lot: 005-015
Account: 182 Card: 1 of 1 Location: 168 ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Tree Growth App	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	1 5 2
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	1

Sale Data

Sale Date	01/24/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Conv Mortgage
Verified	Public Record
Validity	Other Non-Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.36	Acre-Rear Land 2+	6,000.00	8,160.00	100%		8,160
Total Acres 2.36					Land Total	133,160

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	375 Sqft	Grade C 110	Base	211,865
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
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**
1935	2022	Typical	Typical	Very Good	Typical	211,865

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	80%	100%	100%	169,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1935	255	C 140	47.996	Good	75%	100%	100%	35.997
One Story Frame	1935	264	C 125	44.154	Good	75%	100%	100%	33.116
Wood Deck	2022	105	C 100	3.948	Avg	95%	100%	100%	3.751
							Outbuilding Total		72,864

Accpt Land	133,200	**Accepted Bldg**	242,400	**Total**	375,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling Rolling
Utilities	Drilled Well Septic 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			
Reference 2			
Tran/Land/Bldg	1 5 10		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
0.51	Acre-Rear Land 2+	6,000.00	3,060.00	100%		3,060
Total Acres 1.51					Land Total	190,560

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	442 Sqft	Grade B 100	Base	261,815
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Crawl	Basement	-12,578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,606
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,579
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
1850	2025	Modern	Modern	Good	Typical	253,210

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Heat	None	75%	90%	100%	170,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1900	230	B 115	44.046	Good	75%	100%	100%	33.034
Frame Shed	1850	30	B 100	2.026	Good	75%	90%	100%	1.368
Open Frame Porch	1850	128	B 100	13.394	Good	75%	90%	100%	9.041
One Story Frame	1950	90	B 115	21.348	Good	75%	100%	100%	16.011
Barn	2005	464	B 100	49.068	Avg+	88%	80%	100%	34.544
Unfinished Attic	2005	464	B 100	9.816	Avg+	88%	80%	100%	6.910
								Outbuilding Total	100,908

Accpt Land	190,600	**Accepted Bldg**	271,800	**Total**	462,400

Map/Lot: 005-027
Account: 322 Card: 1 of 1 Location: ARROWSIC RD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data

Sale Date 09/06/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	100%		125,000
1.35	Acre-Rear Land 2+	6,000.00	8,100.00	100%		8,100
Total Acres 2.35					Land Total	133,100

Dwelling Description

				Replacement Cost New	
Conventional	One Story	540 Sqft	Grade D 100	Base	142,933
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	No Bsmt Crawl	Basement	-9,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-244
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1950	0	Typical	Typical	Below Average	Typical	133,306

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Basement	None	55%	95%	100%	69,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	64	D 100	2.906	Avg	67%	80%	100%	1.558
								Outbuilding Total	1,558

Accpt Land	133,100	**Accepted Bldg**	71,200	**Total**	204,300

Account: 125 Card: 1 of 1 Map/Lot: 005-027-002 Location: ARROWSIC RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/19/2004
Sale Price	62,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Unimp	90,000.00	90,000.00	100%		90,000
2.20	Acre-Rear Land 2+	6,000.00	13,200.00	100%		13,200
Total Acres 3.20					Land Total	103,200

Accpt Land	103,200	**Accepted Bldg**	0	**Total**	103,200

Neighborhood 3	Kennebec River
Tree Growth	1988
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1	TREE GROWTH - APP DUE 2033/04/01		
Reference 2	FIRST ENROLLED IN 1988		
Tran/Land/Bldg	1 5 22		
Shore Ft Frnt	1700	Depth	150
Exemption(s)	3	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp- Paved (FR)	187,500	187,500.00	100%		187,500
5.00	Acre-Rear Land 2+	6,000.00	30,000.00	100%		30,000
25.00	Acre-TreeGrowth-Softwood	435.00	10,875.00	100%		10,875
6.00	Acre-TreeGrowth-Mixwood	454.00	2,724.00	100%		2,724
52.00	Acre-TreeGrowth-Hardwood	381.00	19,812.00	100%		19,812
Total Acres 89.00					Land Total	250,911

Dwelling Description

				Replacement Cost New	
Saltbox	One & 3/4 Story	1170 Sqft	Grade B 110	Base	477,116
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-8,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	OPEN 5 -	Open 5 Chioce 1	OPEN 5 -	
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	18,093
Attic	Floor & Stairs			Attic	12,378
FirePlaces	2			Fireplace	15,508
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	514,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	97%	100%	349,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	696	B 125	129.998	Good	80%	100%	100%	103.998
One Story Frame	1800	192	B 110	36.238	Avg	65%	90%	100%	21.200
Frame Shed	1900	480	C 100	26.582	Avg+	70%	80%	100%	14.886
Frame Garage	1985	572	C 100	32.363	Good	82%	100%	100%	26.538
Barn	1990	1080	C 100	93.614	Avg	78%	80%	100%	58.415
Frame Shed	1990	240	C 100	13.291	Avg	78%	80%	100%	8.294
Frame Shed	1988	456	D 100	20.707	Avg	77%	80%	100%	12.755
								Outbuilding Total	246,086

Accpt Land	250,900	**Accepted Bldg**	595,400	**Total**	846,300

Map/Lot: 004-010
Account: 275 Card: 1 of 1 Location: 22 SPINNEY ROAD

Neighborhood 1 Paved

Zoning/Use Rural Residential I
Topography Rolling
Utilities Drilled Well Septic 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
Reference 2
Tran/Land/Bldg 1 5 8
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
0.40	Acre-Rear Land 2+	6,000.00	2,400.00	100%		2,400
Total Acres 1.40				Land Total		189,900

Dwelling Description **Replacement Cost New**

Conventional	One Story	1008 Sqft	Grade B 100	Base	295,137
Exterior	Wood Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	14,095
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	309,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	253,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2002	140	C 100	3.276	Avg	84%	80%	100%	2.202
Pergola	2002	140	C 100	4.622	Avg	84%	80%	100%	3.106
Wood Deck	2020	60	C 100	3.082	Avg	94%	80%	100%	2.318
Generator	2002	1	C 100	9.630	Avg	84%	100%	100%	8.089
One Story Frame	2002	224	B 100	37.454	Avg	84%	80%	100%	25.169
Wood Deck	2002	10	C 100	2.119	Avg	84%	80%	100%	1.424
Frame Shed	2002	50	C 100	2.769	Avg	84%	80%	100%	1.861
								Outbuilding Total	44,169

Accpt Land 189,900 **Accepted Bldg** 297,700 **Total** 487,600

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved
Spring Check List	2027
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 10
Shore Ft Frnt	0 Depth 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	10/24/2022
Sale Price	389,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Fr. A-Base Imp	400,000	214,812.72	100%		214,813
Total Acres 0.10					Land Total	214,813

Dwelling Description — **Replacement Cost New**

Cape Cod	One Story	308 Sqft	Grade C 90	Base	126,714
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
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
1930	0	Typical	Typical	Average	Typical	126,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	82,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Frame	1930	660	C 120	133.908	Avg	65%	100%	100%	87.040
Wood Deck	2008	224	C 100	6.240	Avg	87%	100%	100%	5.429
Open Frame Porch	1930	24	C 90	5.374	Avg	65%	100%	100%	3.493
Basement Entry	1930	16	C 100	3.813	Avg	65%	100%	100%	2.478
							Outbuilding Total		98,440

Accpt Land	214,800	**Accepted Bldg**	180,800	**Total**	395,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	210,500	422,400	632,900	210,500	422,400	632,900
2	0	9,700	9,700	0	9,700	9,700
TOTAL	210,500	432,100	642,600	210,500	432,100	642,600

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Paved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
3.84	Acre-Rear Land 2+	6,000.00	23,040.00	100%		23,040
Total Acres 4.84				Land Total		210,540

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	778 Sqft	Grade B 100	Base	325,890
Exterior	Masonite	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Crawl	Basement	-17,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	12,315
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,448
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2017	Typical	Typical	Good	Typical	344,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	77%	92%	100%	243,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1980	240	B 115	45.667	Good	80%	100%	100%	36.534
Open Frame Porch	1990	72	B 100	10.105	Avg	78%	80%	100%	6.306
Frame Shed	2019	192	C 100	10.633	Avg	93%	80%	100%	7.911
One Story Frame	1980	60	B 100	14.334	Good	77%	92%	100%	10.154
Open Frame Porch	1990	82	B 100	10.692	Good	77%	92%	100%	7.574
One Story Frame	1980	458	B 115	81.012	Good	80%	100%	100%	64.810
Wood Deck	1980	168	B 100	6.298	Good	77%	92%	100%	4.461
Wood Deck	2017	312	B 100	9.681	Good	77%	92%	100%	6.858
Frame Garage	1990	576	B 100	39.717	Avg	78%	80%	100%	24.783
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
								Outbuilding Total	178,443

Accpt Land	210,500	**Accepted Bldg**	422,400	**Total**	632,900

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 0
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	1

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Slab	1980	80	C 100	693	Avg	72%	80%	100%	399
Jacuzzi	1980	1	C 100	9.630	Avg	72%	80%	100%	5.547
Patio	1980	55	B 100	2.996	Avg	72%	80%	100%	1.726
Patio	1980	96	B 100	3.478	Avg	72%	80%	100%	2.003
								Outbuilding Total	9,675

Accpt Land	0	**Accepted Bldg**	9,700	**Total**	9,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	390,400	440,100	830,500	390,400	440,100	830,500
2	0	151,100	151,100	0	151,100	151,100
TOTAL	390,400	591,200	981,600	390,400	591,200	981,600

Neighborhood 4 Sasanoa River

Zoning/Use Rural Residential I - Shoreland
Topography Rolling
Utilities Drilled Well Septic 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 5 7
Shore Ft Frnt 0 Depth 0
Exemption(s) 3 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Fr. A-Base Imp	400,000	312,331.79	125.		390,415
Total Acres 0.40					Land Total	390,415

Dwelling Description **Replacement Cost New**

Contemporary	One Story	872 Sqft	Grade B 100	Base	271,168
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	26,317
Attic	Floor & Stairs			Attic	9,853
FirePlaces	1			Fireplace	7,049
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Good	Typical	314,387

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	235,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Two Story Frame	1965	672	B 100	157.463	Good	75%	100%	100%	118.097
One Story Frame	1965	240	B 100	39.710	Good	75%	100%	100%	29.782
Open Frame Porch	1965	40	B 100	8.224	Good	75%	100%	100%	6.168
Wood Deck	1965	240	B 100	7.989	Good	75%	100%	100%	5.992
Wood Deck	1965	128	B 100	5.357	Good	75%	100%	100%	4.018
Encl Frame Porch	1965	140	B 100	18.028	Good	75%	100%	100%	13.521
Frame Shed	1965	216	D 100	9.809	Avg-	55%	80%	100%	4.316
Frame Garage	1974	576	C 100	32.555	Avg	69%	100%	100%	22.463
							Outbuilding Total		204,357

Accpt Land	390,400	Accepted Bldg	440,100	Total	830,500

Map/Lot: 006-010
Account: 26 Card: 2 of 2 Location: 29 PREBLE POINT ROAD

Neighborhood 4	Sasanoa River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Shared
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 8
Shore Ft Frnt	0
Depth	0
Exemption(s)	3
Land Schedule	4

Sale Data

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

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	330 Sqft	Grade C 100	Base	184,284
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Brick &/or Stone	Basement	No Bsmt Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	5 CAR	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,376
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-495
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	Old Type	Old Type	Good	Typical	208,377

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	75%	95%	100%	148,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2020	48	C 100	2.850	Avg	94%	100%	100%	2.679
							Outbuilding Total		2,679

Accpt Land	0	**Accepted Bldg**	151,100	**Total**	151,100

Neighborhood 1	Paved
Zoning/Use	Rural Residential I - Special Protection
Topography	Rolling
Utilities	
Street	Paved

Sale Data

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

Reference 1			
Reference 2			
Tran/Land/Bldg	5 1 0		
Shore Ft Frnt	0	Depth	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Fr. A-Base Unimp	90,000.00	80,448.76	100%		80,449
Total Acres 0.66				Land Total		80,449

Accpt Land	80,400	**Accepted Bldg**	0	**Total**	80,400

Map/Lot: 005-004-016
Account: 257 Card: 1 of 1 Location: 24 SOUTH RIVER RD

Neighborhood 1	Paved
Zoning/Use	Rural Residential I
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved

Sale Data

Sale Date	12/30/1899
Sale Price	0
Sale Type	Sale Type.....
Financing	Financed
Verified	Verification
Validity	Validity

Reference 1			
Reference 2			
Tran/Land/Bldg	1 5 8		
Shore Ft Frnt	0	Depth	0
Exemption(s)	3 2027	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Imp	125,000	125,000.00	150.0%		187,500
4.00	Acre-Rear Land 2+	6,000.00	24,000.00	100%		24,000
Total Acres 5.00					Land Total	211,500

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	936 Sqft	Grade B 110	Base	397,686
Exterior	Log/Log Siding	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% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,856
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	2007	Typical	Typical	Good	Typical	408,542

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	351,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	2000	256	B 140	58.753	Good	87%	100%	100%	51.115
Fin .75st/Gar	2000	728	B 125	160.140	Good	87%	100%	100%	139.322
Open Frame Porch	2000	192	B 110	18.872	Good	86%	100%	100%	16.230
Open Frame Porch	2000	90	B 110	12.278	Good	86%	100%	100%	10.559
Wood Deck	2000	360	C 100	8.860	Avg	83%	100%	100%	7.354
Wood Deck	2000	32	C 100	2.542	Avg	83%	100%	100%	2.110
Generator	2000	1	C 100	9.630	Avg	83%	100%	100%	7.993
Solar Panels	2020	18	C 100	25.423	Avg	94%	100%	100%	23.898
Canopy	2000	280	B 110	9.822	Good	86%	100%	100%	8.447
								Outbuilding Total	267,028

Accpt Land	211,500	**Accepted Bldg**	618,400	**Total**	829,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	584,800	470,100	1,054,900	584,800	470,100	1,054,900
2	0	248,000	248,000	0	248,000	248,000
TOTAL	584,800	718,100	1,302,900	584,800	718,100	1,302,900

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic System
Street	Semi Improved
Spring Check List	2026
Reference 1	
Reference 2	
Tran/Land/Bldg	3 5 8
Shore Ft Frnt	560 Depth 150
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	08/20/2024
Sale Price	960,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.85	Acre-Rear Land 2+	6,000.00	29,100.00	100%		29,100
1.93	Fr. A-Base Imp	400,000	555,697.76	100%		555,698
Total Acres 6.78					Land Total	584,798

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	931 Sqft	Grade A 100	Base	488,126
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Crawl	Basement	-23,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-7,709
Rooms	8				
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	40,446
Attic	1/4 Finished			Attic	16,546
FirePlaces	1			Fireplace	8,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2025	Typical	Typical	Good	Typical	522,132

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	80%	100%	338,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
One Story Frame	1989	93	A 115	26.844	Good	83%	100%	100%	22.281
Open Frame Porch	1989	138	A 100	17.192	Good	81%	80%	100%	11.141
Open Frame Porch	1989	130	A 100	16.614	Good	81%	80%	100%	10.766
Wood Deck	1989	70	A 100	4.911	Good	81%	80%	100%	3.182
Open Frame Porch	1989	165	A 100	19.142	Good	81%	80%	100%	12.404
Wood Deck	1989	249	A 100	10.083	Good	81%	80%	100%	6.534
One Story Frame	1989	319	A 115	71.895	Good	83%	100%	100%	59.673
Wood Deck	1989	206	A 100	8.841	Good	81%	80%	100%	5.729
								Outbuilding Total	131,710

Accpt Land	584,800	Accepted Bldg	470,100	Total	1,054,900

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Shared Shared
Street	Semi Improved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 0 27
Shore Ft Frnt	0
Depth	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	08/20/2024
Sale Price	960,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Generator	2020	1	C 100	9.630	Avg	94%	100%	100%	9.052
Finished Attic	1979	572	B 100	29.568	Good	80%	100%	100%	23.654
Fin 1st/Gar	1979	572	B 115	145.512	Good	80%	100%	100%	116.410
Plumbing Fixtures	1979	4	B 100	13.159	Good	80%	100%	100%	10.527
2 & 1/2 Story Frame	1979	364	B 115	107.081	Good	80%	100%	100%	85.665
Wood Deck	1979	96	B 100	4.606	Avg	72%	80%	100%	2.653
							Outbuilding Total		247,961

Accpt Land	0	**Accepted Bldg**	248,000	**Total**	248,000

Map/Lot: 003-006-001
Account: 270 Card: 1 of 1 Location: 38 COTTAGE RD

Neighborhood 3	Kennebec River
Zoning/Use	Rural Residential I - Shoreland
Topography	Rolling
Utilities	Drilled Well Septic 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	3 5 8		
Shore Ft Frnt	375	Depth	150
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Fr. A-Base Imp	400,000	454,312.67	100%		454,313
2.18	Acre-Rear Land 2+	6,000.00	13,080.00	100%		13,080
Total Acres 3.47					Land Total	467,393

Dwelling Description

				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade B 95	Base	191,978
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-15,674
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finsihed			Attic	30,714
FirePlaces	1			Fireplace	6,697
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	213,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	65%	90%	100%	125,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1950	40	B 95	3.125	Avg	65%	90%	100%	1.828
Wood Deck	2025	108	C 100	4.006	Avg	96%	100%	100%	3.846
								Outbuilding Total	5,674

Accpt Land	467,400	**Accepted Bldg**	130,700	**Total**	598,100