

Map Lot 01-063

Account 360

Location 8 WHITE RD

Card 1 Of 1 10/17/2026

ELLIOTT, PAUL
ELLIOTT, MELISSA
1633 ARCHERS PATH
LAKELAND FL 33809

B2643P253 B2770P304

Previous Owner
JAMES REV TRUST, RITA M.
RONALD & RITA TRUSTEES
53 LEEDS JCT.RD
WALES 04280 3122
Sale Date: 10/10/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	10/08/2019		
Price	197,500		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	1 Conventional		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	1 Buyer		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	103,200	78,450	0	181,650
2014	103,200	78,450	0	181,650
2015	103,200	78,450	0	181,650
2016	103,200	78,450	0	181,650
2017	103,200	78,450	0	181,650
2018	103,200	78,450	0	181,650
2019	103,200	78,450	0	181,650
2020	103,200	78,450	0	181,650
2021	103,200	78,450	0	181,650
2022	103,200	78,450	0	181,650
2023	103,200	78,450	0	181,650
2024	103,200	78,450	0	181,650
2025	103,200	80,170	0	183,370
2026	282,800	77,600	0	360,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
						8.View/Environ
				%		9.Fract Share
						Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.50				

Sebec

Map Lot 01-063

Account 360

Location 8 WHITE RD

Card 1

Of 1

10/17/2026

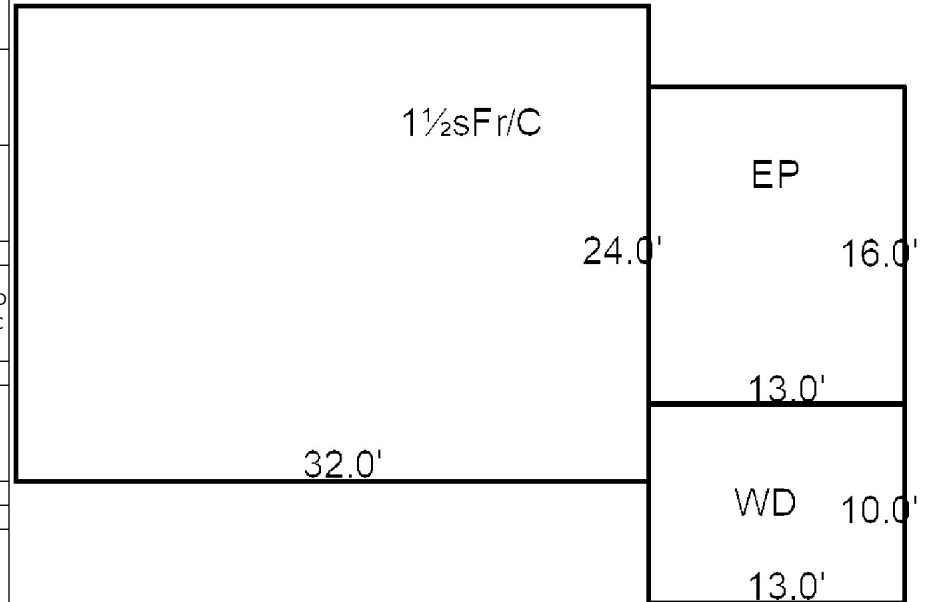
Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 8 FLOOR/WALL UNIT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 13 T1-11	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 2 D 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 768
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 5 CRAWL SPACE		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 ENCL	0	208	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 DECK	0	130	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-064

Account 767

Location 6 WHITE RD

Card 1 Of 1 10/17/2026

WHITE, BRUCE E
WHITE, KATHY K
6 WHITE ROAD
SEBEC ME 04481

B1088P47

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/15/26 REVAL HRG, N/C DISAGREES LAND VALUE

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	115,920	88,910	11,000	193,830
2014	115,920	88,910	11,000	193,830
2015	115,920	88,910	11,000	193,830
2016	115,920	88,910	16,500	188,330
2017	115,920	88,910	22,000	182,830
2018	115,920	88,910	22,000	182,830
2019	115,920	88,910	22,000	182,830
2020	115,920	88,910	27,500	177,330
2021	115,920	88,910	27,500	177,330
2022	115,920	88,910	25,000	179,830
2023	115,920	88,910	22,500	182,330
2024	115,920	88,910	19,500	185,330
2025	115,920	88,910	17,250	187,580
2026	287,400	97,100	25,000	359,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.55				

Sebec

Map Lot 01-064

Account 767

Location 6 WHITE RD

Card 1 Of 1 10/17/2026

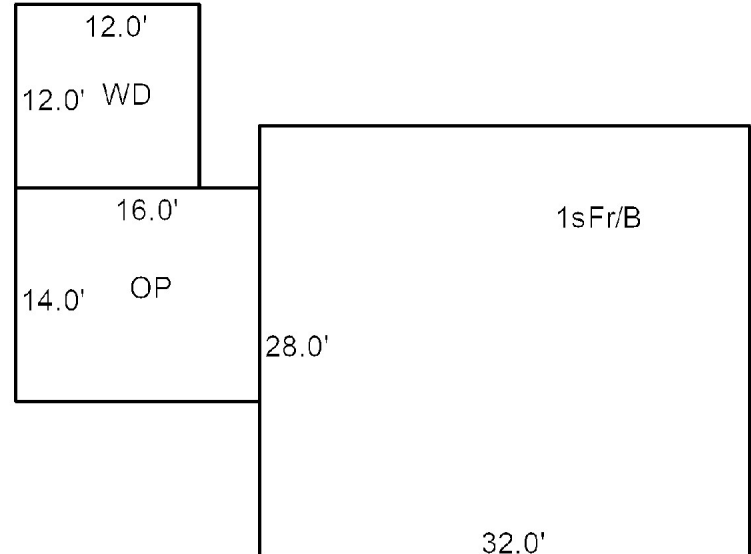
Building Style 8 COTTAGE	SF Bsmt Living 448	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 1 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 2 D 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 896
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 6 GOOD
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	224	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 DECK	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 FRAME SHED	0				%	%	1,000	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Shed
SV 1000
12.0'



Map Lot 01-065

Account 97

Location 2 THOMPSON RD

Card 1 Of 1 10/17/2026

BARTON, GEORGE T II Trustee
BARTON, JANICE H Trustee
P.O.BOX 153
DOVER-FOXCROFT ME 04426

B1005P16 B2983P209

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	50 THOMPSON ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	18,800	42,800	0	61,600
2014	18,800	42,800	0	61,600
2015	18,800	42,800	0	61,600
2016	18,800	42,800	0	61,600
2017	18,800	42,800	0	61,600
2018	18,800	42,800	0	61,600
2019	18,800	42,800	0	61,600
2020	18,800	42,800	0	61,600
2021	18,800	42,800	0	61,600
2022	18,800	42,800	0	61,600
2023	18,800	42,800	0	61,600
2024	18,800	42,800	0	61,600
2025	18,800	45,350	0	64,150
2026	54,100	54,200	0	108,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear Land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.62				

Sebec

Map Lot 01-065

Account 97

Location 2 THOMPSON RD

Card 1

Of 1

10/17/2026

Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 0% 9 NOT HEATED	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 5 FLOOR & STAIRS
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 2 D 90%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 576
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 6 PIERS	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

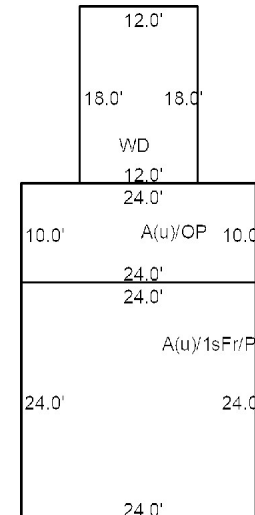


Date Inspected

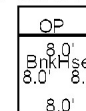
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 OPEN FRAME	0	240	0 0	0	0 %	0 %	
68 DECK	0	216	0 0	0	0 %	0 %	
81 BUNKHOUSE	0				%	%	1,000
29 FINISHED ATTIC	0	240	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.ONE STORY FRAM
2.TWO STORY FRAM
3.THREE STORY FR
4.1 & 1/2 STORY
5.1 & 3/4 STORY
6.2 & 1/2 STORY
21.OPEN FRAME POR
22.ENCL PCH/15FR(
23.FRAME GARAGE
24.FRAME SHED
25.FINISHED 1/2 S
26.15FR OVERHANG
27.UNFIN BASEMENT
28.UNF ATTIC/LOFT
29.FINISHED ATTIC



Bunk and OP sv 1000



Map Lot 01-066

Account 230

Location 803 COLONELS RD

Card 1 Of 1 10/17/2026

DUNAWAY, DAVID M
DUNAWAY, BONNIE
803 COLONELS RD
SEBEC ME 04481

B1209P242

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	170,100	2,100	0	172,200
2014	170,100	2,100	11,000	161,200
2015	170,100	2,100	11,000	161,200
2016	221,800	145,250	16,500	350,550
2017	221,800	145,250	22,000	345,050
2018	221,800	145,250	22,000	345,050
2019	221,800	145,250	22,000	345,050
2020	221,800	145,250	27,500	339,550
2021	221,800	145,250	27,500	339,550
2022	221,800	145,250	25,000	342,050
2023	221,800	145,250	22,500	344,550
2024	221,800	145,250	19,500	347,550
2025	221,800	145,250	17,250	349,800
2026	497,100	277,200	25,000	749,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		34.40				

Sebec

Map Lot 01-066

Account 230

Location 803 COLONELS RD

Card 1

Of 1

10/17/2026

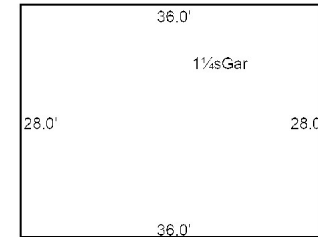
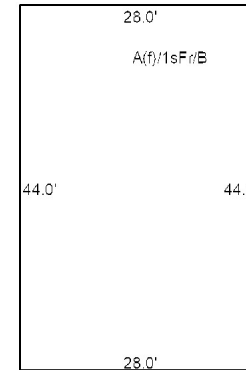
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 1 1/4 FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 4 B 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1232
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 3	Phys. % Good 0%
Year Built 2015	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
71 1 1/4S GARAGE	0	1008	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-067

Account 71

Location 84 EAST DR

Card 1 Of 1 10/17/2026

ANNETT, DENNIS L Trustee
ANNETT, MARY L Trustee
161 BLAISDELL RD
STETSON ME 04488

B1197P44 B2942P291

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	14 EAST DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	226,800	47,700	0	274,500
2014	226,800	47,700	0	274,500
2015	226,800	47,700	0	274,500
2016	226,800	47,700	0	274,500
2017	226,800	47,700	0	274,500
2018	226,800	47,700	0	274,500
2019	226,800	47,700	0	274,500
2020	226,800	47,700	0	274,500
2021	226,800	47,700	0	274,500
2022	226,800	47,700	0	274,500
2023	226,800	47,700	0	274,500
2024	226,800	47,700	0	274,500
2025	226,800	47,700	0	274,500
2026	383,600	76,300	0	459,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		6.20				

Sebec

Map Lot 01-067

Account 71

Location 84 EAST DR

Card 1 Of 1 10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 0% 9 NOT HEATED	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 2 D 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1104
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 6 PIERS	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

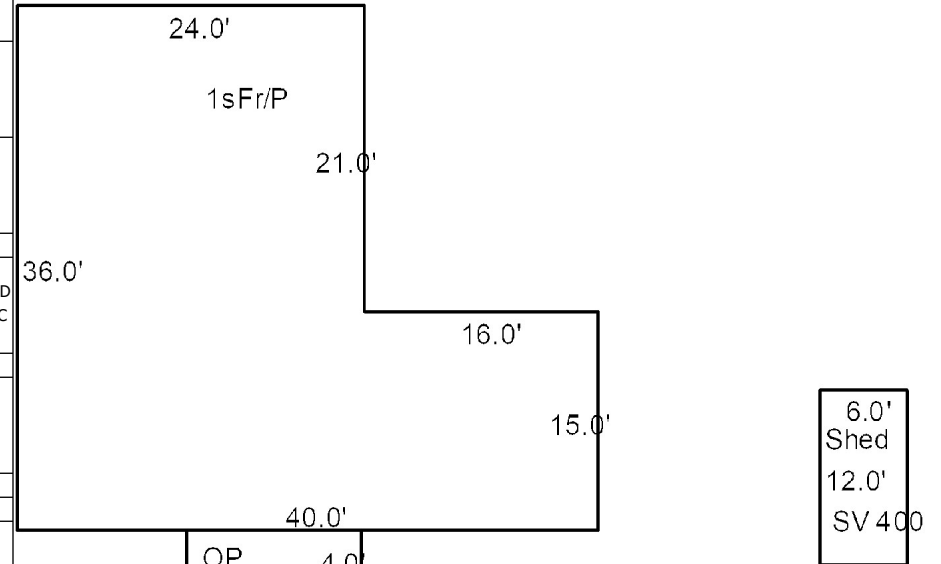


Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 OPEN FRAME	0	48	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.OPEN FRAME POR
- 22.ENCL PCH/1SFR(
- 23.FRAME GARAGE
- 24.FRAME SHED
- 25.FINISHED 1/2 S
- 26.1SFR OVERHANG
- 27.UNFIN BASEMENT
- 28.UNF ATTIC/LOFT
- 29.FINISHED ATTIC



Map Lot 01-071-12

Account 234

Location SUNSET DR

Card 1 Of 1 10/17/2026

MOWER, DALE WALTER & PATRICIA ANN Trustees
MOWER FAMILY PROTECTION TRUST 04/01/2026
119 Sunset Dr.
Sebec ME 04481

B3056P262 B3096P123

Previous Owner
SHOREY, ARNOLD B
SHOREY, STACY L
965 WEST MAIN ST
DOVER-FOXCROFT ME 04426
Sale Date: 8/28/2025

Previous Owner
DYER, LEWIS M.,JR.& HOPE T.
14 PARK ST

MILO ME 04463
Sale Date: 9/02/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record								
Neighborhood 48 SUNSET DRIVE			Year	Land	Buildings	Exempt	Total				
			2013	106,920	0	0	106,920				
Tree Growth Year 0			2014	106,920	0	0	106,920				
X Coordinate			2015	106,920	0	0	106,920				
Y Coordinate			2016	106,920	0	0	106,920				
Zone/Land Use 48 Waterfront			2017	106,920	0	0	106,920				
Secondary Zone			2018	106,920	0	0	106,920				
			2019	106,920	0	0	106,920				
Topography 2 Rolling			2020	106,920	0	0	106,920				
1.Level	4.Below St	7.	2021	106,920	0	0	106,920				
2.Rolling	5.Low	8.	2022	106,920	0	0	106,920				
3.Above St	6.Swampy	9.	2023	106,920	0	0	106,920				
Utilities			2024	106,920	0	0	106,920				
1.Public	4.Dr Well	7.Cesspool	2025	106,920	0	0	106,920				
2.Water	5.Dug Well	8.Lagoon	2026	188,700	0	0	188,700				
3.Sewer	6.Septic	9.None									
Street 3 Gravel											
1.Paved	4.Proposed	7.	Land Data								
2.Semi Imp	5.Private	8.									
3.Gravel	6.Rear	9.None									
Building Permit 0			Front Foot	Type	Effective		Influence		Influence Codes		
Old Permit/Other 0					Frontage	Depth	Factor	Code			
Sale Data					11.Developed						1.Unimproved
					12.Vacant						2.Price Factor
					13.						3.Topography
Sale Date 8/28/2025			14.					4.Size/Shape			
Price 465,000			15.					5.Access			
Sale Type 1 Land Only			Square Foot		Square Feet				Acres		
1.Land	4.Mobile	7.									
2.L & B	5.Other	8.								8.View/Environ	
3.Building	6.	9.								9.Fract Share	
Financing 9 Unknown											
1.Convent	4.Seller	7.								30.	
2.FHA/VA	5.Private	8.								31.Rear land 1 (V	
3.Assumed	6.Cash	9.Unknown								32.	
Validity 4 Split/Assemblage										33.Crop Land	
1.Valid	4.Split	7.Changes								34.Gravel Pit	
2.Related	5.Partial	8.Other					35.Tillable				
3.Distress	6.Exempt	9.					36.Pasture				
Verified 5 Public Record							37.Softwood				
1.Buyer	4.Agent	7.Family					38.Mixed Wood				
2.Seller	5.Pub Rec	8.Other					39.Hardwood				
3.Lender	6.MLS	9.					40.Waste				
							41.				
							42.Mobile Home Si				
							43.Condo				
							44.Lot Improvemen				
							45.Camp Site				
			Total Acreage 0.84								

Sebec

Map Lot 01-071-12

Account 234

Location SUNSET DR

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-071-13

Account 394

Location 119 SUNSET DR

Card 1 Of 1 10/17/2026

MOWER, DALE WALTER & PATRICIA ANN Trustees
MOWER FAMILY PROTECTION TRUST 04/01/2026
119 Sunset Dr.
Sebec ME 04481

B3056P262 B3096P123

Previous Owner
SHOREY, ARNOLD B
SHOREY, STACY L
965 WEST MAIN ST
DOVER-FOXCROFT ME 04426
Sale Date: 8/28/2025

Previous Owner
LABRIE, PHILIP A
C/O ARNOLD SHOREY
965 WEST MAIN ST
DOVER-FOXCROFT ME 04426
Sale Date: 7/01/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record						
Neighborhood 48 SUNSET DRIVE Tree Growth Year 0 X Coordinate Y Coordinate			Year	Land		Buildings		Exempt	Total
			2013	127,200		135,400		0	262,600
			2014	127,200		135,400		0	262,600
			2015	127,200		135,400		0	262,600
Zone/Land Use 48 Waterfront Secondary Zone			2016	127,200		135,400		0	262,600
			2017	127,200		135,400		0	262,600
			2018	127,200		135,400		0	262,600
Topography 2 Rolling 1.Level 4.Below St 7. 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2019	127,200		135,400		0	262,600
			2020	127,200		135,400		0	262,600
			2021	127,200		135,400		0	262,600
			2022	127,200		135,400		0	262,600
Utilities 4 Drilled Well 6 Septic System 1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lagoon 3.Sewer 6.Septic 9.None			2023	127,200		135,400		0	262,600
			2024	127,200		135,400		0	262,600
			2025	127,200		135,400		0	262,600
Street 3 Gravel 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Rear 9.None			2026	284,000		156,500		0	440,500
			Land Data						
Building Permit 0 Old Permit/Other 0 Sale Data Sale Date 8/28/2025 Price 465,000 Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown Validity 4 Split/Assemblage 1.Valid 4.Split 7.Changes 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9. Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Front Foot 11.Developed 12.Vacant 13. 14. 15.	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
							%		1.Unimproved
							%		2.Price Factor
							%		3.Topography
							%		4.Size/Shape
							%		5.Access
							%		6.Restriction
						%		7.Corner Infl	
			Square Foot 16. 17. 18. 19. 20.		Square Feet				8.View/Environ
		%				9.Fract Share			
				%		Acres			
				%		30.			
				%		31.Rear land 1 (V			
				%		32.			
				%		33.Crop Land			
				%		34.Gravel Pit			
				%		35.Tillable			
				%		36.Pasture			
Fract. Acre 21.Homesite (Frac 22.Baselot (Fract 23.Frontage 1 Acres 24.Homesite 25.Baselot 26.Rear Land 1 10 27.Rear Land 2 25 28.Rear Land 3 50 29.Rear Land 4 41		Acreage/Sites				37.Softwood			
	21	0.50		100	%	0	38.Mixed Wood		
	26	0.28		100	%	0	39.Hardwood		
	50	100.00		100	%	0	40.Waste		
Total Acreage 0.78					%		41.		
					%		42.Mobile Home Si		
					%		43.Condo		
					%		44.Lot Improvemen		
					%		45.Camp Site		

Sebec

Map Lot 01-071-13

Account 394

Location 119 SUNSET DR

Card 1 Of 1 10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 7 ELECTRIC	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 95%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 768
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2005	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



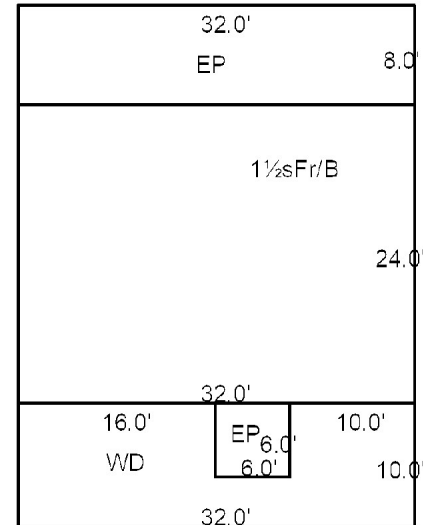
Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 ENCL	0	256	0 0	0	0 %	0 %	
68 DECK	0	284	0 0	0	0 %	0 %	
68 DECK	0	100	2 100	3	0 %	100 %	
22 ENCL	0	36	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.OPEN FRAME POR
- 22.ENCL PCH/15FR(
- 23.FRAME GARAGE
- 24.FRAME SHED
- 25.FINISHED 1/2 S
- 26.15FR OVERHANG
- 27.UNFIN BASEMENT
- 28.UNF ATTIC/LOFT
- 29.FINISHED ATTIC

10.0'
WD
10.0' 10.0'
10.0'



Map Lot 01-071-14

Account 729

Location SUNSET DR

Card 1 Of 1 10/17/2026

TRAVERS, PAUL
41B CAMPBELLO ST.
HUDSON NH 03051-3662

B2077P124

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/23/25 REV NAH, DWEL SH

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography			
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	134,800	111,100	0	245,900
2014	134,800	111,100	0	245,900
2015	134,800	111,100	0	245,900
2016	134,800	111,100	0	245,900
2017	134,800	111,100	0	245,900
2018	134,800	111,100	0	245,900
2019	134,800	111,100	0	245,900
2020	134,800	111,100	0	245,900
2021	134,800	111,100	0	245,900
2022	134,800	111,100	0	245,900
2023	134,800	111,100	0	245,900
2024	134,800	111,100	0	245,900
2025	134,800	111,100	0	245,900
2026	286,300	161,400	0	447,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.71				

Sebec

Map Lot 01-071-14

Account 729

Location SUNSET DR

Card 1 Of 1 10/17/2026

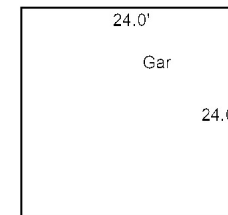
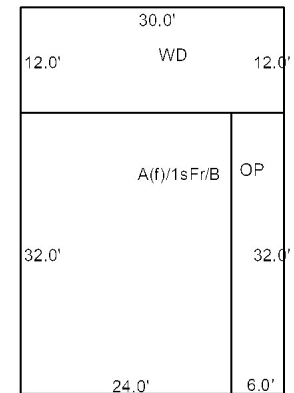
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 4 FULL FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 768
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2012	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	360	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	192	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 FRAME GARAGE	0	576	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-071-15

Account 728

Location 125 SUNSET DR

Card 1 Of 1 10/17/2026

HIGGINS, WILLIAM B
HIGGINS, MEREDITH L
125 Sunset Dr
Sebec ME 04481

B2705P114

Previous Owner
WALLACE, NORMAN
642 Plantation Dr
642 Plantation Dr
Titusville 32780
Sale Date: 10/06/2021

Previous Owner
DAGGETT, JOHN L. JR., & MEGAN C.
125 SUNSET DR

SEBEC ME 04481
Sale Date: 8/21/2020

Previous Owner
TRAVERS, JAMES S. JR & PATRICIA
29 CONCORD AVE #308

CAMBRIDGE MA 2138 2327
Sale Date: 6/14/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/23/25 REV, NAH, DWEL SH

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	10/06/2021		
Price	475,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	8 Other Non Valid		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	127,200	115,000	0	242,200
2014	127,200	115,000	0	242,200
2015	127,200	115,000	0	242,200
2016	127,200	115,000	0	242,200
2017	127,200	115,000	0	242,200
2018	127,200	115,000	0	242,200
2019	127,200	115,000	22,000	220,200
2020	127,200	115,000	0	242,200
2021	127,200	115,000	0	242,200
2022	127,200	115,000	0	242,200
2023	127,200	115,000	0	242,200
2024	127,200	115,000	0	242,200
2025	127,200	115,000	17,250	224,950
2026	286,500	162,200	25,000	473,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.76				

Front Foot

11.Developed
12.Vacant
13.
14.
15.

Square Foot

16.
17.
18.
19.
20.

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Frontage 1

Acres

24.Homesite
25.Baselot
26.Rear Land 1 10
27.Rear Land 2 25
28.Rear Land 3 50
29.Rear Land 4 Al

Type

11.Developed
12.Vacant
13.
14.
15.

Square Feet

16.
17.
18.
19.
20.

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Frontage 1

Acres

24.Homesite
25.Baselot
26.Rear Land 1 10
27.Rear Land 2 25
28.Rear Land 3 50
29.Rear Land 4 Al

Effective

11.Developed
12.Vacant
13.
14.
15.

Square Feet

16.
17.
18.
19.
20.

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Frontage 1

Acres

24.Homesite
25.Baselot
26.Rear Land 1 10
27.Rear Land 2 25
28.Rear Land 3 50
29.Rear Land 4 Al

Influence

11.Developed
12.Vacant
13.
14.
15.

Square Feet

16.
17.
18.
19.
20.

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Frontage 1

Acres

24.Homesite
25.Baselot
26.Rear Land 1 10
27.Rear Land 2 25
28.Rear Land 3 50
29.Rear Land 4 Al

Influence Codes

11.Developed
12.Vacant
13.
14.
15.

Square Feet

16.
17.
18.
19.
20.

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Frontage 1

Acres

24.Homesite
25.Baselot
26.Rear Land 1 10
27.Rear Land 2 25
28.Rear Land 3 50
29.Rear Land 4 Al

Sebec

Map Lot 01-071-15

Account 728

Location 125 SUNSET DR

Card 1 Of 1 10/17/2026

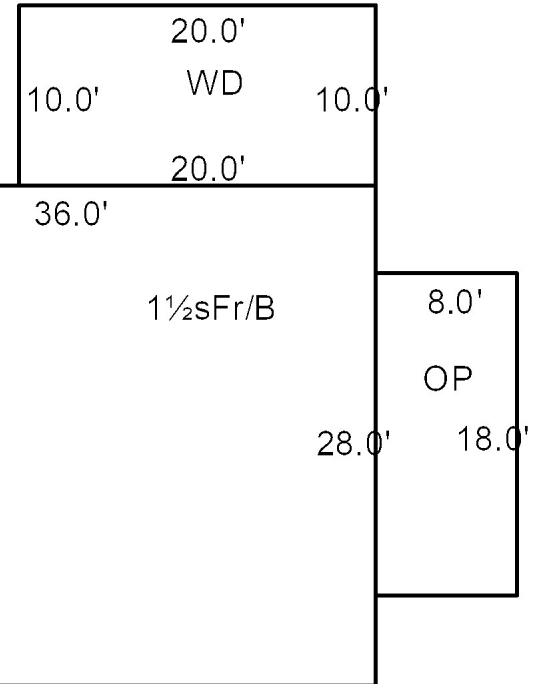
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1008
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	200	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-071-16

Account 465

Location 131 SUNSET DR

Card 1 Of 1 10/17/2026

MAUZY, BARBARA E
131 SUNSET DR
SEBEC ME 04481

B1333P319

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	117,600	115,600	0	233,200
2014	117,600	115,600	0	233,200
2015	117,600	115,600	0	233,200
2016	117,600	115,600	0	233,200
2017	117,600	115,600	0	233,200
2018	117,600	115,600	0	233,200
2019	117,600	115,600	0	233,200
2020	117,600	115,600	0	233,200
2021	117,600	115,600	0	233,200
2022	117,600	115,600	0	233,200
2023	117,600	115,600	0	233,200
2024	117,600	115,600	19,500	213,700
2025	117,600	115,600	17,250	215,950
2026	283,900	122,900	25,000	381,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.76				

Sebec

Map Lot 01-071-16

Account 465

Location 131 SUNSET DR

Card 1

Of 1

10/17/2026

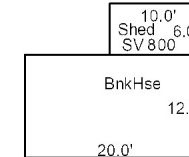
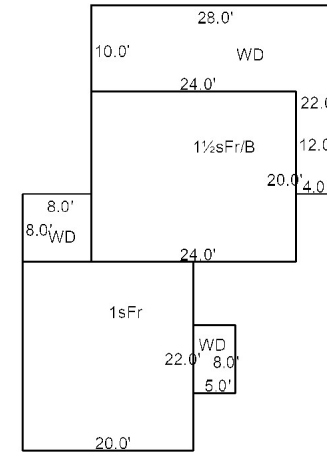
Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 3 HEAT PUMP	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 480
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	440	0 0	0	0 %	0 %	
68 DECK	0	328	0 0	0	0 %	0 %	
68 DECK	0	64	0 0	0	0 %	0 %	
68 DECK	0	40	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	800
81 BUNKHOUSE	0	240	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	800
					%	%	
					%	%	
					%	%	



Map Lot 01-071-17

Account 789

Location 133 SUNSET DR

Card 1 Of 1 10/17/2026

MEUCCI, THOMAS
56 RED MAPLE LANE
AUGUSTA ME 04330

B2651P212

Previous Owner
YARINGTON TRUST
DAVID & MAYBELLE TR.
Box 228 Middlewoods
Farmington 06032
Sale Date: 11/18/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE	
Tree Growth Year	0	
X Coordinate		
Y Coordinate		
Zone/Land Use	48 Waterfront	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well	6 Septic System
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lagoon
3.Sewer	6.Septic	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Rear	9.None
Building Permit	0	
Old Permit/Other	0	
Sale Data		
Sale Date	11/18/2019	
Price	90,000	
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	1 Buyer	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	117,600	78,140	0	195,740
2014	117,600	78,140	0	195,740
2015	117,600	78,140	0	195,740
2016	117,600	78,140	0	195,740
2017	117,600	78,140	0	195,740
2018	117,600	78,140	22,000	173,740
2019	117,600	78,140	0	195,740
2020	117,600	78,140	0	195,740
2021	117,600	78,140	0	195,740
2022	117,600	78,140	0	195,740
2023	117,600	78,140	0	195,740
2024	117,600	78,140	0	195,740
2025	117,600	78,940	0	196,540
2026	283,700	132,500	0	416,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.71				

Sebec

Map Lot 01-071-17

Account 789

Location 133 SUNSET DR

Card 1

Of 1

10/17/2026

Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 7 ELECTRIC	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 4 FULL FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 95%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1008
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 5 CRAWL SPACE		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

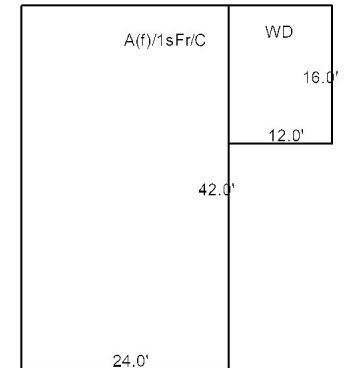


Date Inspected

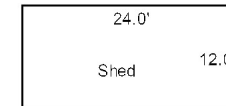
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 DECK	0	192	0 0	0	0 %	0 %	
24 FRAME SHED	2020	288	2 100	4	0 %	100 %	
24 FRAME SHED	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.OPEN FRAME POR
- 22.ENCL PCH/15FR(
- 23.FRAME GARAGE
- 24.FRAME SHED
- 25.FINISHED 1/2 S
- 26.15FR OVERHANG
- 27.UNFIN BASEMENT
- 28.UNF ATTIC/LOFT
- 29.FINISHED ATTIC



8.0'
12.0'
Shed
SV 800



Map Lot 01-071-18

Account 788

Location 133 SUNSET DR

Card 1 Of 1 10/17/2026

MEUCCI, KAREN
56 RED MAPLE LANE
AUGUSTA ME 04330

B2651P215

Previous Owner
YARINGTON TRUST, DAVID J,
% DAVID J.YARRINGTON
Box 228 Middlewoods
Farmington 06032
Sale Date: 11/18/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	11/18/2019		
Price	90,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	1 Conventional		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	1 Buyer		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	123,600	101,790	0	225,390
2014	123,600	101,790	0	225,390
2015	123,600	101,790	0	225,390
2016	123,600	101,790	0	225,390
2017	123,600	101,790	0	225,390
2018	123,600	101,790	0	225,390
2019	123,600	101,790	0	225,390
2020	123,600	101,790	0	225,390
2021	123,600	101,790	0	225,390
2022	123,600	101,790	0	225,390
2023	123,600	101,790	0	225,390
2024	123,600	101,790	0	225,390
2025	123,600	101,790	0	225,390
2026	284,200	125,400	0	409,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.84				

Sebec

Map Lot 01-071-18

Account 788

Location 133 SUNSET DR

Card 1 Of 1 10/17/2026

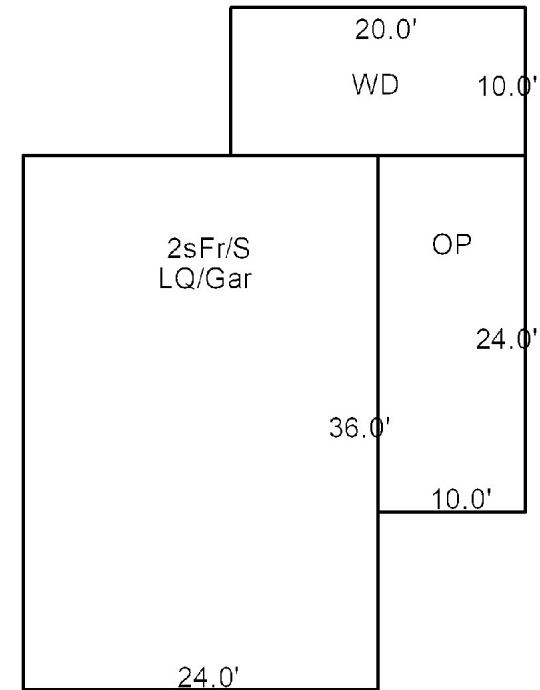
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 8 FLOOR/WALL UNIT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 2 TWO STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 45%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 864
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2008	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 5 CONCRETE SLAB	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 DECK	0	200	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-071-19

Account 247

Location 151 SUNSET DR

Card 1 Of 1 10/17/2026

SULLIVAN, MATTHEW W
SULLIVAN, EMILIE
1233 CRITTENDEN STREET NW
WASHINGTON DC 20011

B1442P349 B2380P210

Previous Owner
EYCLESYNER, WILLIAM A.& JUDITH L.
36 TANGLEWOOD LN

YARMOUTH ME 04096
Sale Date: 7/24/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	7/24/2015		
Price	243,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	158,800	101,100	0	259,900
2014	158,800	101,100	0	259,900
2015	158,800	101,100	0	259,900
2016	158,800	101,100	0	259,900
2017	158,800	101,100	0	259,900
2018	158,800	101,100	0	259,900
2019	158,800	101,100	0	259,900
2020	158,800	101,100	0	259,900
2021	158,800	101,100	0	259,900
2022	158,800	101,100	0	259,900
2023	158,800	101,100	0	259,900
2024	158,800	101,100	0	259,900
2025	158,800	102,300	0	261,100
2026	297,900	151,900	0	449,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.22				

Sebec

Map Lot 01-071-19

Account 247

Location 151 SUNSET DR

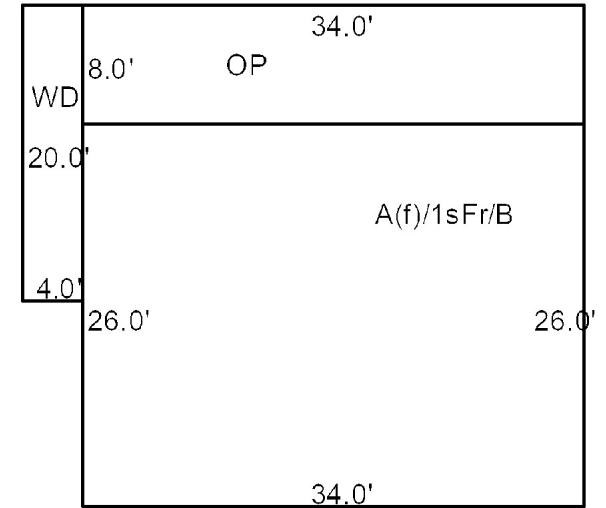
Card 1

Of 1

10/17/2026

Building Style 10 SPLIT LEVEL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 4 FULL FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 884
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2005	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Shed 8.0'
12.0'



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 DECK	0	80	0 0	0	0 %	0 %	
21 OPEN FRAME	0	272	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 01-072

Account 298

Location 74 EAST DR

Card 1 Of 1 10/17/2026

GRANT, MARK W
GRANT, VICKI D
3008 GLENWOOD AVE.
HERMON ME 04401

B1399P200 B2849P76

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 9.7 ac from 1-9

Sebec

Property Data

Neighborhood	14 EAST DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	185,100	85,600	0	270,700
2014	185,100	85,600	0	270,700
2015	185,100	85,600	0	270,700
2016	185,100	100,750	0	285,850
2017	185,100	100,750	0	285,850
2018	185,100	100,750	0	285,850
2019	185,100	100,750	0	285,850
2020	185,100	100,750	0	285,850
2021	185,100	100,750	0	285,850
2022	205,844	100,750	0	306,594
2023	205,844	100,750	0	306,594
2024	205,844	100,750	0	306,594
2025	205,844	101,950	0	307,794
2026	370,800	90,100	0	460,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		11.29				

Sebec

Map Lot 01-072

Account 298

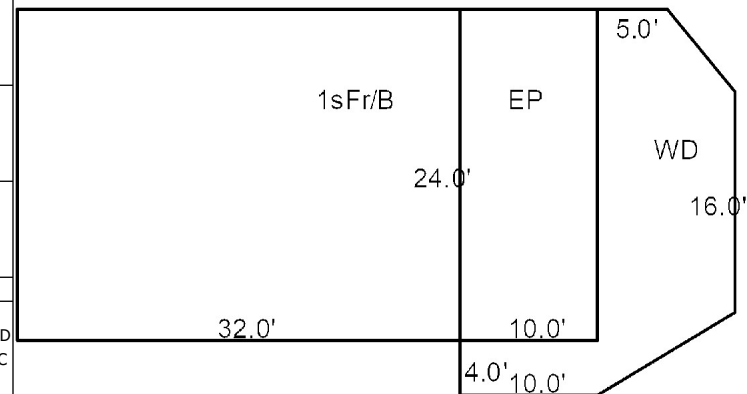
Location 74 EAST DR

Card 1

Of 1

10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 8 FLOOR/WALL UNIT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 2 D 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 768
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



12.0'
Shed
12.0'
SV 1200



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 ENCL	0	240	0 0	0	0 %	0 %	
68 DECK	0	275	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.ONE STORY FRAM
2.TWO STORY FRAM
3.THREE STORY FR
4.1 & 1/2 STORY
5.1 & 3/4 STORY
6.2 & 1/2 STORY
21.OPEN FRAME POR
22.ENCL PCH/1SFR(
23.FRAME GARAGE
24.FRAME SHED
25.FINISHED 1/2 S
26.1SFR OVERHANG
27.UNFIN BASEMENT
28.UNF ATTIC/LOFT
29.FINISHED ATTIC

Map Lot 01-074

Account 307

Location 58 EAST DR

Card 1 Of 1 10/17/2026

GUERIN, DANIEL C
GUERIN, DENISE C
196 MARSTON HILL RD
MINOT ME 04258

B1534P239

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	166,400	93,200	0	259,600
2014	166,400	93,200	0	259,600
2015	166,400	93,200	0	259,600
2016	166,400	93,200	0	259,600
2017	166,400	93,200	0	259,600
2018	166,400	93,200	0	259,600
2019	166,400	93,200	0	259,600
2020	166,400	93,200	0	259,600
2021	166,400	93,200	0	259,600
2022	166,400	134,730	0	301,130
2023	166,400	134,730	0	301,130
2024	166,400	134,730	0	301,130
2025	166,400	134,730	0	301,130
2026	334,200	177,700	0	511,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		2.68				

Sebec

Map Lot 01-074

Account 307

Location 58 EAST DR

Card 1

Of 1

10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 2 TWO STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 2 D 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 832
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

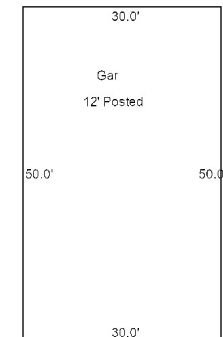
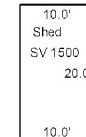
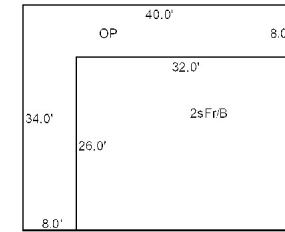


Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 OPEN FRAME	0	528	0 0	0	0 %	0 %	
23 FRAME GARAGE	2022	1500	2 100	4	0 %	100 %	
24 FRAME SHED	0				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.OPEN FRAME POR
- 22.ENCL PCH/1SFR(
- 23.FRAME GARAGE
- 24.FRAME SHED
- 25.FINISHED 1/2 S
- 26.1SFR OVERHANG
- 27.UNFIN BASEMENT
- 28.UNF ATTIC/LOFT
- 29.FINISHED ATTIC



10/17/2026

A diagram of a rectangular shed. The top horizontal edge is labeled "SHED". The left vertical edge is labeled "14.0'". The bottom horizontal edge is labeled "8.0'".



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Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 DECK	2023	336	0 0	0	0 %	0 %		3.THREE STORY FR
24 FRAME SHED	0				%	%	1,000	4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-076

Account 720

Location 38 EAST DR

Card 1 Of 1 10/17/2026

THEBERGE, PETER H
THEBERGE, PATRICIA A
43 COBURN RD
GREENE ME 04236

B1334P120

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	14 EAST DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	208,200	62,600	0	270,800
2014	208,200	62,600	0	270,800
2015	208,200	62,600	0	270,800
2016	208,200	62,600	0	270,800
2017	208,200	62,600	0	270,800
2018	208,200	62,600	0	270,800
2019	208,200	62,600	0	270,800
2020	208,200	62,600	0	270,800
2021	208,200	62,600	0	270,800
2022	208,200	62,600	0	270,800
2023	208,200	62,600	0	270,800
2024	208,200	62,600	0	270,800
2025	208,200	92,040	0	300,240
2026	324,700	144,600	0	469,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.61				

Sebec

Map Lot 01-076

Account 720

Location 38 EAST DR

Card 1

Of 1

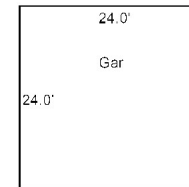
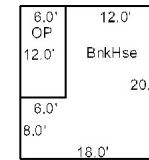
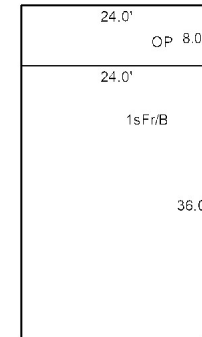
10/17/2026

Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 864
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2005	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
81 BUNKHOUSE	2000	288	3 100	3	0 %	100 %		1.ONE STORY FRAM
21 OPEN FRAME	2000	72	3 100	3	0 %	100 %		2.TWO STORY FRAM
23 FRAME GARAGE	2024	576	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-077

Account 778

Location 28 EAST DR

Card 1 Of 1 10/17/2026

WRIGHT, PETER A
WRIGHT, SHIRLEY N
841 NORTH RD
DOVER-FOXCROFT ME 04426

B2756P92 B2766P333

Previous Owner
CALLOWAY, LLC
P.O. BOX 496

DOVER-FOXCROFT ME 04426
Sale Date: 5/06/2021

Previous Owner
WRIGHT, DALE W
WRIGHT, LISA B
1014 OLIVER HILL RD
GARLAND ME 04939
Sale Date: 3/22/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood		59 SEBEC LAKE	
Tree Growth Year		0	
X Coordinate			
Y Coordinate			
Zone/Land Use		48 Waterfront	
Secondary Zone			
Topography		2 Rolling	
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities		6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street		3 Gravel	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit		0	
Old Permit/Other		0	
Sale Data			
Sale Date		5/06/2021	
Price		110,000	
Sale Type		1 Land Only	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		2 Related Parties	
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	159,190	0	0	159,190
2014	159,190	0	0	159,190
2015	159,190	0	0	159,190
2016	159,190	0	0	159,190
2017	159,190	0	0	159,190
2018	159,190	0	0	159,190
2019	159,190	0	0	159,190
2020	159,190	0	0	159,190
2021	159,190	0	0	159,190
2022	159,190	0	0	159,190
2023	159,190	3,000	0	162,190
2024	159,190	8,000	0	167,190
2025	159,190	19,440	0	178,630
2026	331,100	48,000	0	379,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.68				

Sebec

Map Lot 01-077

Account 778

Location 28 EAST DR

Card 1 Of 1 10/17/2026

Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 3 HEAT PUMP	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 2 D 80%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 504
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2024	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 6 PIERS	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
87 SLAB	0	200	0 0	0	0 %	0 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

20.0'

Slab

10.0'

1sFr/P

14.0'

36.0'



Map Lot 01-078

Account 494

Location 16 EAST DR

Card 1 Of 1 10/17/2026

MOORE, PHILIP J
249 Bluff Rd
Yarmouth ME 04096

B1140P345

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	14 EAST DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	195,900	112,200	0	308,100
2014	195,900	112,200	0	308,100
2015	195,900	112,200	0	308,100
2016	195,900	89,450	0	285,350
2017	195,900	89,450	0	285,350
2018	195,900	89,450	0	285,350
2019	195,900	89,450	0	285,350
2020	195,900	89,450	0	285,350
2021	195,900	89,450	0	285,350
2022	195,900	89,450	0	285,350
2023	195,900	89,450	0	285,350
2024	195,900	89,450	0	285,350
2025	195,900	89,450	0	285,350
2026	331,400	138,600	0	470,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.77				

Sebec

Map Lot 01-078

Account 494

Location 16 EAST DR

Card 1

Of 1

10/17/2026

Building Style 10 SPLIT LEVEL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 2 1/2 FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 640
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 5 CRAWL SPACE		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	192	0 0	0	0 %	0 %		1.ONE STORY FRAM
69 1 3/4S GARAGE	2013	1008	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

6.0'	OP
32.0'	
20.0'	A(1/2f)/1sFr/C

36.0'	
1 3/4sGar	28.0'



Map Lot 01-079

Account 748

Location 10 EAST DR

Card 1 Of 1 10/17/2026

VINER, JUDITH L
VINER, JAMES R & MICHAEL
10 EAST DRIVE
SEBEC ME 04481

B2942P222

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	14 EAST DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	189,000	79,500	11,000	257,500
2014	189,000	79,500	11,000	257,500
2015	189,000	79,500	11,000	257,500
2016	189,000	79,500	16,500	252,000
2017	189,000	79,500	22,000	246,500
2018	189,000	79,500	22,000	246,500
2019	189,000	79,500	22,000	246,500
2020	189,000	79,500	27,500	241,000
2021	189,000	79,500	27,500	241,000
2022	189,000	79,500	25,000	243,500
2023	189,000	79,500	22,500	246,000
2024	189,000	79,500	19,500	249,000
2025	189,000	79,500	17,250	251,250
2026	335,600	118,000	25,000	428,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		3.12				

Sebec

Map Lot 01-079

Account 748

Location 10 EAST DR

Card 1 Of 1 10/17/2026

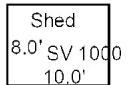
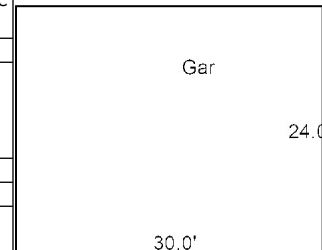
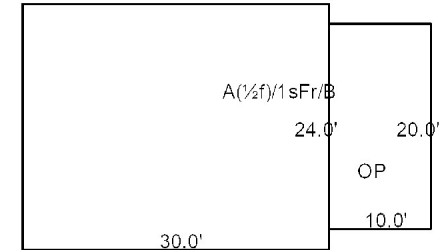
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 2 1/2 FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 720
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 OPEN FRAME	0	200	0 0	0	0 %	0 %	
23 FRAME GARAGE	0	720	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.ONE STORY FRAM
2.TWO STORY FRAM
3.THREE STORY FR
4.1 & 1/2 STORY
5.1 & 3/4 STORY
6.2 & 1/2 STORY
21.OPEN FRAME POR
22.ENCL PCH/1SFR(
23.FRAME GARAGE
24.FRAME SHED
25.FINISHED 1/2 S
26.1SFR OVERHANG
27.UNFIN BASEMENT
28.UNF ATTIC/LOFT
29.FINISHED ATTIC



Map Lot 01-080

Account 95

Location 8 EAST DR

Card 1 Of 1 10/17/2026

JANKUNAS, KEVIN
PO Box 342
Dover-Foxcroft ME 04426

B2841P156

Previous Owner
BARBRO, DARYL F.
& ELISA J. THOMPSON
PO BOX 355
DOVER-FOXCROFT ME 04426
Sale Date: 10/27/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/22/25 REV, TRUCK NAH, N/C

Sebec

Property Data

Neighborhood	14 EAST DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	10/27/2016		
Price	245,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	1 Conventional		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	1 Buyer		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	213,300	117,800	11,000	320,100
2014	213,300	117,800	11,000	320,100
2015	213,300	117,800	11,000	320,100
2016	213,300	117,800	16,500	314,600
2017	213,300	117,800	0	331,100
2018	213,300	117,800	0	331,100
2019	213,300	117,800	0	331,100
2020	213,300	117,800	0	331,100
2021	213,300	117,800	0	331,100
2022	213,300	117,800	0	331,100
2023	215,770	117,800	0	333,570
2024	215,770	117,800	0	333,570
2025	215,770	117,800	0	333,570
2026	377,900	147,100	0	525,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		2.51				

Sebec

Map Lot 01-080

Account 95

Location 8 EAST DR

Card 1

Of 1

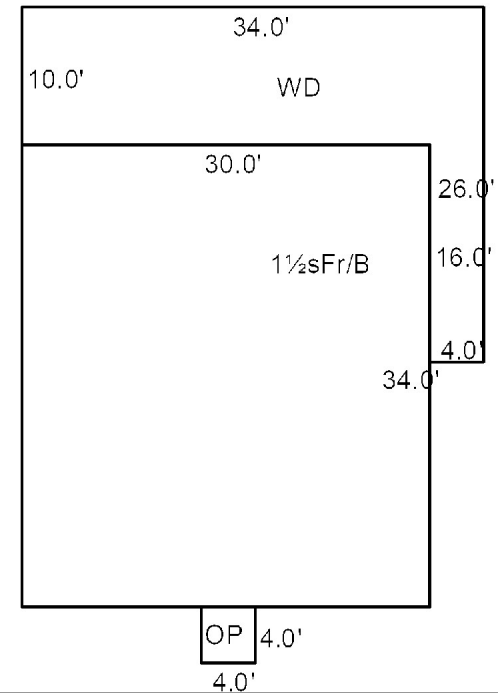
10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1020
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	404	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	16	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-081

Account 721

Location 107 TURTLE COVE RD

Card 1

Of 1

10/17/2026

BELOTE, TRAVIS L & ALISON E
53 MAYO STREET
DOVER-FOXCROFT ME 04426-1241

B3047P12

Previous Owner
HANNA, WILLIAM JR
HANNA, LORRAINE A
3241 NO.MT.GILEAD RD
BLOOMINGTON IN 47408 9334
Sale Date: 7/07/2025

Previous Owner
THEOHARIDIS, STEVEN
THEOHARIDIS, LISA E
58 Kelley Road
Orono 04473
Sale Date: 8/02/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/12/26 NNA ADD SHED

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	7/07/2025		
Price	229,500		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	133,920	0	0	133,920
2014	133,920	0	0	133,920
2015	133,920	0	0	133,920
2016	133,920	0	0	133,920
2017	133,920	0	0	133,920
2018	133,920	0	0	133,920
2019	133,920	0	0	133,920
2020	133,920	0	0	133,920
2021	133,920	0	0	133,920
2022	143,405	0	0	143,405
2023	143,405	0	0	143,405
2024	143,405	0	0	143,405
2025	143,405	0	0	143,405
2026	241,300	7,000	0	248,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		3.99				

Sebec

Map Lot 01-081

Account 721

Location 107 TURTLE COVE RD

Card 1

Of 1

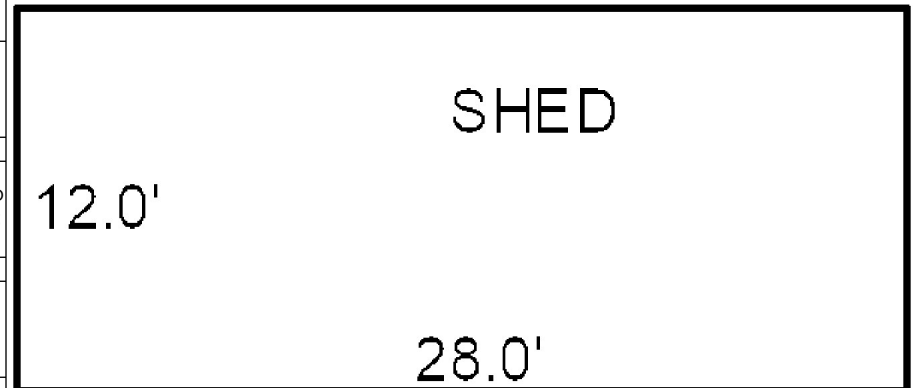
10/17/2026

Building Style	SF Bsmt Living	Layout
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L		2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100%	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic
Dwelling Units	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0%	Insulation
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style	Unfinished %
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface	Bath(s) Style	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint)
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim	# Rooms	2.FAIR 5.AVG+ 8.EXC
	# Bedrooms	3.AVG- 6.GOOD 9.SAME
	# Full Baths	Phys. % Good
	# Half Baths	Funct. % Good
Year Built	# Addn Fixtures	Functional Code
Year Remodeled	# Fireplaces	1.INCOMP 4.PL/HT 7.
Foundation		2.OVERBLT 5. 8.
1.CONCRETE 4.WOOD 7.N/A COND		3.STYLE 6. 9.NONE
2.C BLOCK 5.SLAB 8.		Econ. % Good
3.BR/STONE 6.PIERS 9.		Economic Code
Basement		0.None 3.NO POWER 7.
1.1/4 BMT 4.FULL BMT 7.		1.LOCATION 9.NONE 8.
2.1/2 BMT 5.CRAWL 8.		2.ENCROACH 6. 9.
3.3/4 BMT 6.N/A COND 9.NONE		Entrance Code 0
Bsmt Gar # Cars		1.INTERIOR 4.VACANT 7.
Wet Basement		2.REFUSAL 5.ESTIMATE 8.RECORDS
1.DRY 4.DIRT FLR 7.		3.INFORMED 6. 9.
2.DAMP 5. 8.		Information Code 0
3.WET 6. 9.		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 FRAME SHED	2025	336	2 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-082

Account 338

Location 103 TURTLE COVE RD

Card 1 Of 1 10/17/2026

HIGGINS, NORMAN EJR
HIGGINS, HELEN E
20 Ridgefield Dr.
Gorham ME 04038

B1201P29

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	201,680	105,130	0	306,810
2014	201,680	105,130	0	306,810
2015	201,680	105,130	0	306,810
2016	201,680	105,130	0	306,810
2017	201,680	105,130	0	306,810
2018	201,680	105,130	0	306,810
2019	201,680	105,130	0	306,810
2020	201,680	105,130	0	306,810
2021	201,680	105,130	0	306,810
2022	201,680	105,130	0	306,810
2023	201,680	105,130	0	306,810
2024	201,680	105,130	0	306,810
2025	201,680	105,130	0	306,810
2026	331,900	144,000	0	475,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.67				

Sebec

Map Lot 01-082

Account 338

Location 103 TURTLE COVE RD

Card 1

Of 1

10/17/2026

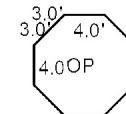
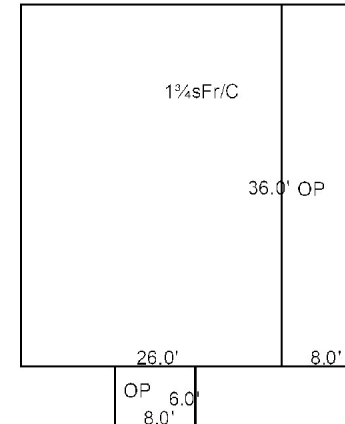
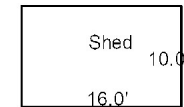
Building Style 10 SPLIT LEVEL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 3 HEAT PUMP	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 936
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 6 GOOD
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 1936	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 5 CRAWL SPACE		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	48	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	288	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 FRAME SHED	0				%	%	1,000	3.THREE STORY FR
21 OPEN FRAME	0				%	%	1,500	4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-083

Account 629

Location 95 TURTLE COVE RD

Card 1 Of 1 10/17/2026

SAVINE, JOSEPH T
95 Turtle Cove
Sebec Me 04481

B2163P206 B2178P151

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'27 split missed 3.27 ac from abutter lot 81. soon to be conveyed and creating a new lot

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	209,700	147,100	0	356,800
2014	209,700	147,100	0	356,800
2015	209,700	147,100	0	356,800
2016	209,700	147,100	0	356,800
2017	209,700	159,720	0	369,420
2018	209,700	161,950	0	371,650
2019	209,700	161,950	0	371,650
2020	209,700	161,950	0	371,650
2021	209,700	171,330	0	381,030
2022	209,700	171,330	0	381,030
2023	209,700	171,330	0	381,030
2024	209,700	171,330	0	381,030
2025	209,700	171,330	0	381,030
2026	341,000	246,900	0	587,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		7.43				

Sebec

Map Lot 01-083

Account 629

Location 95 TURTLE COVE RD

Card 1

Of 1

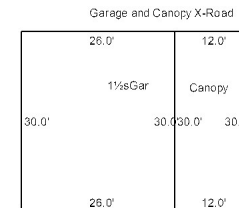
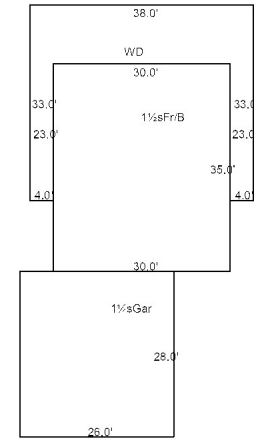
10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 273	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 1 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 105%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1050
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
71 1 1/4S GARAGE	0	728	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 DECK	0	564	0 0	0	0 %	0 %		2.TWO STORY FRAM
72 1 1/2S GARAGE	2017	780	3 100	4	0 %	75 %		3.THREE STORY FR
61	2017	360	3 100	4	0 %	75 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-084

Account 405

Location 85 TURTLE COVE RD

Card 1 Of 1 10/17/2026

Wright, Mark E & Terri (1/3) Scott B & Kartika (1/3)
Patterson, Sharon & Edward H (1/3) All TC
85 Turtle Cove Rd.
Sebec ME 04481

B2619P82

Previous Owner
LATHAN, THOMAS W
LATHAN, DIANNE P
PO BOX 641
DOVER FOXCROFT ME 04426
Sale Date: 6/06/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	6/06/2019		
Price	345,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	214,200	267,300	17,600	463,900
2014	214,200	267,300	17,600	463,900
2015	214,200	267,300	17,600	463,900
2016	214,200	267,300	23,100	458,400
2017	214,200	267,300	28,600	452,900
2018	214,200	267,300	28,600	452,900
2019	214,200	267,300	28,600	452,900
2020	214,200	267,300	0	481,500
2021	214,200	267,300	0	481,500
2022	214,200	267,300	0	481,500
2023	214,200	267,300	0	481,500
2024	214,200	267,300	0	481,500
2025	214,200	267,300	0	481,500
2026	352,400	296,500	0	648,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		7.75				

Sebec

Map Lot 01-084

Account 405

Location 85 TURTLE COVE RD

Card 1

Of 1

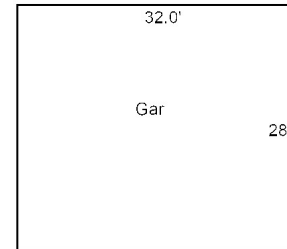
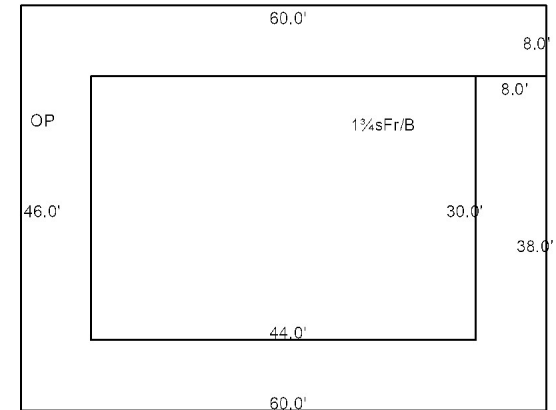
10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 600	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 1 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 105%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1320
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 1980	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	2760	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 FRAME GARAGE	0	896	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-085

Account 199

Location 75 TURTLE COVE RD

Card 1 Of 1 10/17/2026

CURRAN, ANDREW Trustee
CURRAN, JENNIFER L Trustee
772 MOUNT HOPE AVE.
BANGOR ME 04401

B2942P159

Previous Owner
DAVIS, JEFFREY D
DAVIS, JODIE D
PO BOX 852
STANDISH ME 04084
Sale Date: 8/05/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	8/05/2019		
Price	74,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	132,870	0	0	132,870
2014	132,870	0	0	132,870
2015	132,870	0	0	132,870
2016	132,870	0	0	132,870
2017	132,870	0	0	132,870
2018	132,870	0	0	132,870
2019	132,870	0	0	132,870
2020	132,870	0	0	132,870
2021	132,870	0	0	132,870
2022	132,870	0	0	132,870
2023	132,870	0	0	132,870
2024	132,870	0	0	132,870
2025	132,870	0	0	132,870
2026	233,200	0	0	233,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Square Foot		Square Feet				
16.				%		
17.				%		
18.				%		
19.				%		
20.				%		
Fract. Acre		Acres/Sites				
21.Homesite (Frac	22	0.50	100	%	0	
22.Baslot (Fract	23	0.54	100	%	0	
23.Frontage 1	26	0.05	100	%	0	
Acres	50	208.00	100	%	0	
24.Homesite				%		
25.Baslot				%		
26.Rear Land 1 10				%		
27.Rear Land 2 25				%		
28.Rear Land 3 50				%		
29.Rear Land 4 Al				%		
Total Acreage		1.09				

Sebec

Map Lot 01-085

Account 199

Location 75 TURTLE COVE RD

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected 5/01/2025			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-086

Account 352

Location 65 TURTLE COVE RD

Card 1 Of 1 10/17/2026

HUNT, WILLIAM W
HUNT, BARBARA J
3 Windmill Rd.
Bourne MA 02532

B2098P30

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	187,200	179,400	0	366,600
2014	187,200	179,400	0	366,600
2015	187,200	179,400	0	366,600
2016	187,200	179,400	0	366,600
2017	187,200	179,400	0	366,600
2018	187,200	179,400	0	366,600
2019	187,200	179,400	0	366,600
2020	187,200	179,400	0	366,600
2021	187,200	179,400	0	366,600
2022	187,200	179,400	0	366,600
2023	187,200	179,400	0	366,600
2024	187,200	179,400	0	366,600
2025	187,200	179,400	0	366,600
2026	286,300	219,900	0	506,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.37				

Sebec

Map Lot 01-086

Account 352

Location 65 TURTLE COVE RD

Card 1

Of 1

10/17/2026

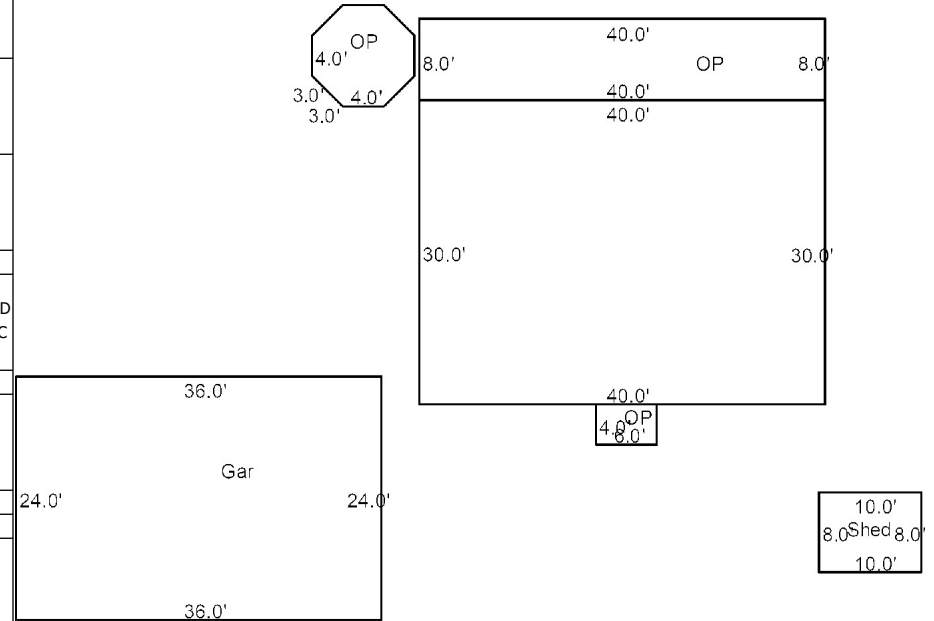
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1200
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 OPEN FRAME	0	320	0 0	0	0 %	0 %	
21 OPEN FRAME	0	24	0 0	0	0 %	0 %	
23 FRAME GARAGE	0	864	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	1,000
21 OPEN FRAME	0				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 01-087

Account 312

Location 57 TURTLE COVE RD

Card 1 Of 1 10/17/2026

HALLOWELL, SUSAN I
159 Plains Rd
Leeds ME 04263

B1407P129

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/11/26 NAH M+L +MVR NEW HSE

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	177,000	26,000	0	203,000
2014	177,000	26,000	0	203,000
2015	177,000	26,000	0	203,000
2016	177,000	26,000	0	203,000
2017	177,000	26,000	0	203,000
2018	177,000	26,000	0	203,000
2019	177,000	26,000	0	203,000
2020	177,000	26,000	0	203,000
2021	177,000	26,000	0	203,000
2022	177,000	26,000	0	203,000
2023	177,000	26,000	0	203,000
2024	177,000	26,000	0	203,000
2025	177,000	26,000	0	203,000
2026	360,500	161,700	0	522,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		9.69				

Sebec

Map Lot 01-087

Account 312

Location 57 TURTLE COVE RD

Card 1

Of 1

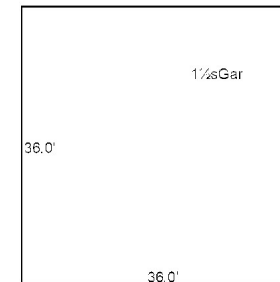
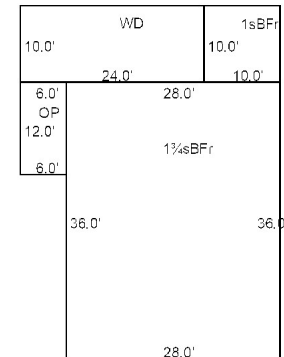
10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1008
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2025	# Half Baths 0	Funct. % Good 50%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 INCOMPLETE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
72 1 1/2S GARAGE	2012	1296	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 OPEN FRAME	2025	72	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 DECK	2025	240	0 0	0	0 %	0 %		3.THREE STORY FR
7 ONE STY BSMT FR	2025	100	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-088

Account 415

Location 51 TURTLE COVE RD

Card 1 Of 1 10/17/2026

INGALLS, EDWARD
INGALLS, BRENDA
PO BOX 209
MILTON MILLS NH 04426

B2939P279

Previous Owner
LORD, DAVID R
LORD, PAMELA A
P.O.BOX 482
DOVER-FOXCROFT ME 04426
Sale Date: 10/13/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	10/13/2023		
Price	750,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	193,900	184,900	0	378,800
2014	193,900	184,900	0	378,800
2015	193,900	184,900	0	378,800
2016	193,900	184,900	0	378,800
2017	193,900	184,900	0	378,800
2018	193,900	184,900	22,000	356,800
2019	193,900	184,900	22,000	356,800
2020	193,900	184,900	27,500	351,300
2021	193,900	184,900	27,500	351,300
2022	193,900	184,900	25,000	353,800
2023	193,900	184,900	22,500	356,300
2024	193,900	184,900	0	378,800
2025	193,900	184,900	0	378,800
2026	329,100	395,400	0	724,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.40				

Sebec

Map Lot 01-088

Account 415

Location 51 TURTLE COVE RD

Card 1

Of 1

10/17/2026

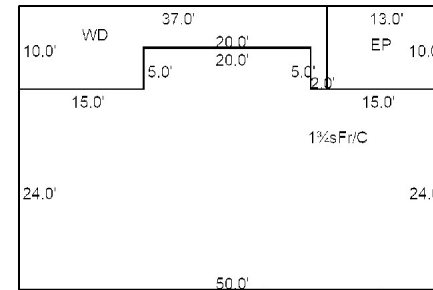
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 4 B 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1300
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 3	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 5 CRAWL SPACE		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	270	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 ENCL	0	130	0 0	0	0 %	0 %		2.TWO STORY FRAM
25 FINISHED 1/2	0	1200	0 0	0	0 %	0 %		3.THREE STORY FR
23 FRAME GARAGE	0	1200	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 DECK	0	70	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 DECK	0	64	0 0	0	0 %	0 %		6.2 & 1/2 STORY
24 FRAME SHED	0	456	2 100	4	0 %	75 %		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-088-1

Account 416

Location 51 TURTLE COVE RD

Card 1 Of 1 10/17/2026

HANNA, WILLIAM K
HANNA, LORRAINE A
3233 N. MT. GILEAD ROAD
BLOOMINGTON IN 47408

B1996P243 B2940P96

Previous Owner
LORD, DAVID R
LORD, PAMELA A
P.O.BOX 482
DOVER-FOXCROFT ME 04426
Sale Date: 10/13/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	10/13/2023		
Price	175,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	17,100	0	0	17,100
2014	17,100	0	0	17,100
2015	17,100	0	0	17,100
2016	17,100	40,920	0	58,020
2017	17,100	40,920	0	58,020
2018	17,100	40,920	0	58,020
2019	17,100	40,920	0	58,020
2020	17,100	40,920	0	58,020
2021	17,100	40,920	0	58,020
2022	17,100	40,920	0	58,020
2023	17,100	40,920	0	58,020
2024	17,100	40,920	0	58,020
2025	17,100	40,920	0	58,020
2026	62,500	65,200	0	127,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		5.50				

Sebec

Map Lot 01-088-1

Account 416

Location 51 TURTLE COVE RD

Card 1

Of 1

10/17/2026

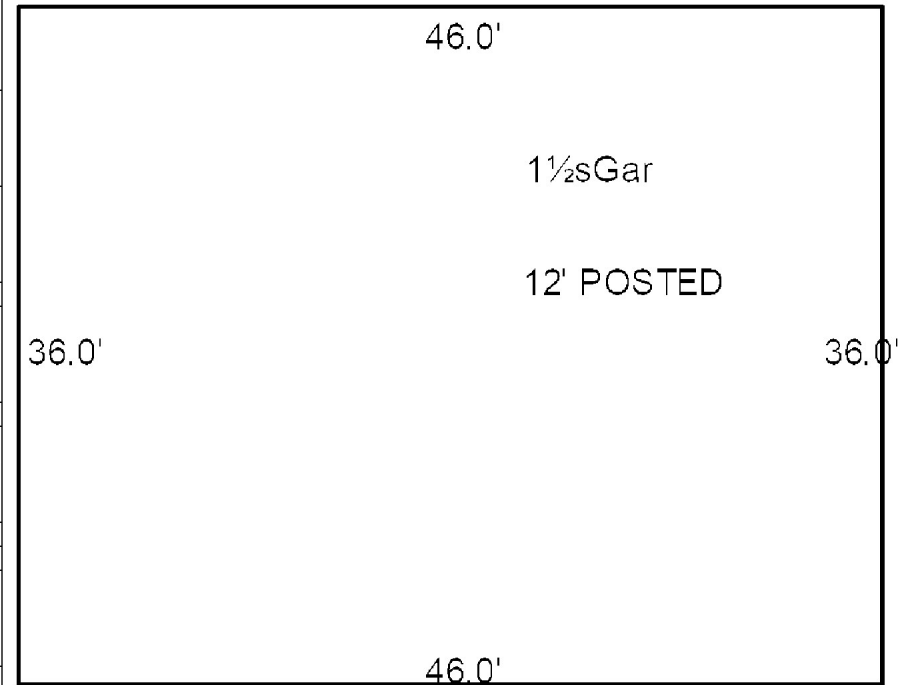
Building Style 0	SF Bsmt Living 0	Layout 0
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L		2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 0	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 0
Dwelling Units 0	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 0	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 0
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 0	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 0 0%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 0	Bath(s) Style 0	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 0
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 0
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 0	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 0		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
69 1 3/4S GARAGE	2015	1656	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-089

Account 318

Location 41 TURTLE COVE RD

Card 1 Of 1 10/17/2026

HANNA, WILLIAM K
HANNA, LORRAINE A
3241 NO.MT.GILEAD RD
BLOOMINGTON IN 47408 9334

B1312P127

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	177,340	200,190	0	377,530
2014	177,340	200,190	0	377,530
2015	177,340	200,190	0	377,530
2016	177,340	200,190	0	377,530
2017	177,340	200,190	0	377,530
2018	177,340	200,190	0	377,530
2019	177,340	200,190	0	377,530
2020	177,340	200,190	0	377,530
2021	177,340	200,190	0	377,530
2022	177,340	200,190	0	377,530
2023	177,340	200,190	0	377,530
2024	177,340	200,190	0	377,530
2025	177,340	205,540	0	382,880
2026	332,100	243,200	0	575,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.50				

Sebec

Map Lot 01-089

Account 318

Location 41 TURTLE COVE RD

Card 1

Of 1

10/17/2026

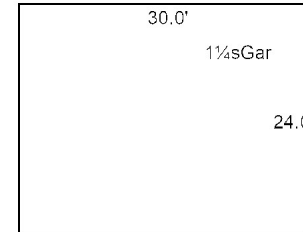
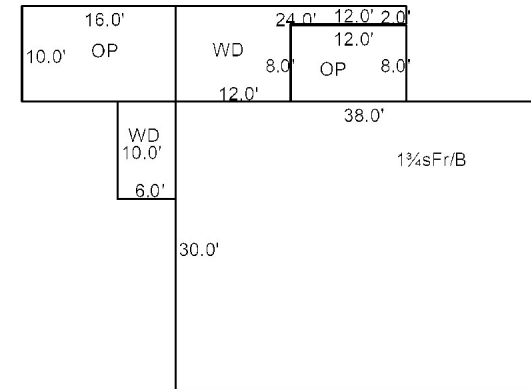
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1140
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	60	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	160	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 DECK	0	144	0 0	0	0 %	0 %		3.THREE STORY FR
21 OPEN FRAME	0	96	0 0	0	0 %	0 %		4.1 & 1/2 STORY
71 1 1/4S GARAGE	0	720	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-090

Account 379

Location 31 TURTLE COVE RD

Card 1 Of 1 10/17/2026

KEANE, GARY J
KEANE, THERESA M
31 Turtle Cove Road
Sebec ME 04481

B1841P90

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'26 hearing w mr&mrs adj fba plumb count and year built.
6/12/26 ADD SHED

2-1-2025 -SBT Gary contacted us about his address not being
changed on the property card online. I found the 911 letter
from Carol dated 7-24-2020 issuing them 31.

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	153,900	1,200	0	155,100
2014	153,900	1,200	0	155,100
2015	153,900	1,200	0	155,100
2016	153,900	1,200	0	155,100
2017	153,900	1,200	0	155,100
2018	153,900	1,200	0	155,100
2019	153,900	1,200	0	155,100
2020	153,900	1,200	0	155,100
2021	153,900	1,200	0	155,100
2022	153,900	1,200	0	155,100
2023	153,900	1,200	0	155,100
2024	153,900	246,360	0	400,260
2025	153,900	246,360	17,250	383,010
2026	350,500	431,300	25,000	756,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		6.89				

Sebec

Map Lot 01-090

Account 379

Location 31 TURTLE COVE RD

Card 1

Of 1

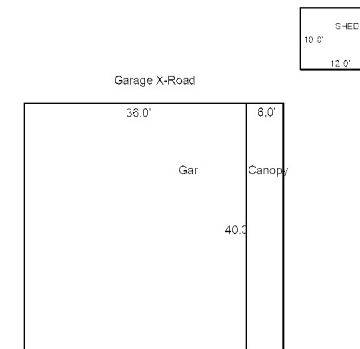
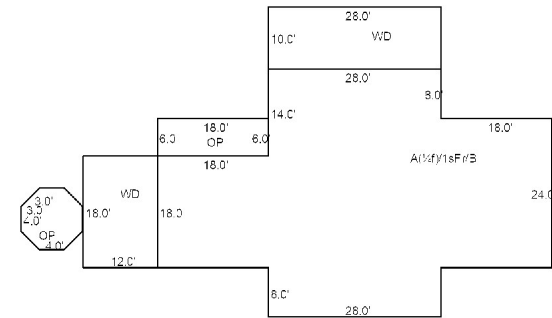
10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 1652	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 3 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 1 1/4 FINISHED
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1876
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2020	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 OPEN FRAME	0	108	0 0	0	0 %	0 %	
68 DECK	0	280	0 0	0	0 %	0 %	
68 DECK	0	216	0 0	0	0 %	0 %	
21 OPEN FRAME	0	82	0 0	0	0 %	0 %	
23 FRAME GARAGE	2020	1440	3 100	4	0 %	100 %	
61	2020	240	3 100	4	0 %	75 %	
24 FRAME SHED	0				%	%	1,500
					%	%	
					%	%	
					%	%	



Map Lot 01-091

Account 377

Location 21 TURTLE COVE RD

Card 1 Of 1 10/17/2026

KAGAN, MICHAEL T
KAGAN, KIM M
P.O.BOX 249
DOVER-FOXCROFT ME 04426

B1155P312

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	183,300	240,300	11,000	412,600
2014	183,300	240,300	11,000	412,600
2015	183,300	240,300	11,000	412,600
2016	183,300	240,300	16,500	407,100
2017	183,300	240,300	22,000	401,600
2018	183,300	240,300	22,000	401,600
2019	183,300	240,300	22,000	401,600
2020	183,300	240,300	27,500	396,100
2021	183,300	240,300	27,500	396,100
2022	183,300	240,300	25,000	398,600
2023	183,300	240,300	22,500	401,100
2024	183,300	240,300	19,500	404,100
2025	183,300	240,300	17,250	406,350
2026	329,700	345,600	25,000	650,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.33				

Sebec

Map Lot 01-091

Account 377

Location 21 TURTLE COVE RD

Card 1

Of 1

10/17/2026

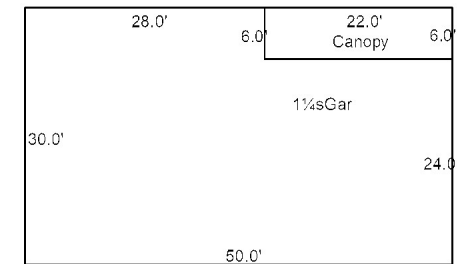
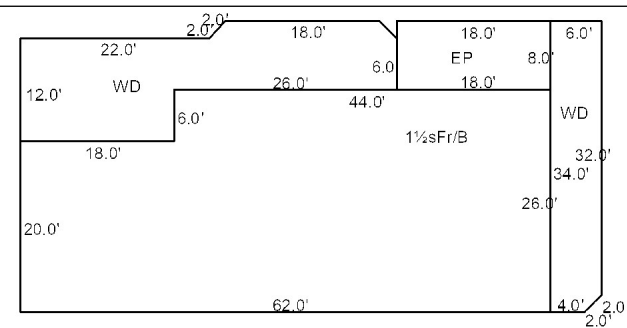
Building Style 1 CONVENTIONAL	SF Bsmt Living 800	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 9 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1504
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	412	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 ENCL	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 DECK	0	202	0 0	0	0 %	0 %		3.THREE STORY FR
71 1 1/4S GARAGE	0	1368	3 100	4	0 %	100 %		4.1 & 1/2 STORY
61	0	132	3 100	4	0 %	75 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-092

Account 576

Location 11 TURTLE COVE RD

Card 1 Of 1 10/17/2026

HARBOR LIGHTS LLC
78 PARSONS LANDING ROAD
DOVER-FOXCROFT ME 04426

B2856P192

Previous Owner
PISANO, JOHN
PISANO, KATHRYN
168 FALMOUTH RD
WEST SPRINGFIELD MA 01089
Sale Date: 6/24/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	6/24/2020		
Price	125,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	129,600	0	0	129,600
2014	129,600	0	0	129,600
2015	129,600	0	0	129,600
2016	129,600	0	0	129,600
2017	129,600	0	0	129,600
2018	129,600	0	0	129,600
2019	129,600	0	0	129,600
2020	129,600	0	0	129,600
2021	129,600	0	0	129,600
2022	129,600	7,000	0	136,600
2023	129,600	163,790	0	293,390
2024	129,600	181,160	0	310,760
2025	129,600	186,660	0	316,260
2026	334,700	250,600	0	585,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.07				

Sebec

Map Lot 01-092

Account 576

Location 11 TURTLE COVE RD

Card 1

Of 1

10/17/2026

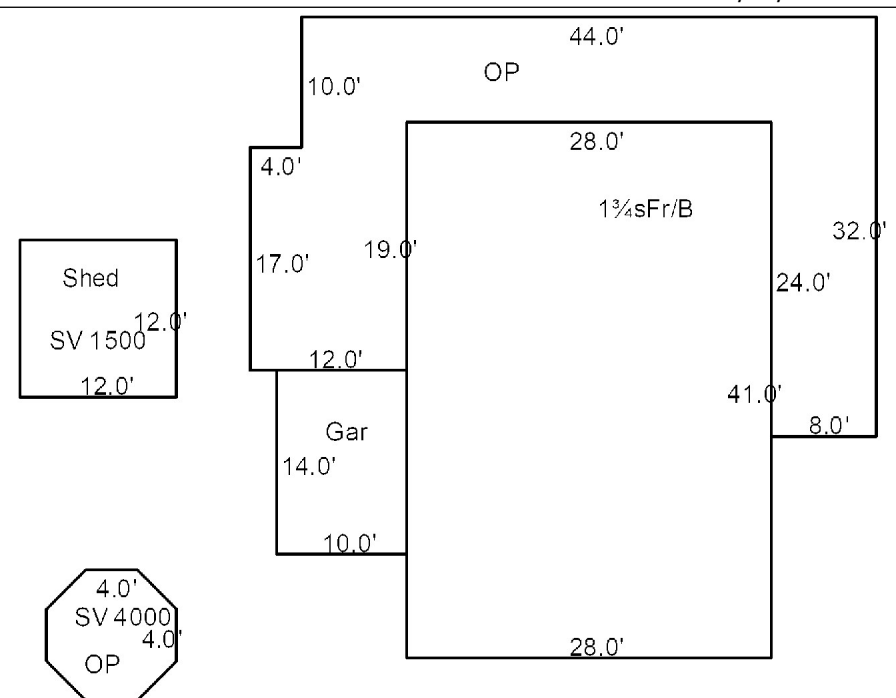
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 105%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 1148
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2022	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 5 CONCRETE SLAB	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 DECK	0	764	0 0	0	0 %	0 %	
23 FRAME GARAGE	0	140	0 0	0	0 %	0 %	
24 FRAME SHED	0				%	%	1,500
21 OPEN FRAME	0	82	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot 01-093

Account 499

Location 5 TURTLE COVE RD

Card 1 Of 1 10/17/2026

MOULTON, JAMES P
MOULTON, DABNEY N
1258 THIRD AVE.
LONGMONT CO 80501

B1893P183

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/22/25 REV VAC, N/C

Sebec

Property Data

Neighborhood	53 TURTLE COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	194,900	5,600	0	200,500
2014	194,900	5,600	0	200,500
2015	194,900	5,600	0	200,500
2016	194,900	5,600	0	200,500
2017	194,900	5,600	0	200,500
2018	194,900	5,600	0	200,500
2019	194,900	5,600	0	200,500
2020	194,900	5,600	0	200,500
2021	194,900	5,600	0	200,500
2022	194,900	5,600	0	200,500
2023	194,900	5,600	0	200,500
2024	194,900	5,600	0	200,500
2025	194,900	5,600	0	200,500
2026	263,100	5,500	0	268,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.06				

Sebec

Map Lot 01-093

Account 499

Location 5 TURTLE COVE RD

Card 1 Of 1 10/17/2026

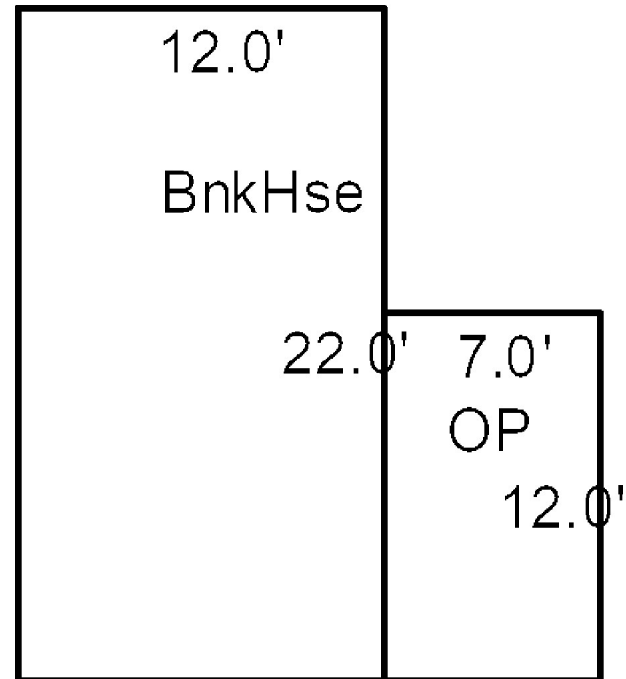
Building Style			SF Bsmt Living			Layout		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L				2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100%			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic		
Dwelling Units			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0%			Insulation		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style			Unfinished %		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface			Bath(s) Style			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint)		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim			# Rooms			2.FAIR 5.AVG+ 8.EXC		
			# Bedrooms			3.AVG- 6.GOOD 9.SAME		
			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH 6. 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.				3.INFORMED 6. 9.		
3.WET	6.	9.				Information Code 0		
						1.OWNER 4.AGENT 7.		
						2.RELATIVE 5.ESTIMATE 8.		
						3.TENANT 6.OTHER 9.		



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
81 BUNKHOUSE	2000	264	2 100	3	0 %	100 %		1.ONE STORY FRAM
21 OPEN FRAME	2000	84	2 100	2	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-094

Account 25

Location 94 LYFORD COVE RD

Card 1 Of 1 10/17/2026

ADAMS, KURT W 111 Ledge Road Yarmouth ME 04096			Property Data			Assessment Record								
			Neighborhood 59 SEBEC LAKE			Year	Land	Buildings	Exempt	Total				
						2013	202,700	200,700	0	403,400				
						2014	203,800	200,700	0	404,500				
						2015	203,800	200,700	0	404,500				
B1299P338			Zone/Land Use 48 Waterfront			2016	204,800	200,700	0	405,500				
			Secondary Zone			2017	204,200	235,800	0	440,000				
						2018	204,200	235,800	0	440,000				
			Topography 2 Rolling			2019	204,200	235,800	0	440,000				
						2020	204,200	235,800	0	440,000				
1.Level 4.Below St 7. 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.						2021	169,300	235,800	0	405,100				
Utilities 4 Drilled Well 6 Septic System						2022	169,300	235,800	0	405,100				
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lagoon 3.Sewer 6.Septic 9.None						2023	169,300	235,800	0	405,100				
			2024	169,300	235,800	0	405,100							
			2025	169,300	235,800	0	405,100							
			2026	296,700	326,000	0	622,700							
			Inspection Witnessed By: X Date			Front Foot		Type	Effective		Influence		Influence Codes	
Frontage	Depth	Factor							Code					
11.Developed							%		1.Unimproved					
12.Vacant							%		2.Price Factor					
13.							%		3.Topography					
14.							%		4.Size/Shape					
15.							%		5.Access					
							%		6.Restriction					
							%		7.Corner Infl					
							%		8.View/Environ					
Notes:			Square Foot			Square Feet				9.Fract Share				
								%		Acres				
			16.				%		30.					
			17.				%		31.Rear land 1 (V					
			18.				%		32.					
			19.				%		33.Crop Land					
			20.				%		34.Gravel Pit					
							%		35.Tillable					
			Fract. Acre			Acreage/Sites				36.Pasture				
											37.Softwood			
Sebec			21.Homesite (Frac		21	0.50		100	%	0	38.Mixed Wood			
					31	1.10		100	%	0	39.Hardwood			
			23.Frontage 1 Acres		37	9.00		100	%	0	40.Waste			
					38	21.00		100	%	0	41.			
			24.Homesite		39	8.00		100	%	0	42.Mobile Home Si			
					26	2.10		100	%	0	43.Condo			
			25.Baselot		50	320.00		100	%	0	44.Lot Improvemen			
					Total Acreage 41.70						45.Camp Site			
														46.

Sebec

Map Lot 01-094

Account 25

Location 94 LYFORD COVE RD

Card 1

Of 1

10/17/2026

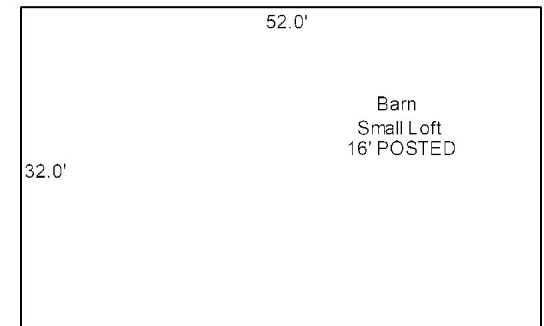
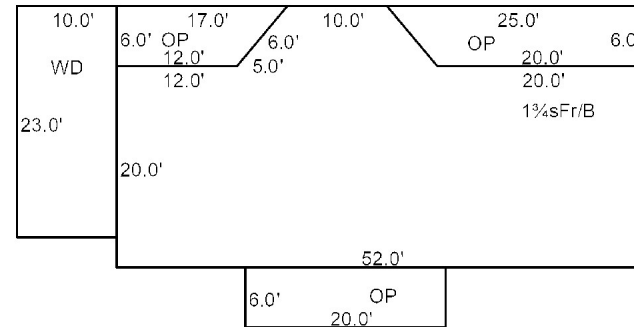
Building Style 1 CONVENTIONAL	SF Bsmt Living 800	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 1 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 4 B 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1130
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected 5/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	230	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	87	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 OPEN FRAME	0	135	0 0	0	0 %	0 %		3.THREE STORY FR
21 OPEN FRAME	0	120	0 0	0	0 %	0 %		4.1 & 1/2 STORY
67 BARN	2017	1664	4 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-094-1

Account 24

Location 93 LYFORD COVE RD

Card 1 Of 1 10/17/2026

ADAMS, KELLY E
33-16 81ST ST #41
JACKSON HEIGHTS NY 11372

B1466P17

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record						
Neighborhood 59 SEBEC LAKE			Year	Land		Buildings		Exempt	Total
			2013	163,300		164,000		0	327,300
Tree Growth Year 2036			2014	163,300		164,000		0	327,300
X Coordinate			2015	163,300		164,000		0	327,300
Y Coordinate			2016	163,900		164,000		0	327,900
Zone/Land Use 48 Waterfront			2017	164,000		164,000		0	328,000
			2018	164,000		164,000		0	328,000
Secondary Zone			2019	164,000		164,000		0	328,000
Topography 2 Rolling			2020	164,000		164,000		0	328,000
			2021	163,900		164,000		0	327,900
1.Level 4.Below St 7. 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2022	163,900		164,000		0	327,900
Utilities 4 Drilled Well 6 Septic System			2023	163,900		164,000		0	327,900
			2024	163,900		164,000		0	327,900
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lagoon 3.Sewer 6.Septic 9.None			2025	163,900		164,000		0	327,900
Street 3 Gravel			2026	286,500		233,700		0	520,200
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Rear 9.None									
Building Permit									

Sebec

Map Lot 01-094-1

Account 24

Location 93 LYFORD COVE RD

Card 1

Of 1

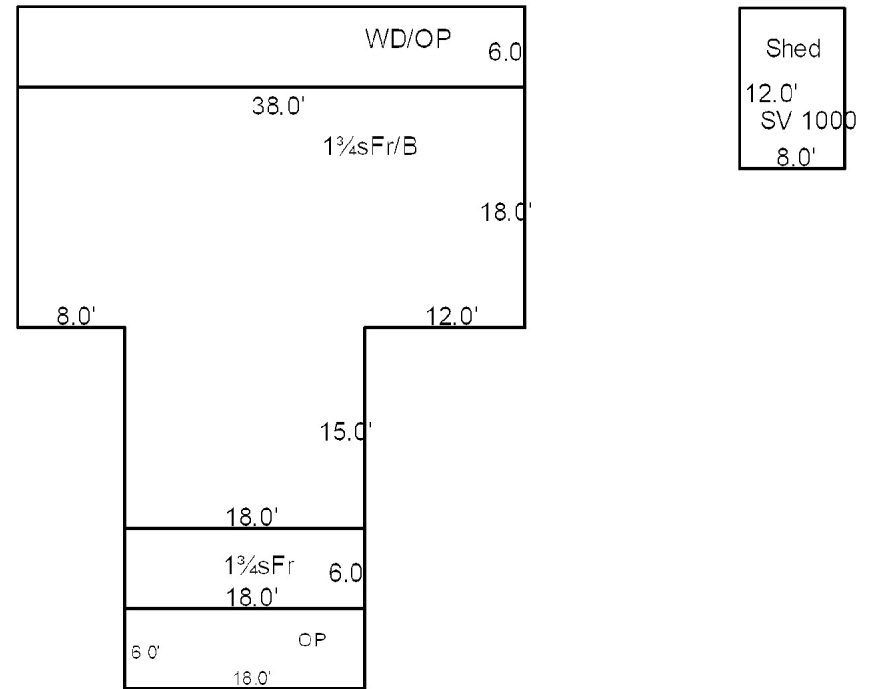
10/17/2026

Building Style	1 CONVENTIONAL		SF Bsmt Living	0		Layout	1 TYPICAL	
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade	0 0		1.TYPICAL	4.	7.
2.RANCH	6.LOG	10.SPLIT L		0		2.INADEQ	5.	8.
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type	100% 1 HOT WATER BB		3.	6.	9.
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB	5.FWA	9.NO HEAT	Attic	9 NONE	
Dwelling Units	1		2.HWCI	6.GRAVWA	10.	1.1/4 FIN	4.FULL FIN	7.
Other Units	0		3.H PUMP	7.ELECTRIC	11.	2.1/2 FIN	5.FL/STAIR	8.
Stories	5 ONE & 3/4 STORY		4.RADIANT	8.FL/WALL	12.	3.3/4 FIN	6.	9.NONE
1.1	4.1.5	7.3.5	Cool Type	0% 9 NONE		Insulation	1 FULL	
2.2	5.1.75	8.4	1.REFRIG	4.W&C AIR	7.	1.FULL	4.PARTIAL	7.
3.3	6.2.5	9.1.25	2.EVAPOR	5.	8.	2.HEAVY	5.	8.
Exterior Walls	1 WOOD SIDING		3.H PUMP	6.	9.NONE	3.CAPPED	6.	9.NONE
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%	
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN	4.OBSELETE	7.	Grade & Factor	4 B 100%	
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL	5.	8.	1.E GRADE	4.B GRADE	7.AAA GRAD
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE	6.	9.NONE	2.D GRADE	5.A GRADE	8.M&S PRIC
Roof Surface	1 ASPHALT SHINGLES		Bath(s) Style	2 TYPICAL BATH(S)		3.C GRADE	6.AA GRADE	9.SAME
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN	4.OBSELETE	7.	SQFT (Footprint)	954	
2.SLATE	5.WOOD	8.	2.TYPICAL	5.	8.	Condition	4 AVERAGE	
3.METAL	6.OTHER	9.	3.OLD TYPE	6.	9.NONE	1.POOR	4.AVG	7.V G
SF Masonry Trim	0		# Rooms	0		2.FAIR	5.AVG+	8.EXC
	0		# Bedrooms	0		3.AVG-	6.GOOD	9.SAME
	0		# Full Baths	2		Phys. % Good	0%	
Year Built	2000		# Half Baths	0		Funct. % Good	95%	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	1 INCOMPLETE	
Foundation	1 CONCRETE		# Fireplaces	0		1.INCOMP	4.PL/HT	7.
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT	5.	8.
2.C BLOCK	5.SLAB	8.				3.STYLE	6.	9.NONE
3.BR/STONE	6.PIERS	9.				Econ. % Good	100%	
Basement	4 FULL BASEMENT					Economic Code	NONE	
1.1/4 BMT	4.FULL BMT	7.				0.None	3.NO POWER	7.
2.1/2 BMT	5.CRAWL	8.				1.LOCATION	9.NONE	8.
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH	6.	9.
Bsmt Gar # Cars	0					Entrance Code	0	
Wet Basement	1 DRY BASEMENT					1.INTERIOR	4.VACANT	7.
1.DRY	4.DIRT FLR	7.				2.REFUSAL	5.ESTIMATE	8.RECORDS
2.DAMP	5.	8.				3.INFORMED	6.	9.
3.WET	6.	9.				Information Code	0	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
5 1 & 3/4 STORY FR	0	108	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 DECK	0	228	0 0	0	0 %	0 %		3.THREE STORY FR
21 OPEN FRAME	0	228	0 0	0	0 %	0 %		4.1 & 1/2 STORY
24 FRAME SHED	0				%	%	1,000	5.1 & 3/4 STORY
21 OPEN FRAME	0	108	0 0	0	0 %	0 %		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-095

Account 265

Location

Card 1 Of 1 10/17/2026

FLEMING, SHIRLEY E
16 Woods Ln.
Fleetwood PA 19522

B1695P52

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	29,900	0	0	29,900
2014	29,900	0	0	29,900
2015	29,900	0	0	29,900
2016	29,900	0	0	29,900
2017	29,900	0	0	29,900
2018	29,900	0	0	29,900
2019	29,900	0	0	29,900
2020	29,900	0	0	29,900
2021	29,900	0	0	29,900
2022	29,900	0	0	29,900
2023	29,900	0	0	29,900
2024	29,900	0	0	29,900
2025	29,900	0	0	29,900
2026	30,600	0	0	30,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.20				

Sebec

Map Lot 01-095

Account 265

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-096

Account 87

Location

Card 1 Of 1 10/17/2026

MEUCCI, THOMAS C
MEUCCI, KAREN E
56 RED MAPLE LANE
AUGUSTA ME 04330

B2781P320

Previous Owner
BAIRD & ACKER, INC.
87 SUNSET DR

SEBEC ME 04481
Sale Date: 6/28/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record								
Neighborhood 48 SUNSET DRIVE			Year	Land		Buildings		Exempt	Total		
			2013	27,100		0		0	27,100		
Tree Growth Year 0			2014	27,100		0		0	27,100		
X Coordinate			2015	27,100		0		0	27,100		
Y Coordinate			2016	27,100		0		0	27,100		
Zone/Land Use 11 Residential			2017	27,100		0		0	27,100		
Secondary Zone			2018	27,100		0		0	27,100		
			2019	27,100		0		0	27,100		
Topography 2 Rolling			2020	27,100		0		0	27,100		
1.Level	4.Below St	7.	2021	27,100		0		0	27,100		
2.Rolling	5.Low	8.	2022	27,100		0		0	27,100		
3.Above St	6.Swampy	9.	2023	27,100		0		0	27,100		
Utilities			2024	27,100		0		0	27,100		
1.Public	4.Dr Well	7.Cesspool	2025	27,100		0		0	27,100		
2.Water	5.Dug Well	8.Lagoon	2026	27,000		0		0	27,000		
3.Sewer	6.Septic	9.None									
Street 3 Gravel											
1.Paved	4.Proposed	7.									
2.Semi Imp	5.Private	8.									
3.Gravel	6.Rear	9.None									
Building Permit 0											
Old Permit/Other 0											
Sale Data											
Sale Date		6/28/2021									
Price		29,000									
Sale Type		1 Land Only									
1.Land	4.Mobile	7.									
2.L & B	5.Other	8.									
3.Building	6.	9.									
Financing		9 Unknown									
1.Convent	4.Seller	7.									
2.FHA/VA	5.Private	8.									
3.Assumed	6.Cash	9.Unknown									
Validity		1 Arms Length Sale									
1.Valid	4.Split	7.Changes									
2.Related	5.Partial	8.Other									
3.Distress	6.Exempt	9.									
Verified		5 Public Record									
1.Buyer	4.Agent	7.Family									
2.Seller	5.Pub Rec	8.Other									
3.Lender	6.MLS	9.									

Sebec

Map Lot 01-096

Account 87

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-097

Account 466

Location

Card 1 Of 1 10/17/2026

MAUZY, BARBARA E
131 SUNSET DR
SEBEC ME 04481

B1695P58

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	32,100	0	0	32,100
2014	32,100	0	0	32,100
2015	32,100	0	0	32,100
2016	32,100	0	0	32,100
2017	32,100	0	0	32,100
2018	32,100	0	0	32,100
2019	32,100	0	0	32,100
2020	32,100	0	0	32,100
2021	32,100	0	0	32,100
2022	32,100	0	0	32,100
2023	32,100	0	0	32,100
2024	32,100	0	0	32,100
2025	32,100	0	0	32,100
2026	31,500	0	0	31,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.50				

Sebec

Map Lot 01-097

Account 466

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-099

Account 256

Location 120 SUNSET DR

Card 1 Of 1 10/17/2026

JACOBSEN, ALICIA
JACOBSEN, KEVIN
3528 BREEZE WAY
LAKE WALES FL 33898

B3836P49 B2998P175

Previous Owner
KRAUSS, GLENN
P.O. BOX 392

GUILFORD ME 04443
Sale Date: 9/20/2024

Previous Owner
WILSON, DAVID WINSLOW
WILSON, JACQUELINE ANN
120 SUNSET DRIVE
SEBEC ME 04481
Sale Date: 3/08/2022

Previous Owner
FESKO, CAROL
424 RED OAK DR

MANHEIM PA 17545
Sale Date: 12/20/2018

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record						
Neighborhood 48 SUNSET DRIVE			Year	Land		Buildings		Exempt	Total
			2013	36,900		72,500		0	109,400
Tree Growth Year 0			2014	36,900		72,500		0	109,400
X Coordinate			2015	36,900		72,500		0	109,400
Y Coordinate			2016	36,900		72,500		0	109,400
Zone/Land Use 11 Residential			2017	36,900		72,500		0	109,400
Secondary Zone			2018	36,900		72,500		0	109,400
			2019	36,900		72,500		0	109,400
Topography 2 Rolling			2020	36,900		72,500		0	109,400
1.Level	4.Below St	7.	2021	36,900		72,500		0	109,400
2.Rolling	5.Low	8.	2022	36,900		72,500		0	109,400
3.Above St	6.Swampy	9.	2023	36,900		72,500		0	109,400
Utilities	4 Drilled Well	6 Septic System	2024	36,900		72,500		0	109,400
1.Public	4.Dr Well	7.Cesspool	2025	36,900		72,500		0	109,400
2.Water	5.Dug Well	8.Lagoon	2026	51,500		121,100		0	172,600
3.Sewer	6.Septic	9.None	Land Data						
Street	3 Gravel								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Rear	9.None		11.Developed			%		1.Unimproved
Building Permit	0			12.Vacant			%		2.Price Factor
Old Permit/Other	0			13.			%		3.Topography
Sale Data				14.			%		4.Size/Shape
Sale Date	9/20/2024			15.			%		5.Access
Price	256,000						%		6.Restriction
Sale Type	2 Land & Buildings		Square Foot		Square Feet				7.Corner Infl
1.Land	4.Mobile	7.					%		8.View/Environ
2.L & B	5.Other	8.				%		9.Fract Share	
3.Building	6.	9.				%		Acres	
Financing	9 Unknown					%		30.	
1.Convent	4.Seller	7.				%		31.Rear land 1 (V	
2.FHA/VA	5.Private	8.				%		32.	
3.Assumed	6.Cash	9.Unknown				%		33.Crop Land	
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				34.Gravel Pit
1.Valid	4.Split	7.Changes			24	1.00	100	%	0
2.Related	5.Partial	8.Other		26	0.50	100	%	0	36.Pasture
3.Distress	6.Exempt	9.				%			37.Softwood
Verified	5 Public Record					%			38.Mixed Wood
1.Buyer	4.Agent	7.Family				%			39.Hardwood
2.Seller	5.Pub Rec	8.Other				%			40.Waste
3.Lender	6.MLS	9.				%			41.
			Total Acreage 1.50						

Sebec

Map Lot 01-099

Account 256

Location 120 SUNSET DR

Card 1 Of 1 10/17/2026

Building Style 1 CONVENTIONAL	SF Bsmt Living 400	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 9 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 672
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	468	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 DECK	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 FRAME SHED	0				%	%	1,000	3.THREE STORY FR
24 FRAME SHED	0				%	%	1,200	4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Shed 12.0'
SV 1000
10.0'

Shed
10.0'1200
12.0'

6.0'
OP
28.0'28.0'
38.0'
24.0'
24.0'
OP/WD 10.0'
30.0'



Map Lot 01-100

Account 83

Location

Card 1 Of 1 10/17/2026

BAIRD & BAIRD, INC
87 SUNSET DRIVE
SEBEC ME 04481

B2823P20

Previous Owner
BAIRD & ACKER INC
87 SUNSET DR

SEBEC ME 04481
Sale Date: 12/22/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE	
Tree Growth Year	0	
X Coordinate		
Y Coordinate		
Zone/Land Use	11 Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lagoon
3.Sewer	6.Septic	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Rear	9.None
Building Permit	0	
Old Permit/Other	0	
Sale Data		
Sale Date	12/22/2021	
Price		
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	1 Buyer	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	28,500	0	0	28,500
2014	28,500	0	0	28,500
2015	28,500	0	0	28,500
2016	28,500	0	0	28,500
2017	28,500	0	0	28,500
2018	28,500	0	0	28,500
2019	28,500	0	0	28,500
2020	28,500	0	0	28,500
2021	28,500	0	0	28,500
2022	28,500	0	0	28,500
2023	28,500	0	0	28,500
2024	28,500	0	0	28,500
2025	28,500	0	0	28,500
2026	30,200	0	0	30,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.07				

Sebec

Map Lot 01-100

Account 83

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-101

Account 88

Location

Card 1 Of 1 10/17/2026

GOOD, BERNARD W & HOLLY ANN Trustees
BERNARD & HOLLY ANN GOOD SUNSET IRREVOCABLE
43 JESSICA WAY
PLYMOUTH MA 02360

B3079P267

Previous Owner
GILLESPIE, STARR
1607 SERENDIPITY DRIVE

PALMHURST TX 78573
Sale Date: 7/10/2023

Previous Owner
BAIRD & ACKER, INC.
87 SUNSET DR

SEBEC ME 04481
Sale Date: 12/22/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood		48 SUNSET DRIVE	
Tree Growth Year		0	
X Coordinate			
Y Coordinate			
Zone/Land Use		11 Residential	
Secondary Zone			
Topography		2 Rolling	
1.Level		4.Below St	
2.Rolling		5.Low	
3.Above St		6.Swampy	
Utilities			
1.Public		4.Dr Well	
2.Water		5.Dug Well	
3.Sewer		6.Septic	
Street		3 Gravel	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Rear	
Building Permit		0	
Old Permit/Other		0	
Sale Data			
Sale Date		7/10/2023	
Price		55,000	
Sale Type		1 Land Only	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
Validity		4 Split/Assemblage	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
Verified		5 Public Record	
1.Buyer		4.Agent	
2.Seller		5.Pub Rec	
3.Lender		6.MLS	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	29,900	0	0	29,900
2014	29,900	0	0	29,900
2015	29,900	0	0	29,900
2016	29,900	0	0	29,900
2017	29,900	0	0	29,900
2018	29,900	0	0	29,900
2019	29,900	0	0	29,900
2020	29,900	0	0	29,900
2021	29,900	0	0	29,900
2022	29,900	0	0	29,900
2023	29,900	0	0	29,900
2024	29,900	0	0	29,900
2025	29,900	0	0	29,900
2026	30,200	0	0	30,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.07				

Sebec

Map Lot 01-101

Account 88

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-102

Account 89

Location

Card 1 Of 1 10/17/2026

GOOD, BERNARD W & HOLLY ANN Trustees
BERNARD & HOLLY ANN GOOD SUNSET IRREVOCABLE
43 JESSICA WAY
PLYMOUTH MA 02360

B3079P267

Previous Owner
GILLESPIE, STARR
1607 SERENDIPITY DRIVE

PALMHURST TX 78573
Sale Date: 7/10/2023

Previous Owner
BAIRD & ACKER, INC.
87 SUNSET DR

SEBEC ME 04481
Sale Date: 12/22/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	7/10/2023		
Price	55,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	4 Split/Assemblage		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	29,900	0	0	29,900
2014	29,900	0	0	29,900
2015	29,900	0	0	29,900
2016	29,900	0	0	29,900
2017	29,900	0	0	29,900
2018	29,900	0	0	29,900
2019	29,900	0	0	29,900
2020	29,900	0	0	29,900
2021	29,900	0	0	29,900
2022	29,900	0	0	29,900
2023	29,900	0	0	29,900
2024	29,900	0	0	29,900
2025	29,900	0	0	29,900
2026	30,200	0	0	30,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.07				

Sebec

Map Lot 01-102

Account 89

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-103

Account 140

Location

Card 1 Of 1 10/17/2026

WILLETTE, RHONDA
90 SUNSET DRIVE
SEBEC ME 04481

B2812P228

Previous Owner
FRENCH, KEVIN J
FRENCH, LISA L
36 LINDSAY ROAD
HOOKSETT NH 03106
Sale Date: 11/04/2021

Previous Owner
BUTLER, GERALD & THELMA
198 MILO RD

SEBEC ME 04481
Sale Date: 1/24/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	11/04/2021		
Price	272,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	4 Split/Assemblage		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	28,500	0	0	28,500
2014	28,500	0	0	28,500
2015	28,500	0	0	28,500
2016	28,500	0	0	28,500
2017	28,500	0	0	28,500
2018	28,500	0	0	28,500
2019	28,500	0	0	28,500
2020	28,500	0	0	28,500
2021	28,500	0	0	28,500
2022	28,500	0	0	28,500
2023	28,500	0	0	28,500
2024	28,500	0	0	28,500
2025	28,500	0	0	28,500
2026	30,000	0	0	30,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.01				

Sebec

Map Lot 01-103

Account 140

Location

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-104

Account 301

Location 90 SUNSET DR

Card 1 Of 1 10/17/2026

WILLETTE, RHONDA
90 SUNSET DRIVE
SEBEC ME 04481

B2812P228

Previous Owner
FRENCH, KEVIN J
FRENCH, LISA L
36 LINDSAY ROAD
HOOKSETT NH 03106
Sale Date: 11/04/2021

Previous Owner
GREEN, DAWN M.
90 SUNSET DR

SEBEC ME 04481
Sale Date: 2/20/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	48 SUNSET DRIVE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	11/04/2021		
Price	272,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	4 Split/Assemblage		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	35,500	128,000	0	163,500
2014	35,500	128,000	0	163,500
2015	35,500	128,000	0	163,500
2016	35,500	128,000	0	163,500
2017	35,500	128,000	0	163,500
2018	35,500	128,000	0	163,500
2019	35,500	128,000	0	163,500
2020	35,500	128,000	0	163,500
2021	35,500	128,000	0	163,500
2022	35,500	128,000	0	163,500
2023	35,500	128,000	0	163,500
2024	35,500	128,000	0	163,500
2025	35,500	128,000	0	163,500
2026	50,000	179,100	0	229,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Square Foot		Square Feet				
16.				%		
17.				%		
18.				%		
19.				%		
20.				%		
Fract. Acre		Acreage/Sites				
21.Homesite (Frac	24	1.00	100	%	0	
22.Baselot (Fract	26	0.01	100	%	0	
23.Frontage 1				%		
Acres				%		
24.Homesite				%		
25.Baselot				%		
26.Rear Land 1 10				%		
27.Rear Land 2 25				%		
28.Rear Land 3 50				%		
29.Rear Land 4 Al				%		
Total Acreage		1.01				

Sebec

Map Lot 01-104

Account 301

Location 90 SUNSET DR

Card 1

Of 1

10/17/2026

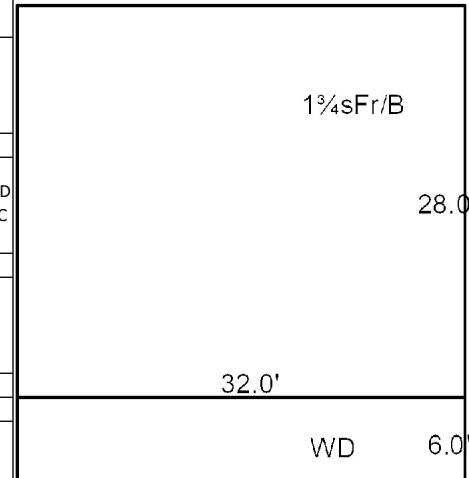
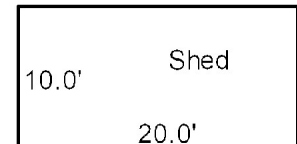
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 1 HOT WATER BB	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 896
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2008	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	192	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 FRAME SHED	2023	200	2 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-105

Account 664

Location

Card 1 Of 1 10/17/2026

SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19
C/O ALAN E SMITH
SEBEC ME 04481

B2700P130

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record							
Neighborhood 3 BEAR BROOK ROAD			Year	Land		Buildings		Exempt	Total	
			2013	42,600		0		0	42,600	
Tree Growth Year 0			2014	42,600		0		0	42,600	
X Coordinate			2015	42,600		0		0	42,600	
Y Coordinate			2016	42,600		0		0	42,600	
Zone/Land Use 48 Waterfront			2017	42,600		0		0	42,600	
			2018	42,600		0		0	42,600	
Secondary Zone			2019	42,600		0		0	42,600	
Topography 2 Rolling			2020	42,600		0		0	42,600	
			2021	42,600		0		0	42,600	
1.Level	4.Below St	7.	2022	42,600		0		0	42,600	
2.Rolling	5.Low	8.								
3.Above St	6.Swampy	9.	2023	42,600		0		0	42,600	
Utilities			2024	42,600		0		0	42,600	
1.Public	4.Dr Well	7.Cesspool	2025	42,600		0		0	42,600	
2.Water	5.Dug Well	8.Lagoon								
3.Sewer	6.Septic	9.None	2026	154,100		0		0	154,100	
Street 3 Gravel			Land Data							
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Rear	9.None					%			
Building Permit	0						%			
Old Permit/Other	0						%			
Sale Data			Square Foot		Square Feet				Acres	
Sale Date	7/30/2020						%			
Price							%			
Sale Type	1 Land Only						%			
1.Land	4.Mobile	7.					%			
2.L & B	5.Other	8.	Fract. Acre		Acreage/Sites					
3.Building	6.	9.					%			
Financing	9 Unknown						%			
1.Convent	4.Seller	7.					%			
2.FHA/VA	5.Private	8.					%			
3.Assumed	6.Cash	9.Unknown	21.Homesite (Fract	22	0.50		65	%	3	
Validity			22.Baselot (Fract	23	0.52		65	%	3	
1.Valid	4.Split	7.Changes	23.Frontage 1	26	0.95		100	%	0	
2.Related	5.Partial	8.Other	Acres	50	203.00		100	%	0	
3.Distress	6.Exempt	9.	24.Homesite							
Verified	5 Public Record		25.Baselot							
1.Buyer	4.Agent	7.Family	26.Rear Land 1 10							
2.Seller	5.Pub Rec	8.Other	27.Rear Land 2 25							
3.Lender	6.MLS	9.	28.Rear Land 3 50							
			29.Rear Land 4 All							
			Total Acreage 1.97							

- 1.Unimproved
- 2.Price Factor
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Corner Infl
- 8.View/Environ
- 9.Fract Share
- Acres
- 30.
- 31.Rear land 1 (V
- 32.
- 33.Crop Land
- 34.Gravel Pit
- 35.Tillable
- 36.Pasture
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Waste
- 41.
- 42.Mobile Home Si
- 43.Condo
- 44.Lot Improvemen
- 45.Camp Site
- 46.

Sebec

Map Lot 01-105

Account 664

Location

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-106

Account 665

Location

Card 1 Of 1 10/17/2026

SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19
C/O ALAN E SMITH
SEBEC ME 04481

B2700P130

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	3 BEAR BROOK ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	7/30/2020		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	39,800	0	0	39,800
2014	39,800	0	0	39,800
2015	39,800	0	0	39,800
2016	39,800	0	0	39,800
2017	39,800	0	0	39,800
2018	39,800	0	0	39,800
2019	39,800	0	0	39,800
2020	39,800	0	0	39,800
2021	39,800	0	0	39,800
2022	39,800	0	0	39,800
2023	39,800	0	0	39,800
2024	39,800	0	0	39,800
2025	39,800	0	0	39,800
2026	152,600	0	0	152,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.61				

Sebec

Map Lot 01-106

Account 665

Location

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-107

Account 656

Location 48 BEAR BROOK RD

Card 1 Of 1 10/17/2026

CROZIER, DONALD F
CROZIER, BETH M
580 CHADBOURNE ROAD
STANDISH ME 04084

B1710P1 B2439P199

Previous Owner
SMITH, ALAN E.& DEBORAH A.
73 COVE RD

SEBEC ME 04481
Sale Date: 6/24/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	3 BEAR BROOK ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	6/24/2016		
Price	60,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	1 Conventional		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	1 Buyer		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	54,000	55,900	0	109,900
2014	54,000	55,900	0	109,900
2015	54,000	55,900	0	109,900
2016	54,000	55,900	0	109,900
2017	54,000	55,900	0	109,900
2018	54,000	55,900	0	109,900
2019	54,000	63,130	0	117,130
2020	54,000	63,130	0	117,130
2021	54,000	63,130	0	117,130
2022	54,000	63,130	0	117,130
2023	54,000	63,130	0	117,130
2024	54,000	63,130	0	117,130
2025	54,000	67,530	0	121,530
2026	130,000	100,300	0	230,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.19				

Sebec

Map Lot 01-107

Account 656

Location 48 BEAR BROOK RD

Card 1

Of 1

10/17/2026

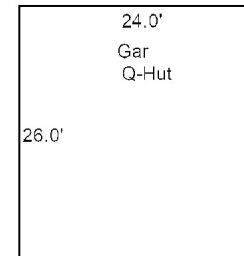
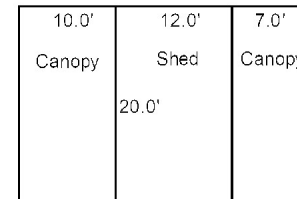
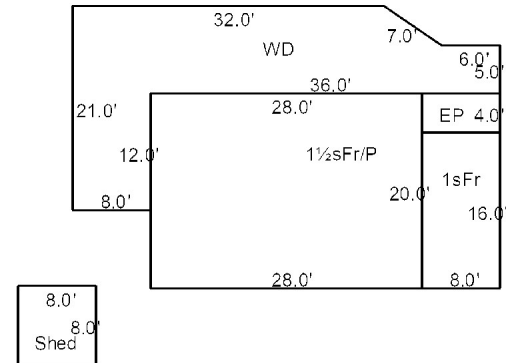
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 8 FLOOR/WALL UNIT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 4 ONE & 1/2 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 2 D 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 560
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1998	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 6 PIERS	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	128	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 ENCL	0	32	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 DECK	0	456	0 0	0	0 %	0 %		3.THREE STORY FR
22 ENCL	0	64	0 0	0	0 %	0 %		4.1 & 1/2 STORY
24 FRAME SHED	0	240	2 100	4	0 %	100 %		5.1 & 3/4 STORY
61	0	200	2 100	4	0 %	75 %		6.2 & 1/2 STORY
61	0	140	2 100	4	0 %	75 %		21.OPEN FRAME POR
23 FRAME GARAGE	0	624	1 100	4	0 %	75 %		22.ENCL PCH/15FR(
24 FRAME SHED	0				%	1,200		23.FRAME GARAGE
					%			24.FRAME SHED
					%			25.FINISHED 1/2 S
					%			26.15FR OVERHANG
					%			27.UNFIN BASEMENT
					%			28.UNF ATTIC/LOFT
					%			29.FINISHED ATTIC



Map Lot 01-108

Account 245

Location BEAR BROOK RD

Card 1 Of 1 10/17/2026

MESERVE, BRADLEY E
959 NEW COUNTY ROAD
DAYTON ME 04005

B2249P74

Previous Owner
EVERETT, WILLIAM H.
7 ANNANDALY TERRACE

NEWPORT RI 02840
Sale Date: 7/19/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record						
Neighborhood 59 SEBEC LAKE			Year	Land	Buildings	Exempt	Total		
			2013	49,900	0	0	49,900		
Tree Growth Year 0			2014	49,900	0	0	49,900		
X Coordinate			2015	49,900	0	0	49,900		
Y Coordinate			2016	44,890	0	0	44,890		
Zone/Land Use 48 Waterfront			2017	44,890	0	0	44,890		
			2018	44,890	0	0	44,890		
Secondary Zone			2019	44,890	0	0	44,890		
Topography 2 Rolling			2020	44,890	0	0	44,890		
			2021	44,890	0	0	44,890		
1.Level 4.Below St 7.			2022	44,890	0	0	44,890		
2.Rolling 5.Low 8.			2023	44,890	0	0	44,890		
3.Above St 6.Swampy 9.			2024	44,890	0	0	44,890		
Utilities			2025	44,890	0	0	44,890		
1.Public 4.Dr Well 7.Cesspool			2026	127,800	0	0	127,800		
2.Water 5.Dug Well 8.Lagoon			Land Data						
3.Sewer 6.Septic 9.None									
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes
		Frontage			Depth	Factor	Code		
1.Paved 4.Proposed 7.				11.Developed					1.Unimproved
2.Semi Imp 4.Private 8.				12.Vacant					2.Price Factor
3.Gravel 6.Rear 9.None				13.					3.Topography
Sale Data			14.					4.Size/Shape	
			15.					5.Access	
Building Permit 0			Square Foot					6.Restriction	
Old Permit/Other 0								7.Corner Infl	
Sale Data								8.View/Environ	
								9.Fract Share	
Sale Date 7/19/2013								Acres	
Price 23,000								30.	
Sale Type 1 Land Only								31.Rear land 1 (V	
1.Land 4.Mobile 7.								32.	
2.L & B 5.Other 8.								33.Crop Land	
3.Building 6. 9.								34.Gravel Pit	
Financing 9 Unknown							35.Tillable		
1.Convent 4.Seller 7.			Fract. Acre					36.Pasture	
2.FHA/VA 5.Private 8.								37.Softwood	
3.Assumed 6.Cash 9.Unknown								38.Mixed Wood	
Validity 1 Arms Length Sale								39.Hardwood	
1.Valid 4.Split 7.Changes								40.Waste	
2.Related 5.Partial 8.Other			Acres					41.	
3.Distress 6.Exempt 9.								42.Mobile Home Si	
Verified 5 Public Record								43.Condo	
1.Buyer 4.Agent 7.Family								44.Lot Improvemen	
2.Seller 5.Pub Rec 8.Other								45.Camp Site	
3.Lender 6.MLS 9.									

46.

Sebec

Map Lot 01-108

Account 245

Location BEAR BROOK RD

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-109

Account 485

Location 32 BEAR BROOK RD

Card 1 Of 1 10/17/2026

MESERVE, BRADLEY E
959 NEW COUNTY ROAD
DAYTON ME 04005

B2191P309

Previous Owner
MERRILL, GEORGE P & BRENDA R
257 ANDERSON ROAD

DOVER-FOXCROFT ME 04426
Sale Date: 9/28/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	3 BEAR BROOK ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	9/28/2012		
Price	80,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	81,000	62,700	0	143,700
2014	81,000	62,700	0	143,700
2015	81,000	62,700	0	143,700
2016	72,880	62,700	0	135,580
2017	72,880	62,700	0	135,580
2018	72,880	62,700	0	135,580
2019	72,880	62,700	0	135,580
2020	72,880	62,700	0	135,580
2021	72,880	62,700	0	135,580
2022	72,880	62,700	0	135,580
2023	72,880	82,680	0	155,560
2024	72,880	112,680	0	185,560
2025	72,880	112,680	0	185,560
2026	152,200	166,000	0	318,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.32				

Sebec

Map Lot 01-109

Account 485

Location 32 BEAR BROOK RD

Card 1

Of 1

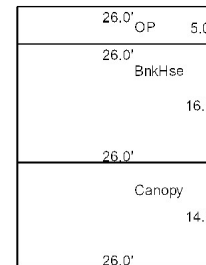
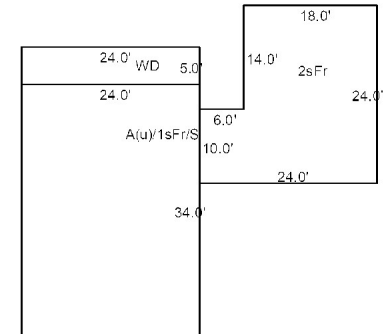
10/17/2026

Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 4 RADIANT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 5 FLOOR & STAIRS
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 11 LOG	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 2 D 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 816
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 5 CONCRETE SLAB	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 DECK	0	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
2 TWO STORY	2024	492	3 100	4	0 %	100 %		2.TWO STORY FRAM
81 BUNKHOUSE	1	416	2 100	4	0 %	100 %		3.THREE STORY FR
21 OPEN FRAME	1	130	2 100	4	0 %	100 %		4.1 & 1/2 STORY
61	1	364	2 100	4	0 %	100 %		5.1 & 3/4 STORY
24 FRAME SHED	0				%	%	800	6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-110

Account 565

Location 28 BEAR BROOK RD

Card 1 Of 1 10/17/2026

RAYMOND, STEVEN G.
MESERVE, BRADLEY E
959 New County Road
York ME 04005

B1257P29 B2537P34

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	81,200	6,700	0	87,900
2014	81,200	6,700	0	87,900
2015	81,200	6,700	0	87,900
2016	81,200	6,700	0	87,900
2017	81,200	6,700	0	87,900
2018	81,200	6,700	0	87,900
2019	81,200	6,700	0	87,900
2020	81,200	6,700	0	87,900
2021	81,200	6,700	0	87,900
2022	81,200	6,700	0	87,900
2023	81,200	8,700	0	89,900
2024	81,200	18,700	0	99,900
2025	81,200	18,700	0	99,900
2026	216,700	107,300	0	324,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear Land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.54				

Sebec

Map Lot 01-110

Account 565

Location 28 BEAR BROOK RD

Card 1

Of 1

10/17/2026

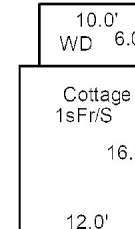
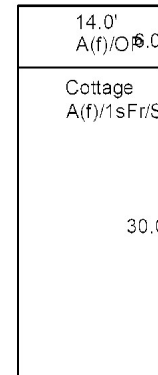
Building Style	SF Bsmt Living	Layout
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L		2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100%	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic
Dwelling Units	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0%	Insulation
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style	Unfinished %
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface	Bath(s) Style	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint)
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim	# Rooms	2.FAIR 5.AVG+ 8.EXC
	# Bedrooms	3.AVG- 6.GOOD 9.SAME
	# Full Baths	Phys. % Good
	# Half Baths	Funct. % Good
Year Built	# Addn Fixtures	Functional Code
Year Remodeled	# Fireplaces	1.INCOMP 4.PL/HT 7.
Foundation		2.OVERBLT 5. 8.
1.CONCRETE 4.WOOD 7.N/A COND		3.STYLE 6. 9.NONE
2.C BLOCK 5.SLAB 8.		Econ. % Good
3.BR/STONE 6.PIERS 9.		Economic Code
Basement		0.None 3.NO POWER 7.
1.1/4 BMT 4.FULL BMT 7.		1.LOCATION 9.NONE 8.
2.1/2 BMT 5.CRAWL 8.		2.ENCROACH 6. 9.
3.3/4 BMT 6.N/A COND 9.NONE		Entrance Code 0
Bsmt Gar # Cars		1.INTERIOR 4.VACANT 7.
Wet Basement		2.REFUSAL 5.ESTIMATE 8.RECORDS
1.DRY 4.DIRT FLR 7.		3.INFORMED 6. 9.
2.DAMP 5. 8.		Information Code 0
3.WET 6. 9.		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
82 COTTAGE	2023	420	3 100	4	0 %	100 %	
29 FINISHED ATTIC	2023	84	3 100	4	0 %	100 %	
21 OPEN FRAME	2023	84	3 100	4	0 %	100 %	
82 COTTAGE	2023	420	3 100	4	0 %	100 %	
29 FINISHED ATTIC	2023	84	3 100	4	0 %	100 %	
21 OPEN FRAME	2023	84	3 100	4	0 %	100 %	
82 COTTAGE	2000	192	2 100	4	0 %	100 %	
68 DECK	2000	60	2 100	4	0 %	100 %	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.OPEN FRAME POR
- 22.ENCL PCH/1SFR(
- 23.FRAME GARAGE
- 24.FRAME SHED
- 25.FINISHED 1/2 S
- 26.1SFR OVERHANG
- 27.UNFIN BASEMENT
- 28.UNF ATTIC/LOFT
- 29.FINISHED ATTIC



Map Lot 01-111

Account 185

Location 20 BEAR BROOK RD

Card 1 Of 1 10/17/2026

Nichols, Greg
Nichols, Christopher & Melanie
PO Box 664
Dover-Foxcroft ME 04426

B2939P62

Previous Owner
CULBERTSON, DAVID R
CULBERTSON, DONNA J
BOX 1186
ROCKLAND ME 04841
Sale Date: 9/17/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

SBT- Gave new owners an address on Oct. 6, 2023. New owners: Gregory, Melanie & Christopher Nichols
SBT - 10/7/2023 Melanie 207-478-5136, Gregory 745-5115, Christopher 745-4395
PO Box 664, Dover-Foxcroft, ME 04426

Sebec

Property Data

Neighborhood	3 BEAR BROOK ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	9/17/2023		
Price	325,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	146,900	67,600	0	214,500
2014	146,900	67,600	0	214,500
2015	146,900	67,600	0	214,500
2016	146,900	67,600	0	214,500
2017	146,900	67,600	0	214,500
2018	146,900	67,600	0	214,500
2019	146,900	67,600	0	214,500
2020	146,900	67,600	0	214,500
2021	146,900	67,600	0	214,500
2022	146,900	67,600	0	214,500
2023	146,900	67,600	0	214,500
2024	146,900	74,500	0	221,400
2025	146,900	104,470	0	251,370
2026	276,500	188,300	0	464,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.48				

Sebec

Map Lot 01-111

Account 185

Location 20 BEAR BROOK RD

Card 1

Of 1

10/17/2026

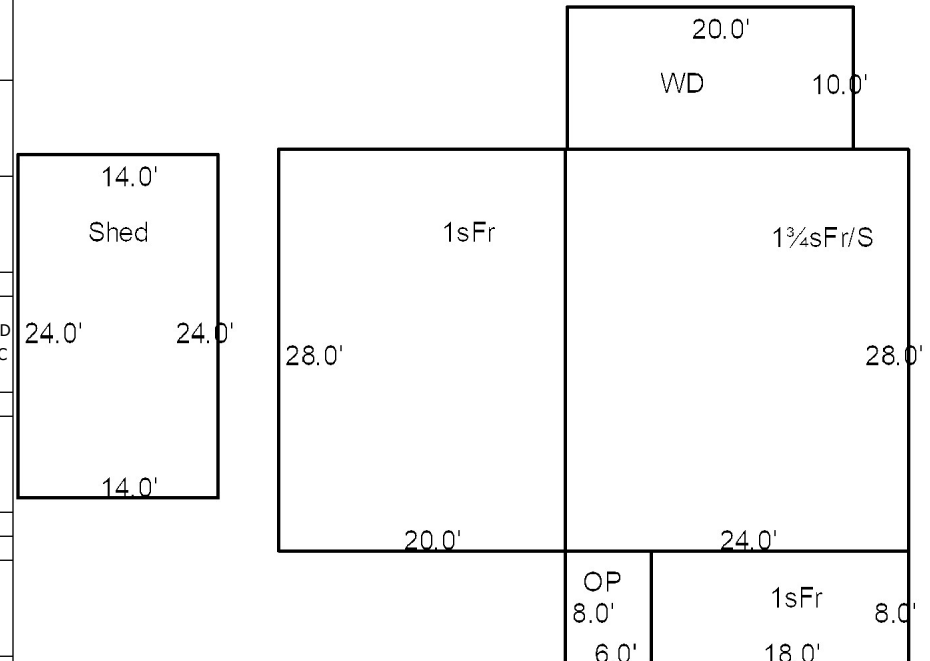
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 8 FLOOR/WALL UNIT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 5 ONE & 3/4 STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 672
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 5 ABOVE AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 5 CONCRETE SLAB	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	560	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 OPEN FRAME	0	48	0 0	0	0 %	0 %		3.THREE STORY FR
68 DECK	0	200	0 0	0	0 %	0 %		4.1 & 1/2 STORY
24 FRAME SHED	0	336	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-112

Account 666

Location BEAR BROOK RD

Card 1 Of 1 10/17/2026

FINLEY, RYAN
FINLEY, FAWN
27 CROW HILL ROAD
SO. CHINA ME 04358

B3024P137

Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19
C/O ALAN E SMITH
73 COVE ROAD
SEBEC ME 04481
Sale Date: 3/11/2025

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	3/11/2025		
Price	140,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	101,700	0	0	101,700
2014	101,700	0	0	101,700
2015	101,700	0	0	101,700
2016	101,700	0	0	101,700
2017	101,700	0	0	101,700
2018	101,700	0	0	101,700
2019	101,700	0	0	101,700
2020	101,700	0	0	101,700
2021	101,700	0	0	101,700
2022	101,700	0	0	101,700
2023	101,700	0	0	101,700
2024	101,700	0	0	101,700
2025	101,700	0	0	101,700
2026	172,800	0	0	172,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.19				

Sebec

Map Lot 01-112

Account 666

Location BEAR BROOK RD

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-113

Account 562

Location 33 FAMILY WAY

Card 1 Of 1 10/17/2026

PELLETIER, EMERY
PELLETIER, CYNTHIA
P.O. BOX 565
DOVER FOXCROFT ME 04426

B1498P197

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	202,600	0	0	202,600
2014	202,600	0	0	202,600
2015	202,600	0	0	202,600
2016	202,600	0	0	202,600
2017	202,600	0	0	202,600
2018	266,000	74,500	0	340,500
2019	266,000	149,000	22,000	393,000
2020	266,000	149,000	27,500	387,500
2021	266,000	149,000	27,500	387,500
2022	266,000	149,000	25,000	390,000
2023	266,000	149,000	22,500	392,500
2024	266,000	149,800	19,500	396,300
2025	266,000	158,500	17,250	407,250
2026	468,000	257,500	25,000	700,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		11.13				

Sebec

Map Lot 01-113

Account 562

Location 33 FAMILY WAY

Card 1

Of 1

10/17/2026

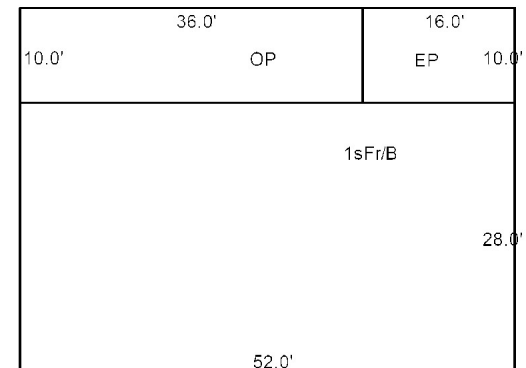
Building Style 1 CONVENTIONAL	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 5 FORCED WARM AIR	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 105%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1456
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2017	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



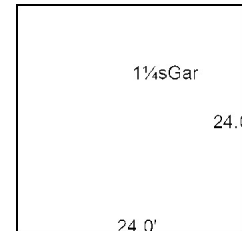
Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	360	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 ENCL	0	160	0 0	0	0 %	0 %		2.TWO STORY FRAM
71 1 1/4S GARAGE	2024	576	0 0	4	0 %	100 %		3.THREE STORY FR
24 FRAME SHED	0				%	%	800	4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Shed
SV 800



Map Lot 01-114

Account 770

Location 48 FAMILY WAY

Card 1 Of 1 10/17/2026

WINSLOW, DONALD J
WINSLOW, DORA J
180 NEWBURGH RD
HERMON ME 04401

B1654P275

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/11/26 w/mrs hse inc

Sebec

Property Data

Neighborhood	59 SEBEC LAKE		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	48 Waterfront		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	146,200	1,200	0	147,400
2014	146,200	1,200	0	147,400
2015	146,200	1,200	0	147,400
2016	146,200	1,200	0	147,400
2017	146,200	1,200	0	147,400
2018	146,200	1,200	0	147,400
2019	146,200	1,200	0	147,400
2020	146,200	1,200	0	147,400
2021	146,200	1,200	0	147,400
2022	146,200	1,200	0	147,400
2023	146,200	1,200	0	147,400
2024	146,200	1,200	0	147,400
2025	146,200	1,200	0	147,400
2026	333,200	278,800	0	612,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		2.21				

Sebec

Map Lot 01-114

Account 770

Location 48 FAMILY WAY

Card 1

Of 1

10/17/2026

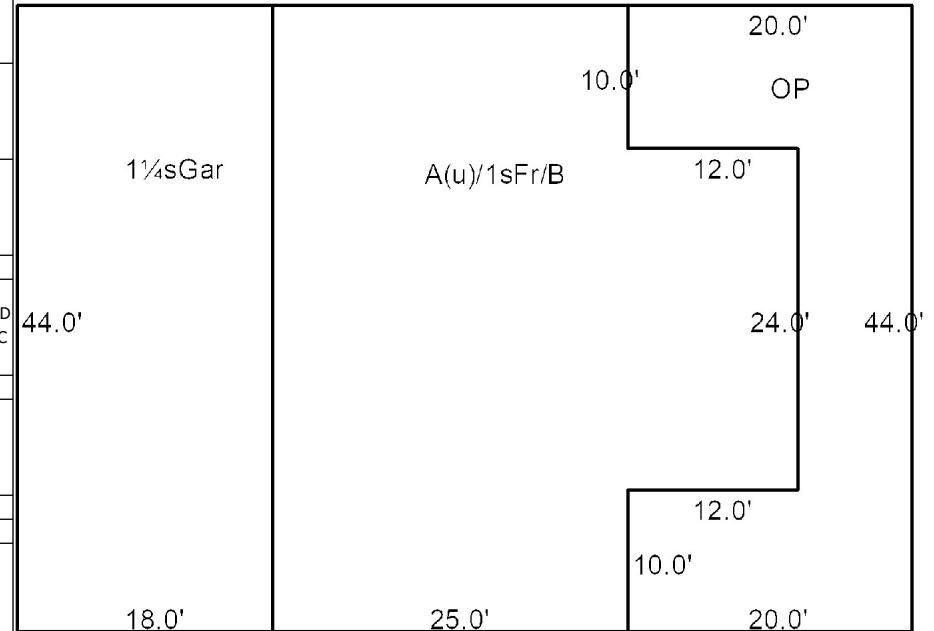
Building Style 1 CONVENTIONAL	SF Bsmt Living 1000	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 9 100	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 4 RADIANT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 5 FLOOR & STAIRS
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 2 VINYL	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSELETE 7.	Grade & Factor 3 C 110%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 3 METAL	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSELETE 7.	SQFT (Footprint) 1388
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 2	Phys. % Good 0%
Year Built 2024	# Half Baths 1	Funct. % Good 85%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 1 INCOMPLETE
Foundation 1 CONCRETE	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 4 FULL BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH- 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 DRY BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
71 1 1/4S GARAGE	0	792	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 OPEN FRAME	0	592	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



Map Lot 01-115

Account 667

Location

Card 1 Of 1 10/17/2026

RAYMOND, STEVEN
870 NEW COUNTY ROAD
DAYTON ME 04005

B3054P147

Previous Owner
MESERVE, BRADLEY E
959 NEW COUNTY ROAD

DAYTON ME 04005
Sale Date: 8/11/2025

Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19
C/O ALAN E SMITH
73 COVE ROAD
SEBEC ME 04481
Sale Date: 3/12/2024

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record						
Neighborhood 3 BEAR BROOK ROAD			Year	Land	Buildings	Exempt	Total		
			2013	17,900	0	0	17,900		
Tree Growth Year 0			2014	17,900	0	0	17,900		
X Coordinate			2015	17,900	0	0	17,900		
Y Coordinate			2016	17,900	0	0	17,900		
Zone/Land Use 11 Residential			2017	17,900	0	0	17,900		
			2018	17,900	0	0	17,900		
Secondary Zone			2019	17,900	0	0	17,900		
Topography 2 Rolling			2020	17,900	0	0	17,900		
			2021	17,900	0	0	17,900		
1.Level 4.Below St 7.			2022	17,900	0	0	17,900		
2.Rolling 5.Low 8.			2023	17,900	0	0	17,900		
3.Above St 6.Swampy 9.			2024	17,900	0	0	17,900		
Utilities			2025	17,900	0	0	17,900		
			2026	30,700	0	0	30,700		
1.Public 4.Dr Well 7.Cesspool			Land Data						
2.Water 5.Dug Well 8.Lagoon									
3.Sewer 6.Septic 9.None			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
Building Permit									

Sebec

Map Lot 01-115

Account 667

Location

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

CROZIER, DONALD
CROZIER, BETH
580 CHADBOURNE ROAD
STANDISH ME 04084

B2963P138 B2973P248

Previous Owner
MESERVE, BRADLEY E
959 NEW COUNTY ROAD

DAYTON ME 04005
Sale Date: 9/28/2024

Previous Owner
Merserve, Bradley
959 NEW COUNTY ROAD

DAYTON ME 04005
Sale Date: 5/09/2024

Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19
C/O ALAN E SMITH
73 COVE ROAD
SEBEC ME 04481
Sale Date: 3/12/2024

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood		3 BEAR BROOK ROAD	
Tree Growth Year		0	
X Coordinate			
Y Coordinate			
Zone/Land Use		11 Residential	
Secondary Zone			
Topography		2 Rolling	
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street		3 Gravel	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit		0	
Old Permit/Other		0	
Sale Data			
Sale Date		5/09/2024	
Price		30,000	
Sale Type		1 Land Only	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	17,900	0	0	17,900
2014	17,900	0	0	17,900
2015	17,900	0	0	17,900
2016	17,900	0	0	17,900
2017	17,900	0	0	17,900
2018	17,900	0	0	17,900
2019	17,900	0	0	17,900
2020	17,900	0	0	17,900
2021	17,900	0	0	17,900
2022	17,900	0	0	17,900
2023	17,900	0	0	17,900
2024	17,900	0	0	17,900
2025	17,900	0	0	17,900
2026	30,600	0	0	30,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Developed				%		1.Unimproved	
12.Vacant				%		2.Price Factor	
13.				%		3.Topography	
14.				%		4.Size/Shape	
15.				%		5.Access	
				%		6.Restriction	
				%		7.Corner Infl	
Square Foot	Square Feet					8.View/Environ	
				%		9.Fract Share	
				%		Acres	
				%		30.	
				%		31.Rear land 1 (V	
				%		32.	
				%		33.Crop Land	
				%		34.Gravel Pit	
Fract. Acre	Acreage/Sites					35.Tillable	
		25	1.00	100	%	0	36.Pasture
		26	0.20	100	%	0	37.Softwood
					%		38.Mixed Wood
					%		39.Hardwood
					%		40.Waste
					%		41.
					%		42.Mobile Home Si
Acres						43.Condo	
						44.Lot Improvemen	
						45.Camp Site	
24.Homesite							
25.Baselot							
26.Rear Land 1 10							
27.Rear Land 2 25							
28.Rear Land 3 50							
29.Rear Land 4 10							
		Total Acreage		1.20			

Sebec

Map Lot 01-116

Account 668

Location BEAR BROOK RD

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-117

Account 669

Location

Card 1 Of 1 10/17/2026

MESERVE, BRADLEY E
959 NEW COUNTY ROAD
DAYTON ME 04005

B2958P134

Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19

Sale Date: 2/06/2024

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data			Assessment Record							
Neighborhood 3 BEAR BROOK ROAD			Year	Land		Buildings		Exempt	Total	
			2013	18,900		0		0	18,900	
Tree Growth Year 0			2014	18,900		0		0	18,900	
X Coordinate			2015	18,900		0		0	18,900	
Y Coordinate			2016	18,900		0		0	18,900	
Zone/Land Use 11 Residential			2017	18,900		0		0	18,900	
			2018	18,900		0		0	18,900	
Secondary Zone			2019	18,900		0		0	18,900	
Topography 2 Rolling			2020	18,900		0		0	18,900	
			2021	18,900		0		0	18,900	
1.Level	4.Below St	7.	2022	18,900		0		0	18,900	
2.Rolling	5.Low	8.		18,900		0		0	18,900	
3.Above St	6.Swampy	9.	2023	18,900		0		0	18,900	
Utilities			2024	18,900		0		0	18,900	
1.Public	4.Dr Well	7.Cesspool	2025	18,900		0		0	18,900	
2.Water	5.Dug Well	8.Lagoon		18,900		0		0	18,900	
3.Sewer	6.Septic	9.None	2026	31,400		0		0	31,400	
Street 3 Gravel			Land Data							
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Rear	9.None					%			1.Unimproved
Building Permit 0							%			2.Price Factor
Old Permit/Other 0							%			3.Topography
Sale Data							%			4.Size/Shape
							%			5.Access
Sale Date	2/06/2024				%		6.Restriction			
Price					%		7.Corner Infl			
Sale Type	1 Land Only		Square Foot	Square Feet				8.View/Environ		
1.Land	4.Mobile	7.				%		9.Fract Share		
2.L & B	5.Other	8.				%		Acres		
3.Building	6.	9.				%				
Financing	9 Unknown					%		30.		
1.Convent	4.Seller	7.				%		31.Rear land 1 (V		
2.FHA/VA	5.Private	8.				%		32.		
3.Assumed	6.Cash	9.Unknown			%		33.Crop Land			
Validity 4 Split/Assemblage			Fract. Acre	Acreage/Sites				34.Gravel Pit		
								35.Tillable		
1.Valid	4.Split	7.Changes	Acres	25	1.00		100	%	0	36.Pasture
2.Related	5.Partial	8.Other		26	0.46		100	%	0	37.Softwood
3.Distress	6.Exempt	9.						%		38.Mixed Wood
Verified 5 Public Record								%		39.Hardwood
								%		40.Waste
1.Buyer	4.Agent	7.Family						%		41.
2.Seller	5.Pub Rec	8.Other						%		42.Mobile Home Si
3.Lender	6.MLS	9.						%		43.Condo
										44.Lot Improvemen
										45.Camp Site

Sebec

Map Lot 01-117

Account 669

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSELETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSELETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-118

Account 670

Location

Card 1 Of 1 10/17/2026

MESERVE, BRADLEY E
959 NEW COUNTY ROAD
DAYTON ME 04005

B2958P134

Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19

Sale Date: 2/06/2024

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	3 BEAR BROOK ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	2/06/2024		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	4 Split/Assemblage		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	18,500	0	0	18,500
2014	18,500	0	0	18,500
2015	18,500	0	0	18,500
2016	18,500	0	0	18,500
2017	18,500	0	0	18,500
2018	18,500	0	0	18,500
2019	18,500	0	0	18,500
2020	18,500	0	0	18,500
2021	18,500	0	0	18,500
2022	18,500	0	0	18,500
2023	18,500	0	0	18,500
2024	18,500	0	0	18,500
2025	18,500	0	0	18,500
2026	31,100	0	0	31,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.36				

Sebec

Map Lot 01-118

Account 670

Location

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-119

Account 671

Location

Card 1 Of 1 10/17/2026

MESERVE, BRADLEY E
959 NEW COUNTY ROAD
DAYTON ME 04005

B2958P134

Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19

Sale Date: 2/06/2024

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	3 BEAR BROOK ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date	2/06/2024		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	4 Split/Assemblage		
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	18,300	0	0	18,300
2014	18,300	0	0	18,300
2015	18,300	0	0	18,300
2016	18,300	0	0	18,300
2017	18,300	0	0	18,300
2018	18,300	0	0	18,300
2019	18,300	0	0	18,300
2020	18,300	0	0	18,300
2021	18,300	0	0	18,300
2022	18,300	0	0	18,300
2023	18,300	0	0	18,300
2024	18,300	0	0	18,300
2025	18,300	0	0	18,300
2026	30,300	0	0	30,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.11				

Sebec

Map Lot 01-119

Account 671

Location

Card 1

Of 1

10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Sebec

Map Lot 01-120

Account 672

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-121

Account 673

Location

Card 1 Of 1 10/17/2026

FESSENDEN, DONALD
FESSENDEN, SANDRA
252 COVE ROAD
SEBEC ME 04481

B2961P20
Previous Owner
SMITH, JEANNE IRREVOCABLE FAMILY TRUST 10/28/19
C/O ALAN E SMITH
73 COVE ROAD
SEBEC ME 04481
Sale Date: 2/27/2024
Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD
753 SEBEC VILLAGE RD
SEBEC 04481
Sale Date: 7/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record							
Neighborhood 3 BEAR BROOK ROAD			Year	Land		Buildings		Exempt	Total	
			2013	19,400		0		0	19,400	
Tree Growth Year 0			2014	19,400		0		0	19,400	
X Coordinate				19,400		0		0	19,400	
Y Coordinate			2015	19,400		0		0	19,400	
Zone/Land Use 11 Residential			2016	19,400		0		0	19,400	
			2017	19,400		0		0	19,400	
Secondary Zone			2018	19,400		0		0	19,400	
Topography 2 Rolling			2019	19,400		0		0	19,400	
			2020	19,400		0		0	19,400	
1.Level	4.Below St	7.	2021	19,400		0		0	19,400	
2.Rolling	5.Low	8.		19,400		0		0	19,400	
3.Above St	6.Swampy	9.	2022	19,400		0		0	19,400	
Utilities				19,400		0		0	19,400	
1.Public	4.Dr Well	7.Cesspool	2023	19,400		0		0	19,400	
2.Water	5.Dug Well	8.Lagoon		19,400		0		0	19,400	
3.Sewer	6.Septic	9.None	2024	19,400		0		0	19,400	
Street 3 Gravel				19,400		0		0	19,400	
1.Paved	4.Proposed	7.	2025	19,400		0		0	19,400	
2.Semi Imp	5.Private	8.		19,400		0		0	19,400	
3.Gravel	6.Rear	9.None	2026	31,700		0		0	31,700	
Building Permit 0				Land Data						
Old Permit/Other 0										
Sale Data			Front Foot		Type	Effective		Influence		Influence Codes
Sale Date 2/27/2024						Frontage	Depth	Factor	Code	
Price 30,000								%		
Sale Type 1 Land Only								%		
1.Land						Square Feet				
2.L & B					%					
3.Building					%					
Financing 9 Unknown					%					
1.Convert					%					
2.FHA/VA					%					
3.Assumed					%					
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites					
1.Valid					25	1.00	100	%	0	
2.Related					26	0.55	100	%	0	
3.Distress							%			
Verified 5 Public Record							%			
1.Buyer			Acres				%			
2.Seller							%			
3.Lender							%			
							%			
							%			
					Total Acreage		1.55			

Sebec

Sebec

Map Lot 01-121

Account 673

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

Map Lot 01-122

Account 258

Location COVE RD

Card 1 Of 1 10/17/2026

FESSENDEN, DONALD
FESSENDEN, SANDRA
252 COVE ROAD
SEBEC ME 04481

B1794P230

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood	11 COVE ROAD		
Tree Growth Year	0		
X Coordinate			
Y Coordinate			
Zone/Land Use	11 Residential		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit	0		
Old Permit/Other	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	25,200	43,700	0	68,900
2014	25,200	43,700	0	68,900
2015	25,200	43,700	0	68,900
2016	25,200	43,700	0	68,900
2017	25,200	43,700	0	68,900
2018	25,200	43,700	0	68,900
2019	25,200	43,700	0	68,900
2020	25,200	43,700	0	68,900
2021	25,200	43,700	0	68,900
2022	25,200	43,700	0	68,900
2023	25,200	43,700	0	68,900
2024	25,200	43,700	0	68,900
2025	25,200	49,200	0	74,400
2026	36,700	64,600	0	101,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear Land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		3.23				

Sebec

Map Lot 01-122

Account 258

Location COVE RD

Card 1

Of 1

10/17/2026

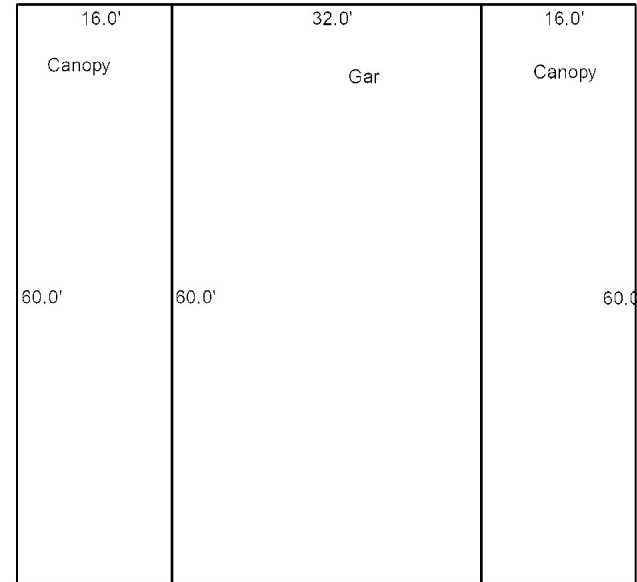
Building Style 0	SF Bsmt Living 0	Layout 0
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 0	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 0
Dwelling Units 0	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 0	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 0
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 0	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 0 0%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 0	Bath(s) Style 0	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 0
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 0
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 0	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 0		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 FRAME GARAGE	2013	1920	3 100	4	0 %	90 %		1.ONE STORY FRAM
61	2013	960	2 100	4	0 %	75 %		2.TWO STORY FRAM
61	2013	960	2 100	4	0 %	75 %		3.THREE STORY FR
24 FRAME SHED	0				%	%	800	4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/15FR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.15FR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

8.0'
Shed
10.0'
SV 800



Map Lot 01-123

Account 674

Location

Card 1 Of 1 10/17/2026

COGSWELL, JON W
COGSWELL, LAURIE
10 SKEETER DRIVE
HIRAM ME 04041

B2524P79

Previous Owner
SMITH, DEAN & LORI
LABBE, RICHARD M. & PAULETTE T.
7 SHADDY LANE
ARUNDEL ME 04046 8310
Sale Date: 11/08/2017

Previous Owner
SMITH, JEANNE
753 SEBEC VILLAGE RD

SEBEC ME 04481
Sale Date: 6/29/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood		11 COVE ROAD	
Tree Growth Year		0	
X Coordinate			
Y Coordinate			
Zone/Land Use		11 Residential	
Secondary Zone			
Topography		2 Rolling	
1.Level	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities	5 Dug Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.Dug Well	8.Lagoon	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Rear	9.None	
Building Permit		0	
Old Permit/Other		0	
Sale Data			
Sale Date		11/08/2017	
Price		105,000	
Sale Type		1 Land Only	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		1 Conventional	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		4 Split/Assemblage	
1.Valid	4.Split	7.Changes	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.	
Verified		1 Buyer	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	21,000	25,400	0	46,400
2014	21,000	25,400	0	46,400
2015	21,000	25,400	0	46,400
2016	21,000	25,400	0	46,400
2017	21,000	25,400	0	46,400
2018	21,000	25,400	0	46,400
2019	21,000	25,400	0	46,400
2020	21,000	25,400	0	46,400
2021	21,000	25,400	0	46,400
2022	21,000	25,400	0	46,400
2023	21,000	25,400	0	46,400
2024	21,000	25,400	0	46,400
2025	21,000	25,400	0	46,400
2026	52,800	58,400	0	111,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		1.94				

Front Foot

Type

Effective

Influence

Influence

11.Developed

12.Vacant

13.

14.

15.

Square Foot

16.

17.

18.

19.

20.

Fract. Acre

21.Homesite (Frac

22.Baselot (Fract

23.Frontage 1

Acres

24.Homesite

25.Baselot

26.Rear Land 1 10

27.Rear Land 2 25

28.Rear Land 3 50

29.Rear Land 4 Al

Type

Effective

Influence

Influence

Frontage

Depth

Factor

Code

Frontage

Depth

Factor

Code

Frontage

Depth

Factor

Code

Frontage

Depth

Factor

Code

Frontage

Depth

Factor

Code

Frontage

Depth

Factor

Code

Frontage

Depth

Factor

Code

Sebec

Map Lot 01-123

Account 674

Location

Card 1

Of 1

10/17/2026

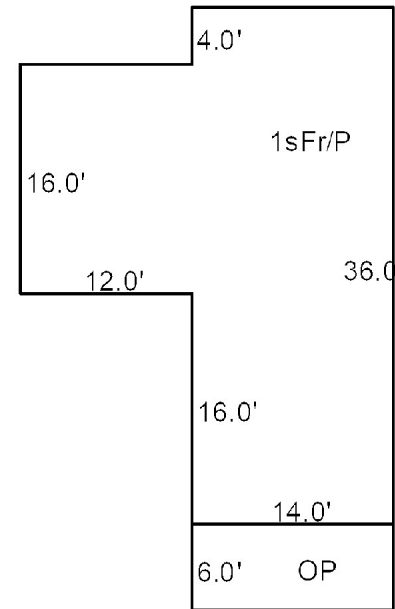
Building Style 8 COTTAGE	SF Bsmt Living 0	Layout 1 TYPICAL
1.CONV 5.COLCNIAL 9.CONDO	Fin Bsmt Grade 0 0	1.TYPICAL 4. 7.
2.RANCH 6.LOG 10.SPLIT L	0	2.INADEQ 5. 8.
3.R. RANCH 7.CONTEMP. 11.OTHER	Heat Type 100% 8 FLOOR/WALL UNIT	3. 6. 9.
4.CAPE 8.COTTAGE 12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT	Attic 9 NONE
Dwelling Units 1	2.HWCI 6.GRAVWA 10.	1.1/4 FIN 4.FULL FIN 7.
Other Units 0	3.H PUMP 7.ELECTRIC 11.	2.1/2 FIN 5.FL/STAIR 8.
Stories 1 ONE STORY	4.RADIANT 8.FL/WALL 12.	3.3/4 FIN 6. 9.NONE
1.1 4.1.5 7.3.5	Cool Type 0% 9 NONE	Insulation 1 FULL
2.2 5.1.75 8.4	1.REFRIG 4.W&C AIR 7.	1.FULL 4.PARTIAL 7.
3.3 6.2.5 9.1.25	2.EVAPOR 5. 8.	2.HEAVY 5. 8.
Exterior Walls 1 WOOD SIDING	3.H PUMP 6. 9.NONE	3.CAPPED 6. 9.NONE
1.WOOD 5.SHINGLE 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 50%
2.VINYL 6.BR/STN 10.ALUMINU	1.MODERN 4.OBSOLETE 7.	Grade & Factor 2 D 100%
3.COMPOS. 7.SINGLE 11.LOG	2.TYPICAL 5. 8.	1.E GRADE 4.B GRADE 7.AAA GRAD
4.ASBESTOS 8.CONCRETE 12.MASONIT	3.OLD TYPE 6. 9.NONE	2.D GRADE 5.A GRADE 8.M&S PRIC
Roof Surface 1 ASPHALT SHINGLES	Bath(s) Style 2 TYPICAL BATH(S)	3.C GRADE 6.AA GRADE 9.SAME
1.ASPHALT 4.COMPOSIT 7.ROLL	1.MODERN 4.OBSOLETE 7.	SQFT (Footprint) 696
2.SLATE 5.WOOD 8.	2.TYPICAL 5. 8.	Condition 4 AVERAGE
3.METAL 6.OTHER 9.	3.OLD TYPE 6. 9.NONE	1.POOR 4.AVG 7.V G
SF Masonry Trim 0	# Rooms 0	2.FAIR 5.AVG+ 8.EXC
0	# Bedrooms 0	3.AVG- 6.GOOD 9.SAME
0	# Full Baths 1	Phys. % Good 0%
Year Built 2013	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 NONE
Foundation 6 PIERS	# Fireplaces 0	1.INCOMP 4.PL/HT 7.
1.CONCRETE 4.WOOD 7.N/A COND		2.OVERBLT 5. 8.
2.C BLOCK 5.SLAB 8.		3.STYLE 6. 9.NONE
3.BR/STONE 6.PIERS 9.		Econ. % Good 100%
Basement 9 NO BASEMENT		Economic Code NONE
1.1/4 BMT 4.FULL BMT 7.		0.None 3.NO POWER 7.
2.1/2 BMT 5.CRAWL 8.		1.LOCATION 9.NONE 8.
3.3/4 BMT 6.N/A COND 9.NONE		2.ENCROACH 6. 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 NO BASEMENT		1.INTERIOR 4.VACANT 7.
1.DRY 4.DIRT FLR 7.		2.REFUSAL 5.ESTIMATE 8.RECORDS
2.DAMP 5. 8.		3.INFORMED 6. 9.
3.WET 6. 9.		Information Code 0
		1.OWNER 4.AGENT 7.
		2.RELATIVE 5.ESTIMATE 8.
		3.TENANT 6.OTHER 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 OPEN FRAME	0	84	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 FRAME SHED	0				%	%	1,200	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC



8.0'
Shed
12.0'
SV 1200



Sebec

Map Lot 01-124

Account 675

Location

Card 1 Of 1 10/17/2026

Building Style 0			SF Bsmt Living 0			Layout 0		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 0			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB 5.FWA 9.NO HEAT			Attic 0		
Dwelling Units 0			2.HWCI 6.GRAVWA 10.			1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP 7.ELECTRIC 11.			2.1/2 FIN 5.FL/STAIR 8.		
Stories 0			4.RADIANT 8.FL/WALL 12.			3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 0		
2.2	5.1.75	8.4	1.REFRIG 4.W&C AIR 7.			1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR 5. 8.			2.HEAVY 5. 8.		
Exterior Walls 0			3.H PUMP 6. 9.NONE			3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN 4.OBSOLETE 7.			Grade & Factor 0 0%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL 5. 8.			1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE 6. 9.NONE			2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 0			Bath(s) Style 0			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN 4.OBSOLETE 7.			SQFT (Footprint) 0		
2.SLATE	5.WOOD	8.	2.TYPICAL 5. 8.			Condition 0		
3.METAL	6.OTHER	9.	3.OLD TYPE 6. 9.NONE			1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 0			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND				2.OVERBLT 5. 8.		
2.C BLOCK	5.SLAB	8.				3.STYLE 6. 9.NONE		
3.BR/STONE	6.PIERS	9.				Econ. % Good 100%		
Basement 0						Economic Code NONE		
1.1/4 BMT	4.FULL BMT	7.				0.None 3.NO POWER 7.		
2.1/2 BMT	5.CRAWL	8.				1.LOCATION 9.NONE 8.		
3.3/4 BMT	6.N/A COND	9.NONE				2.ENCROACH- 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.INTERIOR 4.VACANT 7.		
1.DRY	4.DIRT FLR	7.				2.REFUSAL 5.ESTIMATE 8.RECORDS		
2.DAMP	5.	8.	3.INFORMED 6. 9.					
3.WET	6.	9.	Information Code 0					
Date Inspected			1.OWNER 4.AGENT 7.			2.RELATIVE 5.ESTIMATE 8.		
			3.TENANT 6.OTHER 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC