

Map Lot R05-021

Account 1650

Location OAK HILL ROAD

Card 1 Of 1

1/07/2026

WHEELER, REUBEN J
WHEELER, ANGELA T
693 WEST ROAD
BOWDOIN ME 04287

B15366P274

Previous Owner
SPICER, RICHARD D
217 BUKER ROAD

LITCHFIELD ME 04350
Sale Date: 05/14/2025

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record								
Neighborhood	148 Oak Hill Road		Year	Land	Buildings	Exempt	Total				
Tree Growth Year	0		2012	50,000	0	0	50,000				
X Coordinate	0		2013	50,000	0	0	50,000				
Y Coordinate	0		2014	50,000	0	0	50,000				
Zone/Land Use	11 Residential		2015	50,000	0	0	50,000				
Secondary Zone			2016	50,000	0	0	50,000				
			2017	50,000	0	0	50,000				
Topography	2 Rolling		2018	50,000	0	0	50,000				
1.Level	4.Below St	7.ResProtect	2019	48,000	0	0	48,000				
2.Rolling	5.Low	8.	2020	48,000	0	0	48,000				
3.Above St	6.Swampy	9.	2021	48,000	0	0	48,000				
Utilities	9 None	9 None	2022	48,000	0	0	48,000				
1.Public	4.Dr Well	7.Cesspool	2023	57,600	0	0	57,600				
2.Water	5.Dug Well	8.Lake/Pond	2024	57,600	0	0	57,600				
3.Sewer	6.Septic	9.None	2025	77,800	0	0	77,800				
Street	3 Gravel		Land Data								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes		
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code			
3.Gravel	6.	9.None									
Open 1	0										
Open 2	0										
Sale Data			11.1-100						1.Unimproved		
Sale Date	05/14/2025		12.101-200						2.Excess Frtg		
Price	57,600		13.201+						3.Topography		
Sale Type	1 Land Only		14.						4.Size/Shape		
1.Land	4.MFGUNIT	7.	15.						5.Access		
2.L & B	5.Other	8.	Square Foot		Square Feet				6.Restriction		
3.Building	6.	9.	16.Regular Lot						7.Right of Way		
Financing	9 Unknown		17.Secondary Lot						8.View/Environ		
1.Convent	4.Seller	7.	18.Excess Land						9.Fract Share		
2.FHA/VA	5.Private	8.	19.Condominium						Acres		
3.Assumed	6.Cash	9.Unknown	20.Miscellaneous								
Validity	1 Arms Length Sale		Fract. Acre	Acreage/Sites					30.Frontage 1		
1.Valid	4.Split	7.Renovate	21.Houselot (Frac	25	1.00	100	%	0	31.Frontage 2		
2.Related	5.Partial	8.Other	22.Baselot(Fract)	26	5.00	100	%	0	32.Tillable		
3.Distress	6.Exempt	9.	23.	27	10.00	100	%	0	33.Tillable		
Verified	5 Public Record		Acres	28	1.00	100	%	0	34.Softwood F&O		
1.Buyer	4.Agent	7.Family	24.Houselot				%		35.Mixed Wood F&O		
2.Seller	5.Pub Rec	8.Other	25.Baselot				%		36.Hardwood F&O		
3.Lender	6.MLS	9.	26.Rear 1				%		37.Softwood TG		
			27.Rear 2				%		38.Mixed Wood TG		
			28.Rear 3				%		39.Hardwood TG		
			29.Rear 4				%		40.Wasteland		
			Total Acreage		17.00					41.Gravel Pit	
									42.Mobile Home Si		
									43.Camp Site		
									44.Lot Improvemen		
									45.Access Right		
									46.Golf Course		

Litchfield

Map Lot R05-021

Account 1650

Location OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	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
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	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	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent	7.Vacant
						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 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 Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-022

Account 1690

Location 162 OAK HILL ROAD

Card 1 Of 1

1/07/2026

STUFFLEBEAM, MARK
162 OAK HILL ROAD
LITCHFIELD ME 04350

B2658P61

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 148 Oak Hill Road			Year	Land	Buildings	Exempt	Total
			2012	50,000	68,136	10,000	108,136
Tree Growth Year 0			2013	50,000	68,106	10,000	108,106
X Coordinate							

Litchfield

Map Lot R05-022

Account 1690

Location 162 OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 95%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
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.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1312
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
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 4 Dirt Floor		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/21/2018

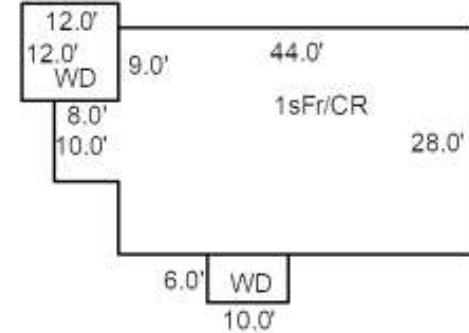
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	144	3 100	4	0 %	100 %		1.One Story Fram
68 Wood Deck/s	0	60	3 100	2	0 %	100 %		2.Two Story Fram
24 Frame Shed	0				%	%	300	3.Three Story Fr
24 Frame Shed	0				%	%	2,500	4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

NV COOP

9.0'
11.0'

SHED
SV \$300



12.0'
22.0'
SHED

Map Lot R05-023

Account 1013

Location 184 OAK HILL ROAD

Card 1 Of 1

1/07/2026

LAROCK, NORMAN S
184 OAKHILL ROAD
LITCHFIELD ME 04350

B2418P241 B10699P127

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/12/19 Nah Est N/C to Hse, MH Still here

Litchfield

Property Data			Assessment Record						
Neighborhood 148 Oak Hill Road			Year	Land	Buildings	Exempt	Total		
			2012	56,840	81,901	10,000	128,741		
Tree Growth Year 0			2013	56,840	81,901	10,000	128,741		
X Coordinate 0			2014	56,840	81,126	10,000	127,966		
Y Coordinate 0			2015	56,840	81,126	10,000	127,966		
Zone/Land Use 11 Residential			2016	56,840	80,351	15,000	122,191		
Secondary Zone			2017	56,840	80,351	20,000	117,191		
			2018	56,840	79,576	19,200	117,216		
Topography 2 Rolling			2019	63,300	66,600	20,000	109,900		
1.Level	4.Below St	7.ResProtect	2020	63,300	66,600	25,000	104,900		
2.Rolling	5.Low	8.	2021	63,300	66,600	25,000	104,900		
3.Above St	6.Swampy	9.	2022	63,300	66,600	24,750	105,150		
Utilities	4 Drilled Well	6 Septic System	2023	75,900	79,900	25,000	130,800		
1.Public	4.Dr Well	7.Cesspool	2024	75,900	79,900	25,000	130,800		
2.Water	5.Dug Well	8.Lake/Pond	2025	102,500	104,700	25,000	182,200		
3.Sewer	6.Septic	9.None	Land Data						
Street	1 Paved								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.	9.None							
Open 1	0								
Open 2	0								
Sale Data									
Sale Date	12/30/1899								
Price			Square Foot		Square Feet				
Sale Type									
1.Land	4.MFGUNIT	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing									
1.Convent	4.Seller	7.	Fract. Acre		Acreage/Sites				
2.FHA/VA	5.Private	8.			24	1.00	100	%	0
3.Assumed	6.Cash	9.Unknown			26	5.00	100	%	0
Validity					27	4.34	100	%	0
1.Valid	4.Split	7.Renovate			44	1.00	100	%	0
2.Related	5.Partial	8.Other						%	
3.Distress	6.Exempt	9.	Acres						
Verified								%	
1.Buyer	4.Agent	7.Family						%	
2.Seller	5.Pub Rec	8.Other						%	
3.Lender	6.MLS	9.						%	
					Total Acreage		10.34		

Litchfield

Map Lot R05-023

Account 1013

Location 184 OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style 3 Raised Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 7 Stone	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 1 Modern	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2006	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/24/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14 MFG UNIT	1988	14x66	3 100	1	0	% 0	%	1.One Story Fram
24 Frame Shed	0					%	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 Frame Por
						%		23.Frame Garage
						%		24.Frame Shed
						%		25.Frame Bay Wind
						%		26.1SFr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic



Map Lot R05-023A

Account 2780

Location 202 OAK HILL ROAD

Card 1 Of 1 1/07/2026

ONEILL, JOSHUA
ONEILL, ARI
202 OAK HILL ROAD
LITCHFIELD ME 04350

B10699P130 B12862P238 B12862P239

Previous Owner
HUNTINGTON, SANDI M
35 PILLSBURY STREET

SOUTH PORTLAND ME 04106
Sale Date: 03/16/2018

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
2/14/20 W/MR&MRS, M&L NEW HOUSE +MVR (PULL DOWN
LADDER TO ATTIC) LI
4/12/19 VAC LOT, NO LI

Litchfield

Property Data			Assessment Record						
Neighborhood 1 Rural			Year	Land	Buildings	Exempt	Total		
			2012	48,050	0	0	48,050		
Tree Growth Year 0			2013	48,050	0	0	48,050		
X Coordinate 0			2014	48,050	0	0	48,050		
Y Coordinate 0			2015	48,050	0	0	48,050		
Zone/Land Use 11 Residential			2016	48,050	0	0	48,050		
Secondary Zone			2017	48,050	0	0	48,050		
			2018	48,050	0	0	48,050		
Topography 2 Rolling			2019	46,300	0	0	46,300		
1.Level	4.Below St	7.ResProtect	2020	66,300	151,700	25,000	193,000		
2.Rolling	5.Low	8.	2021	66,300	151,700	25,000	193,000		
3.Above St	6.Swampy	9.	2022	66,300	151,700	24,750	193,250		
Utilities 4 Drilled Well 6 Septic System			2023	79,600	182,000	25,000	236,600		
1.Public	4.Dr Well	7.Cesspool	2024	79,600	182,000	25,000	236,600		
2.Water	5.Dug Well	8.Lake/Pond	2025	107,400	246,200	25,000	328,600		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
1.Paved 4.Proposed 7.				11.1-100			%		1.Unimproved
				12.101-200			%		2.Excess Frtg
Sale Data				13.201+			%		3.Topography
				14.			%		4.Size/Shape
Sale Date 03/16/2018				15.			%		5.Access
Price 35,000							%		6.Restriction
Sale Type 1 Land Only			Square Foot	Square Feet				7.Right of Way	
1.Land	4.MFGUNIT	7.				%		8.View/Environ	
2.L & B	5.Other	8.				%		9.Fract Share	
3.Building	6.	9.				%		Acres	
Financing 9 Unknown						%		30.Frontage 1	
1.Convent	4.Seller	7.				%		31.Frontage 2	
2.FHA/VA	5.Private	8.				%		32.Tillable	
3.Assumed	6.Cash	9.Unknown				%		33.Tillable	
Validity 8 Other Non Valid			Fract. Acre	Acreage/Sites				34.Softwood F&O	
1.Valid	4.Split	7.Renovate		21.Houselot (Frac	24	1.00	100 %	0	35.Mixed Wood F&O
2.Related	5.Partial	8.Other		22.Baselot(Fract)	26	5.00	100 %	0	36.Hardwood F&O
3.Distress	6.Exempt	9.		23.	27	8.40	100 %	0	37.Softwood TG
Verified 5 Public Record			Acres	24.Houselot	44	1.00	100 %	0	38.Mixed Wood TG
				25.Baselot			%		39.Hardwood TG
1.Buyer	4.Agent	7.Family		26.Rear 1			%		40.Wasteland
2.Seller	5.Pub Rec	8.Other		27.Rear 2			%		41.Gravel Pit
3.Lender	6.MLS	9.	28.Rear 3	Total Acreage 14.40					42.Mobile Home Si
			29.Rear 4						43.Camp Site
									44.Lot Improvemen
									45.Access Right

1/07/2026

DENMARK ME 04022
Sale Date: 01/29/2019

No./Date	Description	Date Insp.

Notes:
'14 APPEARS TO HAVE MOVED REMOVE HOMESTEAD.

Litchfield

[illegible]

Litchfield

Map Lot R05-025

Account 226

Location 159 OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1152
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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1985	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/24/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	192	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0					%	% 300	2.Two Story Fram
23 Frame Garage	0	480	3 100	4	0	% 100	%	3.Three Story Fr
27 Unfin Basement	0	480	3 100	4	0	% 100	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

12.0'
8.0' Shed

Gar/B
24.0'
20.0'

16.0'
12.0' WD
1sFr/B
24.0'
48.0'

Map Lot R05-026

Account 1651

Location 145 OAK HILL ROAD

Card 1 Of 1

1/07/2026

WHEELER, REUBEN
693 WEST ROAD
BOWDOIN ME 04287

B2124P126 B10595P309

Previous Owner
SPICER, RICHARD D
WHEELER, REUBEN J/ANGELA T WHEELER
693 WEST ROAD
BOWDIN ME 04283
Sale Date: 11/19/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/10/25 VAC ADJ FUNC

8/12/23 VAC N/C. ROOF SEEMS TO BE FALLING IN,

Litchfield

Property Data			Assessment Record								
Neighborhood	148 Oak Hill Road		Year	Land	Buildings	Exempt	Total				
Tree Growth Year	0		2012	66,200	51,408	0	117,608				
X Coordinate	0		2013	66,200	51,408	0	117,608				
Y Coordinate	0		2014	66,200	51,408	0	117,608				
Zone/Land Use	11 Residential		2015	66,200	51,408	0	117,608				
Secondary Zone			2016	66,200	51,408	0	117,608				
			2017	66,200	51,408	0	117,608				
Topography	2 Rolling		2018	66,200	51,408	0	117,608				
1.Level	4.Below St	7.ResProtect	2019	72,000	52,200	0	124,200				
2.Rolling	5.Low	8.	2020	72,000	52,200	0	124,200				
3.Above St	6.Swampy	9.	2021	72,000	52,200	0	124,200				
Utilities	4 Drilled Well 6 Septic System		2022	72,000	52,200	0	124,200				
1.Public	4.Dr Well	7.Cesspool	2023	86,400	62,700	0	149,100				
2.Water	5.Dug Well	8.Lake/Pond	2024	86,400	62,700	0	149,100				
3.Sewer	6.Septic	9.None	2025	116,600	56,300	0	172,900				
Street	1 Paved		Land Data								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes		
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code			
3.Gravel	6.	9.None									
Open 1	0										
Open 2	0										
Sale Data			11.1-100						1.Unimproved		
Sale Date	11/19/2010		12.101-200						2.Excess Frtg		
Price	52,500		13.201+						3.Topography		
Sale Type	2 Land & Buildings		14.						4.Size/Shape		
1.Land	4.MFGUNIT	7.	15.						5.Access		
2.L & B	5.Other	8.	Square Foot		Square Feet				6.Restriction		
3.Building	6.	9.	16.Regular Lot						7.Right of Way		
Financing			17.Secondary Lot						8.View/Environ		
1.Convent	4.Seller	7.	18.Excess Land						9.Fract Share		
2.FHA/VA	5.Private	8.	19.Condominium						Acres		
3.Assumed	6.Cash	9.Unknown	20.Miscellaneous								
Validity	5 Partial Interest		Fract. Acre		Acreage/Sites				30.Frontage 1		
1.Valid	4.Split	7.Renovate	21.Houselot (Frac		24	1.00	100	%	0	31.Frontage 2	
2.Related	5.Partial	8.Other	22.Baselot(Fract)		26	5.00	100	%	0	32.Tillable	
3.Distress	6.Exempt	9.	23.		27	10.00	100	%	0	33.Tillable	
Verified			Acres		28	9.00	100	%	0	34.Softwood F&O	
1.Buyer	4.Agent	7.Family	24.Houselot		44	1.00	100	%	0	35.Mixed Wood F&O	
2.Seller	5.Pub Rec	8.Other	25.Baselot							36.Hardwood F&O	
3.Lender	6.MLS	9.	26.Rear 1							37.Softwood TG	
			27.Rear 2							38.Mixed Wood TG	
			28.Rear 3							39.Hardwood TG	
			29.Rear 4							40.Wasteland	
			Total Acreage		25.00					41.Gravel Pit	
										42.Mobile Home Si	
										43.Camp Site	
										44.Lot Improvemen	
										45.Access Right	
										46.Golf Course	

Litchfield

Map Lot R05-026

Account 1651

Location 145 OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0				Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0				1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0				2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 1 Hot Water BB				3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None			
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.			
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.			
Stories 4 One & 1/2 Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None			
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 1 Full			
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.			
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.			
Exterior Walls 1 Clapboard			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None			
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%			
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 95%			
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade			
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S			
Roof Surface 3 Sheet Metal			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 832			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 3 Below 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			
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same			
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%			
Year Built 1900			# Half Baths 0			Funct. % Good 30%			
Year Remodeled 0			# Addn Fixtures 0			Functional Code 1 Incomplete			
Foundation 3 Brick &/or Stone			# Fireplaces 0			1.Incomp 4.Delap 7.No Power			
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm			
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None			
3.Br/Stone	6.Piers	9.				Econ. % Good 100%			
Basement 4 Full Basement						Economic Code 9 None			
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None			
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate			
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami			
Bsmt Gar # Cars 0						Entrance Code 5 Estimated			
Wet Basement 2 Damp Basement						1.Interior 4.Vacant 7.			
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.			
2.Damp	5.	8.	3.Informed 6.Existing R 9.						
3.Wet	6.	9.	Information Code 5 Estimate						
Date Inspected 09/24/2018						1.Owner 4.Agent 7.Vacant			
						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	
1 One Story Frame	0	165	0 0	0	0	%0	%	3.Three Story Fr	
22 Encl Frame	0	98	0 0	0	0	%0	%	4.1 & 1/2 Story	
1 One Story Frame	0	228	0 0	0	0	%0	%	5.1 & 3/4 Story	
21 Open Frame	0	15	0 0	0	0	%0	%	6.2 & 1/2 Story	
23 Frame Garage	0	500	3 100	3	0	%100	%	21.Open Frame Por	
24 Frame Shed	0	328	2 100	1	0	%50	%	22.Encl Frame Por	
						%	%	23.Frame Garage	
						%	%	24.Frame Shed	
						%	%	25.Frame Bay Wind	
						%	%	26.1Sfr Overhang	
						%	%	27.Unfin Basement	
						%	%	28.Unfinished Att	
						%	%	29.Finished Attic	

Map Lot R05-027			Account 86			Location 15 CEDAR GROVE LANE			Card 1 Of 1 1/07/2026					
BARRY, DENNIS R 15 CEDAR GROVE LN LITCHFIELD ME 04350						Property Data			Assessment Record					
						Neighborhood 37 Cedar Grove Lane			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2012	63,755	299,209	16,000	346,964	
						X Coordinate 0			2013	63,755	286,913	16,000	334,668	
						Y Coordinate 0			2014	63,755	283,759	16,000	331,514	
B6884P182 B8886P202 B12575P223						Zone/Land Use 11 Residential			2015	63,755	283,759	16,000	331,514	
Previous Owner THIBEAULT, JEAN PAUL THIBEAULT ARLENE P.O. BOX 546 SABATTUS ME 04280 Sale Date: 04/05/2017						Secondary Zone			2016	63,755	280,606	21,000	323,361	
						Topography 2 Rolling			2017	63,755	280,598	26,000	318,353	
						1.Level 4.Below St 7.ResProtect			2018	54,980	277,452	0	332,432	
						2.Rolling 5.Low 8.			2019	61,900	267,000	20,000	308,900	
						3.Above St 6.Swampy 9.			2020	61,900	267,000	25,000	303,900	
Previous Owner THIBEAULT, JEAN PAUL ET.AL. 15 CEDAR GROVE LANE						Utilities 4 Drilled Well 6 Septic System			2021	61,900	267,000	25,000	303,900	
						1.Public 4.Dr Well 7.Cesspool			2022	61,900	267,000	24,750	304,150	
						2.Water 5.Dug Well 8.Lake/Pond			2023	74,200	321,900	25,000	371,100	
						3.Sewer 6.Septic 9.None			2024	74,200	321,900	31,000	365,100	
						Street 3 Gravel			2025	100,200	435,000	31,000	504,200	
LITCHFIELD ME 04350 Sale Date: 12/26/2006						1.Paved 4.Proposed 7.			Land Data					
						2.Semi Imp 5.R/O/W 8.								
						3.Gravel 6. 9.None								
						Open 1 0								
						Open 2 0								
Inspection Witnessed By:						Sale Data			Front Foot					
						Sale Date 04/05/2017								
						Price 315,000								
						Sale Type 2 Land & Buildings								
						1.Land 4.MFGUNIT 7.								
X Date						2.L & B 5.Other 8.			Type					
						3.Building 6. 9.								
						Financing 9 Unknown								
						1.Convent 4.Seller 7.								
						2.FHA/VA 5.Private 8.								
No./Date Description Date Insp.						3.Assumed 6.Cash 9.Unknown			Effective					
						Validity 1 Arms Length Sale								
						1.Valid 4.Split 7.Renovate								
						2.Related 5.Partial 8.Other								
						3.Distress 6.Exempt 9.								
Notes: 8/21/23 W/MR ADD SV SHED. '18 LOT SPLIT, 8.48AC AND BLDGS STAY, REMAINDER TO LOT 27C '13 Upon further review and inspection w/ owners, delete gazebo which is not on his property. All other concerns and requests for abatement appear to be unfounded. Measurements of the stuctures were checked and claims of wrong square feet calculations were based on interior measurements which is not how our square feet calculations						Verified 5 Public Record			Influence					
						1.Buyer 4.Agent 7.Family								
						2.Seller 5.Pub Rec 8.Other								
						3.Lender 6.MLS 9.								
Litchfield The TRIO coded (#74) 1 3/4s garage is assessed as all others with a similar steep height in town									Influence Codes					
									Acres					
									Total Acreage 8.48					

Litchfield

Map Lot R05-027

Account 86

Location 15 CEDAR GROVE LANE

Card 1

Of 1

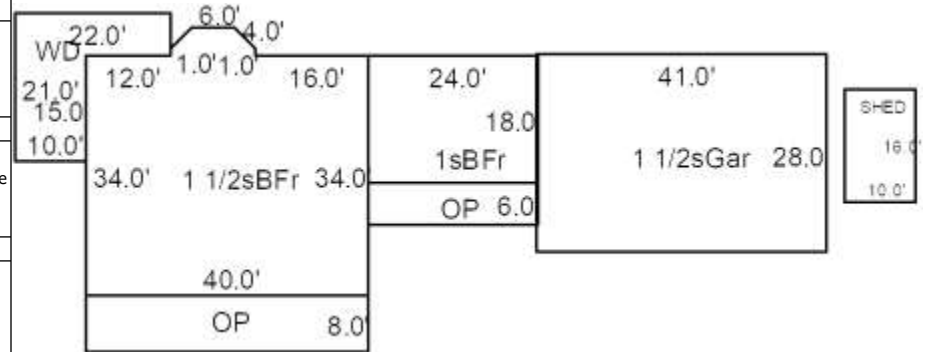
01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 105%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
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.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1399
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 7	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	282	0 0	0	0	%0	%	1.One Story Fram
21 Open Frame	0	320	0 0	0	0	%0	%	2.Two Story Fram
38 1 Story Bsmt	0	432	0 0	0	0	%0	%	3.Three Story Fr
73 1 1/2s Garage	0	1148	3 100	4	0	%90	%	4.1 & 1/2 Story
21 Open Frame	0	144	0 0	0	0	%0	%	5.1 & 3/4 Story
24 Frame Shed	2022					%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Map Lot R05-027A			Account 2267			Location 30 CEDAR GROVE LANE			Card 1 Of 2 1/07/2026							
THIBEAULT, DANIEL THIBEAULT TAMMY 30 CEDAR LANE LITCHFIELD ME 04350 B6482P27						Property Data			Assessment Record							
						Neighborhood 37 Cedar Grove Lane			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2012	49,125	300,576	10,000	339,701			
						X Coordinate 0			2013	49,125	261,170	10,000	300,295			
						Y Coordinate 0			2014	49,125	260,290	10,000	299,415			
						Zone/Land Use 11 Residential			2015	49,125	260,237	10,000	299,362			
						Secondary Zone			2016	49,125	257,464	15,000	291,589			
									2017	49,125	257,410	20,000	286,535			
						Topography 2 Rolling			2018	49,125	256,530	19,200	286,455			
												1.Level 4.Below St 7.ResProtect			2019	56,000
2.Rolling 5.Low 8.			2020	56,000	214,400							25,000	245,400			
3.Above St 6.Swampy 9.			2021	56,000	214,400							25,000	245,400			
Utilities 4 Drilled Well 6 Septic System			2022	56,000	214,400							24,750	245,650			
												1.Public 4.Dr Well 7.Cesspool			2023	67,100
						2.Water 5.Dug Well 8.Lake/Pond			2024	67,100	257,000	25,000	299,100			
						3.Sewer 6.Septic 9.None			2025	90,600	347,200	25,000	412,800			
						Street 1 Paved			Land Data							
						1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes
2.Semi Imp 5.R/O/W 8.			Frontage	Depth	Factor	Code										
3.Gravel 6.			11.1-100				%	1.Unimproved								
Open 1 0			12.101-200				%	2.Excess Frtg								
Open 2 0			13.201+				%	3.Topography								
Inspection Witnessed By:						Sale Date 12/30/1899			14.				%	4.Size/Shape		
						Price			15.				%	5.Access		
						Sale Type							%	6.Restriction		
						1.Land 4.MFGUNIT 7.			Square Foot		Square Feet				7.Right of Way	
						2.L & B 5.Other 8.						%	8.View/Environ			
3.Building 6.				%	9.Fract Share											
Financing			16.Regular Lot			%	Acres									
1.Convent 4.Seller 7.			17.Secondary Lot			%										
2.FHA/VA 5.Private 8.			18.Excess Land			%		30.Frontage 1								
3.Assumed 6.Cash 9.Unknown			19.Condominium			%		31.Frontage 2								
Validity			20.Miscellaneous			%		32.Tillable								
Notes: '13 upon further review it appears that an additional 1sFr at 936 square feet was entered into the computer in error. Claims by tax payer that value on the 2012 tax bill was estimated is a misinterpretation. The tax bill reflects the actual value assessed to the property. The previous letter the Thibeaults were referring to as estimate value was a courtesy provided from the Town of Litchfield to notify the residents the ramifications of relisting by Pat Dow. What added to the confusion was a valuation report from the front office printed Litchfield which reflected an added year of depreciation on the buildings that has not been submitted for taxes yet and						Fract. Acre					Acreege/Sites					
						1.Valid 4.Split 7.Renovate			21.Houselot (Frac		24	1.00	100	%	0	36.Hardwood F&O
						2.Related 5.Partial 8.Other			22.Baselot(Fract)		26	3.65	100	%	0	37.Softwood TG
						3.Distress 6.Exempt 9.			23.		44	1.00	100	%	0	38.Mixed Wood TG
						Verified			24.Houselot					%		39.Hardwood TG
						Acres								%		40.Wasteland
						1.Buyer 4.Agent 7.Family			25.Baselot					%		41.Gravel Pit
						2.Seller 5.Pub Rec 8.Other			26.Rear 1					%		42.Mobile Home Si
						3.Lender 6.MLS 9.			27.Rear 2					%		43.Camp Site
									28.Rear 3		Total Acreage 4.65					
														%		45.Access Right
														%		46.Golf Course

Litchfield

Map Lot R05-027A

Account 2267

Location 30 CEDAR GROVE LANE

Card 1

Of 2

01/07/2026

Building Style 14 Colonial			SF Bsmt Living 0				Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0				1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0				2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 1 Hot Water BB				3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.FI/Wall	Attic 9 None			
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.			
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.FI/Stair 8.			
Stories 2 Two Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None			
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 1 Full			
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.			
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.			
Exterior Walls 2 Vinyl			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None			
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 20%			
1.Wd Clapbo:	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 105%			
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade			
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S			
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.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 1280			
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			
OPEN-3- 0			# Bedrooms 3			3.Avg- 6.Good 9.Same			
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%			
Year Built 2005			# Half Baths 1			Funct. % Good 100%			
Year Remodeled 0			# Addn Fixtures 1			Functional Code 9 None			
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.Delap 7.No Power			
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm			
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None			
3.Br/Stone	6.Piers	9.				Econ. % Good 100%			
Basement 4 Full Basement						Economic Code 9 None			
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None			
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate			
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami			
Bsmt Gar # Cars 0			Entrance Code 5 Estimated			1.Interior 4.Vacant 7.			
Wet Basement 1 Dry Basement			2.Refusal 5.Estimate 8.			3.Informed 6.Existing R 9.			
1.Dry	4.Dirt Flr	7.	Information Code 5 Estimate			1.Owner 4.Agent 7.Vacant			
2.Damp	5.	8.	1.Owner			2.Relative 5.Estimate 8.			
3.Wet	6.	9.	2.Relative			3.Tenant 6.Other 9.			
Date Inspected 09/19/2018									
Additions, Outbuildings & Improvements								1.One Story Fram	
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram	
21 Open Frame	0	320	0 0	0	0	%0	%	3.Three Story Fr	
1 One Story Frame	0	140	0 0	0	0	%0	%	4.1 & 1/2 Story	
22 Encl Frame	0	60	0 0	0	0	%0	%	5.1 & 3/4 Story	
68 Wood Deck/s	0	328	0 0	0	0	%0	%	6.2 & 1/2 Story	
24 Frame Shed	0					%	%300	21.Open Frame Por	
24 Frame Shed	0					%	%500	22.Encl Frame Por	
24 Frame Shed	0					%	%600	23.Frame Garage	
						%	%	24.Frame Shed	
						%	%	25.Frame Bay Wind	
						%	%	26.1SFr Overhang	
						%	%	27.Unfin Basement	
						%	%	28.Unfinished Att	
						%	%	29.Finished Attic	

Map Lot R05-027A

Account 2267

Location 30 CEDAR GROVE LANE

Card 2 Of 2 1/07/2026

THIBEAULT, DANIEL
THIBEAULT TAMMY
30 CEDAR LANE
LITCHFIELD ME 04350

			Property Data			Assessment Record					
			Neighborhood 1 Rural	Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0	2019	0	91,200	0	91,200			
			X Coordinate 0	2020	0	91,200	0	91,200			
			Y Coordinate 0	2021	0	91,200	0	91,200			
			Zone/Land Use 11 Residential	2022	0	91,200	0	91,200			
			Secondary Zone	2023	0	109,500	0	109,500			
			Topography 2 Rolling	2024	0	109,500	0	109,500			
				2025	0	148,100	0	148,100			
						1.Level 4.Below St 7.ResProtect					
						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.Lake/Pond								
			3.Sewer 6.Septic 9.None								
			Street 1 Paved								
						1.Paved 4.Proposed 7.					
2.Semi Imp 5.R/O/W 8.											
3.Gravel 6. 9.None											
Open 1 0	11.1-100										
Open 2 0	12.101-200										
Inspection Witnessed By:			Sale Data			13.201+					
			Sale Date 12/30/1899	14.							
			Price	15.							
			Sale Type	Square Foot							
			1.Land 4.MFGUNIT 7.	16.Regular Lot							
			2.L & B 5.Other 8.	17.Secondary Lot							
			3.Building 6. 9.	18.Excess Land							
			Financing	19.Condominium							
			1.Convent 4.Seller 7.	20.Miscellaneous							
			2.FHA/VA 5.Private 8.	Fract. Acre							
			3.Assumed 6.Cash 9.Unknown	21.Houselot (Frac							
			Validity	22.Baselot(Fract)							
			1.Valid 4.Split 7.Renovate	23.							
			2.Related 5.Partial 8.Other	Acres							
			3.Distress 6.Exempt 9.	24.Houselot							
			Verified	25.Baselot							
			1.Buyer 4.Agent 7.Family	26.Rear 1							
			2.Seller 5.Pub Rec 8.Other	27.Rear 2							
			3.Lender 6.MLS 9.	28.Rear 3							
				29.Rear 4							
Notes:			Land Data								
			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
			Square Foot		Square Feet						
			Fract. Acre		Acreage/Sites						
			Acres		Total Acreage 0.00						

Litchfield

Litchfield

Map Lot R05-027A

Account 2267

Location 30 CEDAR GROVE LANE

Card 2

Of 2

01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 11 Radiant Heat			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.		
Stories 2 Two Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 2 Vinyl			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 50%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
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.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 936		
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		
OPEN-3- 0			# Bedrooms 2			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 0			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.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
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.		
2.Damp	5.	8.				3.Informed 6.Existing R 9.		
3.Wet	6.	9.				Information Code		
						1.Owner 4.Agent 7.Vacant		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 09/19/2018								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1Sfr Overhang	0	8	0 0	0	0	% 0	%	1.One Story Fram
1 One Story Frame	0	64	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck/s	0	100	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 Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1Sfr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

1/07/2026

Property Data			Assessment Record						
Neighborhood 37 Cedar Grove Lane			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	42,525	103,366	10,000	135,891		
X Coordinate 0			2013	42,525	104,594	10,000	137,119		
Y Coordinate 0			2014	42,525	103,481	10,000	136,006		
Zone/Land Use 11 Residential			2015	42,525	103,481	10,000	136,006		
Secondary Zone			2016	42,525	102,369	15,000	129,894		
			2017	42,525	102,369	20,000	124,894		
Topography 2 Rolling			2018	43,375	101,256	19,200	125,431		
1.Level	4.Below St	7.ResProtect	2019	49,100	143,700	20,000	172,800		
2.Rolling	5.Low	8.	2020	49,100	143,700	25,000	167,800		
3.Above St	6.Swampy	9.	2021	49,100	143,700	25,000	167,800		
Utilities 4 Drilled Well 6 Septic System				2022	49,100	143,700	24,750	168,050	
1.Public	4.Dr Well	7.Cesspool	2023	58,900	172,200	25,000	206,100		
2.Water	5.Dug Well	8.Lake/Pond		2024	58,900	172,200	25,000	206,100	
3.Sewer	6.Septic	9.None	2025	79,500	232,600	25,000	287,100		
Street 3 Gravel			Land Data						
1.Paved	4.Proposed	7.	Front Foot 11.1-100 12.101-200 13.201+ 14. 15.	Type	Effective		Influence		Influence Codes 1.Unimproved 2.Excess Frtg 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Right of Way 8.View/Environ 9.Fract Share Acres 30.Frontage 1 31.Frontage 2 32.Tillable 33.Tillable 34.Softwood F&O 35.Mixed Wood F&O 36.Hardwood F&O 37.Softwood TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland 41.Gravel Pit 42.Mobile Home Si 43.Camp Site 44.Lot Improvemen 45.Access Right
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.	9.None							
Open 1	0					%			
Open 2	0					%			
Sale Data						%			
Sale Date	03/20/2010					%			
Price						%			
Sale Type	1 Land Only					%			
1.Land	4.MFGUNIT	7.				%			
2.L & B	5.Other	8.			%				
3.Building	6.	9.			%				
Financing			Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous		Square Feet				
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.Renovate				%			
2.Related	5.Partial	8.Other				%			
3.Distress	6.Exempt	9.				%			
Verified 5 Public Record				Fract. Acre 21.Houselot (Frac 22.Baselot(Fract) 23. Acres 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4		Acreage/Sites			
1.Buyer	4.Agent	7.Family				24	1.00	100	%
2.Seller	5.Pub Rec	8.Other	26			1.35	100	%	0
3.Lender	6.MLS	9.	44			1.00	100	%	0
							%		
							%		
							%		
			Total Acreage 2.35						

Litchfield

Map Lot R05-027B

Account 2757

Location 7 CEDAR GROVE LANE

Card 1 Of 1 01/07/2026

Building Style			2 Ranch			SF Bsmt Living			0			Layout			1 Typical											
0.Uncoded			4.Cape			8.Log			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
1.Conv			5.Garrison			9.Other			OPEN-5-CUSTOMIZE			0			2.Inadeq			5.			8.					
2.Ranch			6.Split			10.Tri-Level			Heat Type			100% 1 Hot Water BB			3.			6.			9.					
3.R Ranch			7.Contemp			11.Earth One			0.Uncoded			4.Steam			8.Fl/Wall			Attic			9 None					
Dwelling Units			1						1.HWB			5.FWA			9.No Heat			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						2.HWC			6.GravWA			10.Radiant Ho			2.1/2 Fin			5.Fl/Stair			8.		
Stories			1 One Story						3.H Pump			7.Electric			11.Radiant			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.1.25			Cool Type			0% 9 None						Insulation			1 Full					
2.2			5.1.75			8.3.5			1.Refrig			4.W&C Air			7.RadHW			1.Full			4.Minimal			7.		
3.3			6.2.5			9.4			2.Evapor			5.Monitor-oi			8.			2.Heavy			5.Partial			8.		
Exterior Walls			2 Vinyl						3.H Pump			6.Monitor-Ga			9.None			3.Capped			6.			9.None		
0.Uncoded			4.Asbestos			8.Concrete			Kitchen Style			2 Typical						Unfinished %			0%					
1.Wd Clapbo			5.Stucco			9.Other			1.Modern			4.Obsolete			7.			Grade & Factor			3 Average 95%					
2.Vinyl			6.Brick			10.Wd shingl			2.Typical			5.			8.			1.E Grade			4.B Grade			7.AAA Grade		
3.Compos			7.Stone			11.T1-11			3.Old Type			6.			9.None			2.D Grade			5.A Grade			8.M&S		
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.Rolled Roo			1.Modern			4.Obsolete			7.			SQFT (Footprint)			1736					
2.Slate			5.Wood			8.			2.Typical			5.			8.			Condition			3 Below Average					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V.G		
SF Masonry Trim			0						# Rooms			6						2.Fair			5.Avg+			8.Exc		
OPEN-3-			0						# Bedrooms			4						3.Avg-			6.Good			9.Same		
OPEN-4-			0						# Full Baths			2						Phys. % Good			0%					
Year Built			2010						# Half Baths			0						Funct. % Good			95%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			2 Overbuilt					
Foundation			1 Concrete						# Fireplaces			0						1.Incomp			4.Delap			7.No Power		
1.Concrete			4.Wood			7.												2.O-Built			5.Bsmt			8.LongTerm		
2.C.Block			5.Slab			8.												3.Damage			6.Common			9.None		
3.Br/Stone			6.Piers			9.												Econ. % Good			100%					
Basement			4 Full Basement															Economic Code			9 None					
1.1/4 Bmt			4.Full Bmt			7.												0.None			3.No Power			9.None		
2.1/2 Bmt			5.Crawl Spac			8.												1.Location			4.Generate					
3.3/4 Bmt			6.			9.None												2.Encroach			5.Multi-Fami					
Bsmt Gar # Cars			0															Entrance Code			3 Information Only					
Wet Basement			1 Dry Basement															1.Interior			4.Vacant			7.		
1.Dry			4.Dirt Flr			7.												2.Refusal			5.Estimate			8.		
2.Damp			5.			8.												3.Informed			6.Existing R			9.		
3.Wet			6.			9.												Information Code			1 Owner					
																		1.Owner			4.Agent			7.Vacant		
																		2.Relative			5.Estimate			8.		
																		3.Tenant			6.Other			9.		
Date Inspected 09/18/2018																										
Additions, Outbuildings & Improvements																										
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value											1.One Story Fram								
68 Wood Deck/s	0	121	2 100	9	0 %	0 %												2.Two Story Fram								
24 Frame Shed	0				%	%	600											3.Three Story Fr								
87 Gazebo	0				%	%	500											4.1 & 1/2 Story								
					%	%												5.1 & 3/4 Story								
					%	%												6.2 & 1/2 Story								
					%	%												21.Open Frame Por								
					%	%												22.Encl Frame Por								
					%	%												23.Frame Garage								
					%	%												24.Frame Shed								
					%	%												25.Frame Bay Wind								
					%	%												26.1SFr Overhang								
					%	%												27.Unfin Basement								
					%	%												28.Unfinished Att								
					%	%												29.Finished Attic								

Map Lot R05-027C			Account 2914	Location CEDAR GROVE LANE			Card 1	Of 1	1/07/2026										
THIBEAULT, DANIEL DAVID THIBEAULT, TAMMY LYNN 30 CEDAR GROVE LANE LITCHFIELD ME 04350				Property Data			Assessment Record												
				Neighborhood 37 Cedar Grove Lane			Year	Land	Buildings	Exempt	Total								
				Tree Growth Year 0			2018	45,140	0	0	45,140								
				X Coordinate 0			2019	37,200	0	0	37,200								
				Y Coordinate 0			2020	35,500	0	0	35,500								
				Zone/Land Use 11 Residential			2021	35,500	0	0	35,500								
				Secondary Zone			2022	35,500	0	0	35,500								
							2023	42,600	0	0	42,600								
				Topography 2 Rolling			2024	42,600	0	0	42,600								
							2025	57,600	0	0	57,600								
				Utilities 9 None 9 None															
				1.Public 4.Dr Well 7.Cesspool															
				2.Water 5.Dug Well 8.Lake/Pond															
				3.Sewer 6.Septic 9.None															
				Street 3 Gravel			Land Data												
				1.Paved 4.Proposed 7.															
				2.Semi Imp 5.R/O/W 8.			Front Foot						Type	Effective		Influence		Influence Codes	
				3.Gravel 6. 9.None										Frontage	Depth	Factor	Code		
				Open 1 0			11.1-100 12.101-200 13.201+ 14. 15.					%		1.Unimproved					
				Open 2 0								%		2.Excess Frtg					
Sale Data						%				3.Topography									
X				Date			Sale Date		12/30/1899				%			4.Size/Shape			
No./Date			Description		Date Insp.		Price							%			5.Access		
							Sale Type							%			6.Restriction		
							1.Land 4.MFGUNIT 7.							%			7.Right of Way		
							2.L & B 5.Other 8.							%			8.View/Environ		
							3.Building 6. 9.							%			9.Fract Share		
Notes: '20 Per Court decision part of the 4.74 acre lot (2.27) which originally was part of this 10.66 acre conveyence is owned by Paul Tanguay. '18 NEW LOT CREATED FROM REMAINDER OF SPLIT OF 8.48AC AND HOUSE				Financing			Square Foot						Square Feet						Acres
				1.Convent 4.Seller 7.															
				2.FHA/VA 5.Private 8.															30.Frontage 1
				3.Assumed 6.Cash 9.Unknown															31.Frontage 2
				Validity			Fract. Acre						Acreage/Sites						32.Tillable
				1.Valid 4.Split 7.Renovate															33.Tillable
2.Related 5.Partial 8.Other															34.Softwood F&O				
3.Distress 6.Exempt 9.															35.Mixed Wood F&O				
Litchfield				Verified			Acres												36.Hardwood F&O
				1.Buyer 4.Agent 7.Family															37.Softwood TG
				2.Seller 5.Pub Rec 8.Other													38.Mixed Wood TG		
				3.Lender 6.MLS 9.													39.Hardwood TG		
							Total Acreage 8.37												40.Wasteland
															42.Mobile Home Si				
															43.Camp Site				
															44.Lot Improvemen				
															45.Access Right				
															46.Golf Course				

Litchfield

Map Lot R05-027C

Account 2914

Location CEDAR GROVE LANE

Card 1

Of 1

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4. 7.	
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5. 8.	
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6. 9.	
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin 7.	
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair 8.	
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6. 9.None	
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal 7.	
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial 8.	
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6. 9.None	
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade 7.AAA Grade	
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade 8.M&S	
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade 9.Same	
1.Asphalt	4.Composit	7.Rolled Roo	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	
OPEN-3-			# Bedrooms			3.Avg-	6.Good 9.Same	
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap 7.No Power	
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt 8.LongTerm	
2.C.Block	5.Slab	8.				3.Damage	6.Common 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 9.None	
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant 7.	
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate 8.	
2.Damp	5.	8.				3.Informed	6.Existing R 9.	
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent 7.Vacant	
						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 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 Frame Por	
					%	%	23.Frame Garage	
					%	%	24.Frame Shed	
					%	%	25.Frame Bay Wind	
					%	%	26.1SFr Overhang	
					%	%	27.Unfin Basement	
					%	%	28.Unfinished Att	
					%	%	29.Finished Attic	

Litchfield

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.1-100				%		1.Unimproved
12.101-200				%		2.Excess Frtg
13.201+				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Right of Way
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Frontage 1
17.Secondary Lot				%		31.Frontage 2
18.Excess Land				%		32.Tillable
19.Condominium				%		33.Tillable
20.Miscellaneous				%		34.Software F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Software TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Gravel Pit
				%		42.Mobile Home Si
				%		43.Camp Site
				%		44.Lot Improvemen
				%		45.Access Right
Fract. Acre		Acreage/Sites				
21.Houselot (Frac	27	2.27	75	%	0	
22.Baselot(Fract)				%		
23.				%		
Acres				%		
24.Houselot				%		
25.Baselot				%		
26.Rear 1				%		
27.Rear 2				%		
28.Rear 3				%		
29.Rear 4				%		
		Total Acreage		2.27		

Litchfield

Map Lot R05-027-D

Account 2964

Location

Card 1

Of 1

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4. 7.	
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5. 8.	
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6. 9.	
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin 7.	
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair 8.	
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6. 9.None	
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal 7.	
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial 8.	
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6. 9.None	
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade 7.AAA Grade	
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade 8.M&S	
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade 9.Same	
1.Asphalt	4.Composit	7.Rolled Roo	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	
OPEN-3-			# Bedrooms			3.Avg-	6.Good 9.Same	
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap 7.No Power	
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt 8.LongTerm	
2.C.Block	5.Slab	8.				3.Damage	6.Common 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 9.None	
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant 7.	
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate 8.	
2.Damp	5.	8.				3.Informed	6.Existing R 9.	
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent 7.Vacant	
						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 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 Frame Por	
					%	%	23.Frame Garage	
					%	%	24.Frame Shed	
					%	%	25.Frame Bay Wind	
					%	%	26.1SFr Overhang	
					%	%	27.Unfin Basement	
					%	%	28.Unfinished Att	
					%	%	29.Finished Attic	

Map Lot R05-028

Account 907

Location OAK HILL ROAD

Card 1

Of 1

1/07/2026

BERUBE, TODD R
73 OAK HILL ROAD
LITCHFIELD ME 04350

B3356P332 B10403P64 B10418P308 B10718P308 B13180P108

Previous Owner
BERUBE, ROBERT B
BERUBE, DEBRA A
33 BUFFIE LANDING
GREENE ME 04236
Sale Date: 04/01/2019

Previous Owner
JORDAN, DORIS
73 OAKHILL ROAD

LITCHFIELD ME 04350
Sale Date: 05/17/2010

Previous Owner
JORDAN, RODNEY
73 OAKHILL ROAD

LITCHFIELD ME 04350
Sale Date: 04/29/2010

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
4/27/21 w/ mrs. add new hse & LI. +MVR remove access depreciation.
'14 13.3 ACRES RETAINED FROM LOT 30 COMBINED WITH THIS LOT.

Litchfield

Property Data			Assessment Record							
Neighborhood 148 Oak Hill Road			Year	Land	Buildings	Exempt	Total			
			2012	48,500	0	0	48,500			
Tree Growth Year 0			2013	48,500	0	0	48,500			
X Coordinate 0			2014	56,650	0	0	56,650			
Y Coordinate 0			2015	56,650	0	0	56,650			
Zone/Land Use 11 Residential			2016	56,650	0	0	56,650			
Secondary Zone			2017	56,650	0	0	56,650			
			2018	56,650	0	0	56,650			
Topography 2 Rolling			2019	47,400	0	0	47,400			
1.Level	4.Below St	7.ResProtect	2020	47,400	0	0	47,400			
2.Rolling	5.Low	8.	2021	73,700	354,300	0	428,000			
3.Above St	6.Swampy	9.	2022	73,700	354,300	0	428,000			
Utilities 4 Drilled Well 6 Septic System			2023	88,400	425,200	0	513,600			
1.Public	4.Dr Well	7.Cesspool	2024	88,400	425,200	0	513,600			
2.Water	5.Dug Well	8.Lake/Pond	2025	119,300	575,300	0	694,600			
3.Sewer	6.Septic	9.None	Land Data							
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code		
2.Semi Imp	5.R/O/W	8.								
3.Gravel	6.	9.None								
Open 1 0			11.1-100 12.101-200 13.201+ 14. 15.					1.Unimproved		
Open 2 0								2.Excess Frtg		
Sale Data								3.Topography		
								4.Size/Shape		
Sale Date 04/01/2019								5.Access		
Price							6.Restriction			
Sale Type 1 Land Only			Square Foot		Square Feet			7.Right of Way		
1.Land	4.MFGUNIT	7.							8.View/Environ	
2.L & B	5.Other	8.							9.Fract Share	
3.Building	6.	9.							Acres	
									30.Frontage 1	
Financing 9 Unknown			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous					31.Frontage 2		
1.Convent	4.Seller	7.						32.Tillable		
2.FHA/VA	5.Private	8.						33.Tillable		
3.Assumed	6.Cash	9.Unknown						34.Softwood F&O		
								35.Mixed Wood F&O		
Validity 2 Related Parties			Fract. Acre		Acreage/Sites			36.Hardwood F&O		
1.Valid	4.Split	7.Renovate			24	1.00	100 %	0	37.Softwood TG	
2.Related	5.Partial	8.Other			26	5.00	100 %	0	38.Mixed Wood TG	
3.Distress	6.Exempt	9.			27	10.00	100 %	0	39.Hardwood TG	
					28	12.30	100 %	0	40.Wasteland	
Verified 5 Public Record			Acres			1.00	100 %	0	41.Gravel Pit	
1.Buyer	4.Agent	7.Family			44				%	42.Mobile Home Si
2.Seller	5.Pub Rec	8.Other							%	43.Camp Site
3.Lender	6.MLS	9.							%	44.Lot Improvemen
									%	45.Access Right
			Total Acreage		28.30					

Litchfield

Map Lot R05-028

Account 907

Location OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical					
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.					
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.					
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 10 Radiant Heat - 1st level			3. 6. 9.					
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None					
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.			
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.			
Stories 4 One & 1/2 Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None			
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 1 Full					
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.			
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.			
Exterior Walls 2 Vinyl			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None			
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%					
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 110%					
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade			
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S			
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.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 1716					
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			
OPEN-3- 0			# Bedrooms 4			3.Avg-	6.Good	9.Same			
OPEN-4- 0			# Full Baths 3			Phys. % Good 0%					
Year Built 2020			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 5 Concrete Slab			# Fireplaces 1			1.Incomp	4.Delap	7.No Power			
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm			
2.C.Block	5.Slab	8.				3.Damage	6.Common	9.None			
3.Br/Stone	6.Piers	9.				Econ. % Good 100%					
Basement 9 No Basement						Economic Code 9 None					
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	9.None			
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate				
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami				
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.			
2.Damp	5.	8.				3.Informed	6.Existing R	9.			
3.Wet	6.	9.				Information Code					
Date Inspected						1.Owner	4.Agent	7.Vacant			
						2.Relative	5.Estimate	8.			
						3.Tenant	6.Other	9.			
						Additions, Outbuildings & Improvements					
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram			
1 One Story Frame	0	568	0 0	0	0	%0	%	2.Two Story Fram			
1 One Story Frame	0	112	0 0	0	0	%0	%	3.Three Story Fr			
72 1 1/4s Garage	0	1200	9 100	9	0	%90	%	4.1 & 1/2 Story			
21 Open Frame	0	660	0 0	0	0	%0	%	5.1 & 3/4 Story			
21 Open Frame	0	408	0 0	0	0	%0	%	6.2 & 1/2 Story			
						%	%	21.Open Frame Por			
						%	%	22.Encl Frame Por			
						%	%	23.Frame Garage			
						%	%	24.Frame Shed			
						%	%	25.Frame Bay Wind			
						%	%	26.1SFr Overhang			
						%	%	27.Unfin Basement			
						%	%	28.Unfinished Att			
						%	%	29.Finished Attic			

[illegible]

Litchfield

Map Lot R05-029

Account 1609

Location 85 OAK HILL ROAD

Card 1 Of 1 01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 1 Hot Water BB			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fl/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.		
Stories 4 One & 1/2 Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 1 Clapboard			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
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.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 644		
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 5			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1850			# Half Baths 0			Funct. % Good 85%		
Year Remodeled 2010			# Addn Fixtures 0			Functional Code 1 Incomplete		
Foundation 3 Brick &/or Stone			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.	2.O-Built 5.Bsmt 8.LongTerm					
2.C.Block	5.Slab	8.	3.Damage 6.Common 9.None					
3.Br/Stone	6.Piers	9.	Econ. % Good 100%					
Basement 4 Full Basement			Economic Code 9 None					
1.1/4 Bmt	4.Full Bmt	7.	0.None 3.No Power 9.None					
2.1/2 Bmt	5.Crawl Spac	8.	1.Location 4.Generate					
3.3/4 Bmt	6.	9.None	2.Encroach 5.Multi-Fami					
Bsmt Gar # Cars 0			Entrance Code 3 Information Only					
Wet Basement 3 Wet Basement			1.Interior 4.Vacant 7.					
1.Dry	4.Dirt Flr	7.	2.Refusal 5.Estimate 8.					
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 1 Owner					
			1.Owner 4.Agent 7.Vacant					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 09/18/2018								
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
28 Unfinished Attic	0	570	0 0	0	0	% 100 %		3.Three Story Fr
1 One Story Frame	0	570	0 0	0	0	% 100 %		4.1 & 1/2 Story
1 One Story Frame	0	304	0 0	0	0	% 100 %		5.1 & 3/4 Story
68 Wood Deck/s	0	314	1 100	0	0	% 100 %		6.2 & 1/2 Story
84 1 1/2s Barn	0	1000	3 100	2	0	% 100 %		21.Open Frame Por
61 Canopy/s	0					% 200		22.Encl Frame Por
						%		23.Frame Garage
						%		24.Frame Shed
						%		25.Frame Bay Wind
						%		26.1SFr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic

Map Lot R05-030

Account 908

Location 73 OAK HILL ROAD

Card 1

Of 1

1/07/2026

BERUBE'S HOLDINGS, LLC
73 OAK HILL ROAD
LITCHFIELD ME 04350

B15304P283

Previous Owner
BERUBE, TODD R
73 Oak Hill Road

Litchfield ME 04350
Sale Date: 02/26/2025

Previous Owner
BERUBE, ROBERT B
BERUBE, DEBRA A
36 BUFFIE LANDE
GREENE ME 04236
Sale Date: 11/20/2013

Previous Owner
JORDAN, RODNEY
73 OAKHILL ROAD

LITCHFIELD ME 04350
Sale Date: 05/17/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'25 4.7AC PER DEED.

4/21/19 Nah appears Hse on Crd #1 gone , remove from assessment

'14 4.7 ACRES & BUILDINGS STAYS LOT 30. REMAINING ACREAGE (13.3) RETAINED TO BE COMBINE WITH CONTIGUOUS LOT 28.

Litchfield

Property Data			Assessment Record						
Neighborhood 148 Oak Hill Road			Year	Land		Buildings		Exempt	Total
			2012	62,750		40,826		0	103,576
Tree Growth Year 0			2013	62,750		40,826		0	103,576
X Coordinate									

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Right of Way
- 8.View/Environ
- 9.Fract Share
- 30.Frontage 1
- 31.Frontage 2
- 32.Tillable
- 33.Tillable
- 34.Softwood F&O
- 35.Mixed Wood F&O
- 36.Hardwood F&O
- 37.Softwood TG
- 38.Mixed Wood TG
- 39.Hardwood TG
- 40.Wasteland
- 41.Gravel Pit
- 42.Mobile Home Si
- 43.Camp Site
- 44.Lot Improvemen
- 45.Access Right
- 46.Golf Course

Litchfield

Map Lot R05-030

Account 908

Location 73 OAK HILL ROAD

Card 1

Of 1

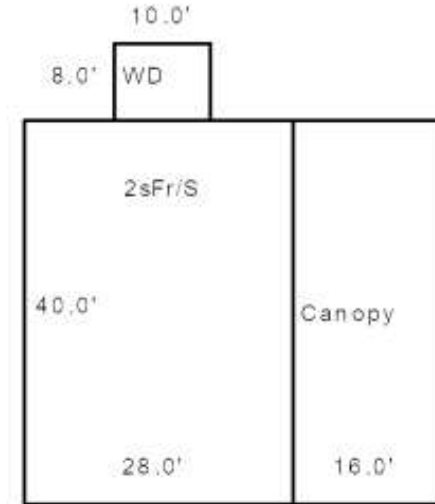
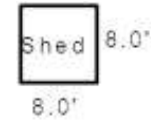
01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 2 Two Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 40%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
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.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1120
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
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2018	# 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.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	80	0 0	0	0 %	0 %		1.One Story Fram
61 Canopy/s	0	640	1 100	4	0 %	75 %		2.Two Story Fram
24 Frame Shed	0				%	%	200	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 Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



1/07/2026

Property Data			Assessment Record										
Neighborhood 148 Oak Hill Road			Year	Land	Buildings		Exempt	Total					
			2012	53,735	121,023		10,000	164,758					
Tree Growth Year 0			2013	53,850	133,000		10,000	176,850					
X Coordinate 0			2014	53,904	131,981	10,000	175,885						
Y Coordinate 0													
Zone/Land Use 11 Residential			2015	52,245	131,150		10,000	173,395					
Secondary Zone			2016	54,660	130,130		15,000	169,790					
			2017	55,216	128,387		20,000	163,603					
Topography 2 Rolling			2018	54,954	128,277		19,200	164,031					
1.Level	4.Below St	7.ResProtect	2019	61,200	184,300		20,000	225,500					
2.Rolling	5.Low	8.	2020	61,200	184,300		25,000	220,500					
3.Above St	6.Swampy	9.	2021	60,900	184,300		25,000	220,200					
Utilities 4 Drilled Well 6 Septic System			2022	60,900	184,300		24,750	220,450					
1.Public	4.Dr Well	7.Cesspool	2023	73,200	221,200		25,000	269,400					
2.Water	5.Dug Well	8.Lake/Pond	2024	71,400	221,200	25,000	267,600						
3.Sewer	6.Septic	9.None											
Street 3 Gravel			2025	93,300	299,100		25,000	367,400					
1.Paved	4.Proposed	7.	Land Data										
2.Semi Imp	5.R/O/W	8.	Front Foot	Type	Effective		Influence		Influence Codes				
3.Gravel	6.	9.None			Frontage	Depth	Factor	Code					
Open 1	0				11.1-100			%			1.Unimproved		
Open 2	0				12.101-200			%			2.Excess Frtg		
Sale Data					13.201+			%			3.Topography		
Sale Date	12/30/1899				14.			%			4.Size/Shape		
Price					15.			%			5.Access		
Sale Type								%			6.Restriction		
			Square Foot		Square Feet				Acres				
1.Land	4.MFGUNIT	7.					%				8.View/Environ		
2.L & B	5.Other	8.					%				9.Fract Share		
3.Building	6.	9.					%						
Financing							%				30.Frontage 1		
1.Convent	4.Seller	7.					%				31.Frontage 2		
2.FHA/VA	5.Private	8.					%				32.Tillable		
3.Assumed	6.Cash	9.Unknown					%				33.Tillable		
			Fract. Acre		Acreage/Sites								
Validity													
1.Valid	4.Split	7.Renovate			24	1.00	100	%		0	36.Hardwood F&O		
2.Related	5.Partial	8.Other			26	2.00	100	%		0	37.Softwood TG		
3.Distress	6.Exempt	9.			38	15.00	100	%		0	38.Mixed Wood TG		
Verified					37	2.00	100	%		0	39.Hardwood TG		
					39	13.00	100	%		0	40.Wasteland		
					40	3.00	100	%		0	41.Gravel Pit		
			44	1.00	100	%	0	42.Mobile Home Si					
			Acres		Total Acreage		36.00						
1.Buyer	4.Agent	7.Family								43.Camp Site			
2.Seller	5.Pub Rec	8.Other								44.Lot Improvemen			
3.Lender	6.MLS	9.	27.Rear 2										
		28.Rear 3											
		29.Rear 4											

Litchfield

Map Lot R05-031

Account 245

Location 31 OAK HILL ROAD

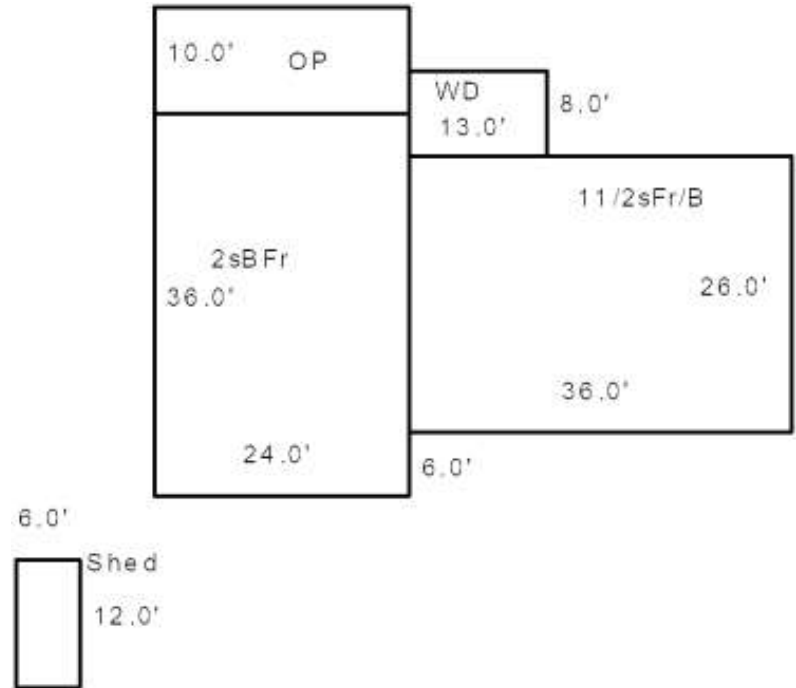
Card 1 Of 1 01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
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.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1994	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 Two Story Frame	1994	864	3 100	4	0	% 100	%	1.One Story Fram
27 Unfin Basement	1994	864	3 100	4	0	% 100	%	2.Two Story Fram
21 Open Frame	0	240	2 100	4	0	% 100	%	3.Three Story Fr
68 Wood Deck/s	0	104	3 100	4	0	% 100	%	4.1 & 1/2 Story
24 Frame Shed	0					%	% 200	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Map Lot R05-034

Account 1694

Location 17 OAK HILL ROAD

Card 1 Of 1

1/07/2026

COLLYER, RUSSELL G
COLLYER, SUSAN R
17 OAK HILL ROAD
LITCHFIELD ME 04350

B3813P326 B14178P207

Previous Owner
SUMMERS, MARK E
17 OAKHILL ROAD

LITCHFIELD ME 04350
Sale Date: 09/20/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record								
Neighborhood	148 Oak Hill Road		Year	Land	Buildings	Exempt	Total				
Tree Growth Year	0		2012	56,730	92,891	10,000	139,621				
X Coordinate	0		2013	56,730	92,891	10,000	139,621				
Y Coordinate	0		2014	56,730	91,715	10,000	138,445				
Zone/Land Use	11 Residential		2015	56,730	91,715	10,000	138,445				
Secondary Zone			2016	56,730	90,538	15,000	132,268				
			2017	56,730	90,538	20,000	127,268				
Topography	2 Rolling		2018	56,730	89,363	19,200	126,893				
1.Level	4.Below St	7.ResProtect	2019	63,200	91,000	20,000	134,200				
2.Rolling	5.Low	8.	2020	63,200	91,000	25,000	129,200				
3.Above St	6.Swampy	9.	2021	63,200	91,000	25,000	129,200				
Utilities	4 Drilled Well	6 Septic System	2022	63,200	91,000	5,940	148,260				
1.Public	4.Dr Well	7.Cesspool	2023	75,800	109,100	31,000	153,900				
2.Water	5.Dug Well	8.Lake/Pond	2024	75,800	109,100	31,000	153,900				
3.Sewer	6.Septic	9.None	2025	102,300	147,400	31,000	218,700				
Street	3 Gravel		Land Data								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes		
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code			
3.Gravel	6.	9.None									
Open 1	0										
Open 2	0										
Sale Data			11.1-100	Square Foot	Square Feet				1.Unimproved		
Sale Date	09/20/2021		12.101-200						2.Excess Frtg		
Price	300,000		13.201+						3.Topography		
Sale Type	2 Land & Buildings		14.						4.Size/Shape		
1.Land	4.MFGUNIT	7.	15.						5.Access		
2.L & B	5.Other	8.	Fract. Acre		Acreage/Sites				6.Restriction		
3.Building	6.	9.	21.Houselot (Frac	Acres	24	1.00	100	%	7.Right of Way		
Financing			22.Baselot(Fract)		26	5.00	100	%	8.View/Environ		
1.Convent	4.Seller	7.	23.		27	4.23	100	%	9.Fract Share		
2.FHA/VA	5.Private	8.	Fract. Acre		44	1.00	100	%	30.Frontage 1		
3.Assumed	6.Cash	9.Unknown	24.Houselot						31.Frontage 2		
Validity			25.Baselot	Acres					32.Tillable		
1.Valid	4.Split	7.Renovate	26.Rear 1						33.Tillable		
2.Related	5.Partial	8.Other	27.Rear 2						34.Softwood F&O		
3.Distress	6.Exempt	9.	28.Rear 3						35.Mixed Wood F&O		
Verified			29.Rear 4						36.Hardwood F&O		
1.Buyer	4.Agent	7.Family	Total Acreage		10.23				37.Softwood TG		
2.Seller	5.Pub Rec	8.Other							38.Mixed Wood TG		
3.Lender	6.MLS	9.							39.Hardwood TG		
									40.Wasteland		
									41.Gravel Pit		
									42.Mobile Home Si		
									43.Camp Site		
									44.Lot Improvemen		
									45.Access Right		
									46.Golf Course		

Litchfield

Map Lot R05-034

Account 1694

Location 17 OAK HILL ROAD

Card 1

Of 1

01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 12 Monitor-Fuel Oil			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.		
Stories	4 One & 1/2 Story		3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0%	9 None		Insulation 1 Full		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 2 Vinyl			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 3 Sheet Metal			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 806		
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 6			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1980			# 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.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 1 Interior Inspect		
Wet Basement 0						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6.Existing R 9.		
3.Wet	6.	9.				Information Code 1 Owner		
						1.Owner 4.Agent 7.Vacant		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 10/19/2011								
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
21 Open Frame	0	97	0 0	0	0 %	0 %		3.Three Story Fr
60 Patio	0	144	0 0	0	0 %	0 %		4.1 & 1/2 Story
23 Frame Garage	1980	576	3 100	4	0 %	100 %		5.1 & 3/4 Story
60 Patio	0				%	%	400	6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 1 Of 4 1/07/2026

AUCOIN, STEVEN P
233 OAK HILL RD
LITCHFIELD ME 04350

B2765P298

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 148 Oak Hill Road			Year	Land	Buildings	Exempt	Total
			2012	97,550	35,424	0	132,974
Tree Growth Year 0			2013	97,550	34,719	0	132,269
X Coordinate							

Litchfield

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

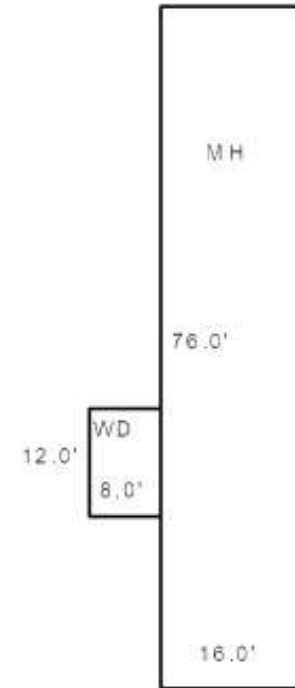
Card 1 Of 4 01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	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
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	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	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 3 Information Only		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code 4 Agent		
						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 09/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
999 16' MFG UNIT	1995	16x76	3 100	3	0 %	100 %		1.One Story Fram
68 Wood Deck/s	0	96	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 Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 2 Of 4

1/07/2026

AUCOIN, STEVEN P
233 OAK HILL RD
LITCHFIELD ME 04350

			Property Data			Assessment Record							
			Neighborhood	148 Oak Hill Road		Year	Land	Buildings	Exempt	Total			
			Tree Growth Year	0		2019	0	10,000	0	10,000			
			X Coordinate	0		2020	0	10,000	0	10,000			
			Y Coordinate	0		2021	0	10,000	0	10,000			
			Zone/Land Use	11 Residential		2022	0	10,000	0	10,000			
			Secondary Zone			2023	0	11,900	0	11,900			
			Topography	2 Rolling		2024	0	11,900	0	11,900			
						2025	0	15,900	0	15,900			
			1.Level 4.Below St 7.ResProtect										
			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.Lake/Pond										
			3.Sewer 6.Septic 9.None										
			Street		1 Paved								
			1.Paved 4.Proposed 7.		Land Data								
			2.Semi Imp 5.R/O/W 8.										
			3.Gravel 6. 9.None										
			Open 1 0										
			Open 2 0										
Inspection Witnessed By:			Sale Data			Front Foot		Type	Effective		Influence		Influence Codes
									Frontage	Depth	Factor	Code	
X			Sale Date			12/30/1899							
			Price										
			Sale Type										
			1.Land 4.MFGUNIT 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										
Notes:			Validity										
			1.Valid 4.Split 7.Renovate										
			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.										
						</							

Litchfield

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 2 Of 4 01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	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
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	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	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Date Inspected 10/03/2011								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14 MFG UNIT	1984	14x56	2 100	3	0 %	100 %		1.One Story Fram
68 Wood Deck/s	0	96	3 100	3	0 %	100 %		2.Two Story Fram
23 Frame Garage	0				%	%	600	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 Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 3 Of 4 1/07/2026

AUCOIN, STEVEN P
233 OAK HILL RD
LITCHFIELD ME 04350

Property Data Neighborhood 148 Oak Hill Road Tree Growth Year 0 X Coordinate 0 Y Coordinate 0 Zone/Land Use 11 Residential Secondary Zone Topography 2 Rolling 1.Level 4.Below St 7.ResProtect 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.Lake/Pond 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None Open 1 0 Open 2 0 Sale Data Sale Date 12/30/1899 Price Sale Type 1.Land 4.MFGUNIT 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.Renovate 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 <table><tr><th>Year</th><th>Land</th><th>Buildings</th><th>Exempt</th><th>Total</th></tr><tr><td>2019</td><td>0</td><td>10,000</td><td>0</td><td>10,000</td></tr><tr><td>2020</td><td>0</td><td>10,000</td><td>0</td><td>10,000</td></tr><tr><td>2021</td><td>0</td><td>10,000</td><td>0</td><td>10,000</td></tr><tr><td>2022</td><td>0</td><td>10,000</td><td>0</td><td>10,000</td></tr><tr><td>2023</td><td>0</td><td>11,700</td><td>0</td><td>11,700</td></tr><tr><td>2024</td><td>0</td><td>11,700</td><td>0</td><td>11,700</td></tr><tr><td>2025</td><td>0</td><td>15,400</td><td>0</td><td>15,400</td></tr></table>					Year	Land	Buildings	Exempt	Total	2019	0	10,000	0	10,000	2020	0	10,000	0	10,000	2021	0	10,000	0	10,000	2022	0	10,000	0	10,000	2023	0	11,700	0	11,700	2024	0	11,700	0	11,700	2025	0	15,400	0	15,400																																																																																																																									
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			2025	0	15,400	0	15,400																																																																																																																																																																	
			Land Data <table><tr><th rowspan="2">Front Foot</th><th rowspan="2">Type</th><th colspan="2">Effective</th><th colspan="2">Influence</th><th rowspan="2">Influence Codes</th></tr><tr><th>Frontage</th><th>Depth</th><th>Factor</th><th>Code</th></tr><tr><td rowspan="5">11.1-100 12.101-200 13.201+ 14. 15.</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr><tr><td rowspan="10">Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous</td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>7.Right of Way</td></tr><tr><td colspan="2">Square Feet</td><td></td><td></td><td></td><td>8.View/Environ</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>30.Frontage 1</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>31.Frontage 2</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>32.Tillable</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>33.Tillable</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>34.Softwood F&O</td></tr><tr><td rowspan="10">Fract. Acre 21.Houselot (Frac 22.Baselot(Fract) 23. Acres 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4</td><td></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood F&O</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood F&O</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood TG</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood TG</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood TG</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr><tr><td colspan="2">Total Acreage 0.00</td><td></td><td></td><td></td><td>43.Camp Site</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>44.Lot Improvemen</td></tr></table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.1-100 12.101-200 13.201+ 14. 15.				%		1.Unimproved				%		2.Excess Frtg				%		3.Topography				%		4.Size/Shape				%		5.Access	Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous				%		6.Restriction				%		7.Right of Way	Square Feet					8.View/Environ				%		9.Fract Share				%		Acres				%		30.Frontage 1				%		31.Frontage 2				%		32.Tillable				%		33.Tillable				%		34.Softwood F&O	Fract. Acre 21.Houselot (Frac 22.Baselot(Fract) 23. Acres 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4				%		35.Mixed Wood F&O				%		36.Hardwood F&O				%		37.Softwood TG				%		38.Mixed Wood TG				%		39.Hardwood TG				%		40.Wasteland				%		41.Gravel Pit				%		42.Mobile Home Si	Total Acreage 0.00					43.Camp Site			
Front Foot	Type	Effective		Influence		Influence Codes																																																																																																																																																																		
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				%		9.Fract Share																																																																																																																																																																		
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Fract. Acre 21.Houselot (Frac 22.Baselot(Fract) 23. Acres 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4				%		35.Mixed Wood F&O																																																																																																																																																																		
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	Total Acreage 0.00					43.Camp Site																																																																																																																																																																		
						44.Lot Improvemen																																																																																																																																																																		

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Litchfield

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 3

Of 4

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	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
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	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	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Date Inspected 10/03/2011								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12 MFG UNIT	1976	12x56	2 100	2	0	%85	%	1.One Story Fram
100 Roof Over MH	0	672	0 0	0	0	%0	%	2.Two Story Fram
68 Wood Deck/s	0	90	0 0	0	0	%0	%	3.Three Story Fr
24 Frame Shed	0					%	%	4.1 & 1/2 Story
997 12 MFG UNIT	1976	12x56	2 100	2	0	%50	%	5.1 & 3/4 Story
24 Frame Shed	0					%	%	6.2 & 1/2 Story
24 Frame Shed	0					%	%	21.Open Frame Por
89 Plumbing	0	1	2 100	4	0	%100	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 4 Of 4

1/07/2026

AUCOIN, STEVEN P
233 OAK HILL RD
LITCHFIELD ME 04350

Property Data Neighborhood 148 Oak Hill Road Tree Growth Year 0 X Coordinate 0 Y Coordinate 0 Zone/Land Use 11 Residential Secondary Zone Topography 2 Rolling 1.Level 4.Below St 7.ResProtect 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.Lake/Pond 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None Open 1 0 Open 2 0 Sale Data Sale Date 12/30/1899 Price Sale Type 1.Land 4.MFGUNIT 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.Renovate 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 <table><tr><th>Year</th><th>Land</th><th>Buildings</th><th>Exempt</th><th>Total</th></tr><tr><td>2019</td><td>0</td><td>3,500</td><td>0</td><td>3,500</td></tr><tr><td>2020</td><td>0</td><td>3,500</td><td>0</td><td>3,500</td></tr><tr><td>2021</td><td>0</td><td>3,500</td><td>0</td><td>3,500</td></tr><tr><td>2022</td><td>0</td><td>3,500</td><td>0</td><td>3,500</td></tr><tr><td>2023</td><td>0</td><td>3,900</td><td>0</td><td>3,900</td></tr><tr><td>2024</td><td>0</td><td>3,900</td><td>0</td><td>3,900</td></tr><tr><td>2025</td><td>0</td><td>4,700</td><td>0</td><td>4,700</td></tr></table>					Year	Land	Buildings	Exempt	Total	2019	0	3,500	0	3,500	2020	0	3,500	0	3,500	2021	0	3,500	0	3,500	2022	0	3,500	0	3,500	2023	0	3,900	0	3,900	2024	0	3,900	0	3,900	2025	0	4,700	0	4,700																																																																																																																																																													
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			Land Data <table><tr><th rowspan="2">Front Foot</th><th rowspan="2">Type</th><th colspan="2">Effective</th><th colspan="2">Influence</th><th rowspan="2">Influence Codes</th></tr><tr><th>Frontage</th><th>Depth</th><th>Factor</th><th>Code</th></tr><tr><td>11.1-100</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr><tr><td>12.101-200</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr><tr><td>13.201+</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr><tr><td>14.</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr><tr><td>15.</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Right of Way</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Frontage 1</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Frontage 2</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Tillable</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Tillable</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Softwood F&O</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood F&O</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood F&O</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood TG</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood TG</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood TG</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Camp Site</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Lot Improvemen</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Access Right</td></tr><tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Golf Course</td></tr></table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.1-100				%		1.Unimproved	12.101-200				%		2.Excess Frtg	13.201+				%		3.Topography	14.				%		4.Size/Shape	15.				%		5.Access					%		6.Restriction					%		7.Right of Way					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Frontage 1					%		31.Frontage 2					%		32.Tillable					%		33.Tillable					%		34.Softwood F&O					%		35.Mixed Wood F&O					%		36.Hardwood F&O					%		37.Softwood TG					%		38.Mixed Wood TG					%		39.Hardwood TG					%		40.Wasteland					%		41.Gravel Pit					%		42.Mobile Home Si					%		43.Camp Site					%		44.Lot Improvemen					%		45.Access Right				
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Front Foot 11.1-100 12.101-200 13.201+ 14. 15.																																																																																																																																																																																																												
Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous																																																																																																																																																																																																												
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Inspection Witnessed By:							
X			Date				
No./Date	Description	Date Insp.					
Notes:							

Litchfield

Map Lot R05-036

Account 49

Location 11 OAK HILL ROAD

Card 4

Of 4

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	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
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	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	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code		
Date Inspected 10/03/2011						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram
995 8 MFG UNIT	1970	8x38	3 100	2	0	% 75	%	2.Two Story Fram
100 Roof Over MH	0	304	0 0	0	0	% 0	%	3.Three Story Fr
24 Frame Shed	0					%	% 800	4.1 & 1/2 Story
21 Open Frame	0					%	% 200	5.1 & 3/4 Story
24 Frame Shed	0					%	% 600	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

Map Lot R05-036A

Account 816

Location 312 BUKER ROAD

Card 1

Of 1

1/07/2026

GREER, DOUGLAS R
312 BUKER ROAD
LITCHFIELD ME 04350

B14847P213

Previous Owner
CAREY, ANTONIO W
CAREY, JULIE A
27 PHILIP AVE
AUGUSTA ME 04330
Sale Date: 08/28/2023

Previous Owner
HELMS, LINDA JANE PELLETIER
228 POWNAL ROAD

AUBURN ME 04210
Sale Date: 08/16/2021

Previous Owner
HELMS JR, RAYMOND
C/O LINDA HELMS
39 GOFFE STREET
LEWISTON ME 04240
Sale Date: 01/31/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record						
Neighborhood 31 Buker Hill Road			Year	Land		Buildings		Exempt	Total
			2012	47,500		14,552		10,000	52,052
Tree Growth Year 0			2013	47,500		13,873		10,000	51,373
X Coordinate									

Litchfield

Map Lot R05-036A

Account 816

Location 312 BUKER ROAD

Card 1

Of 1

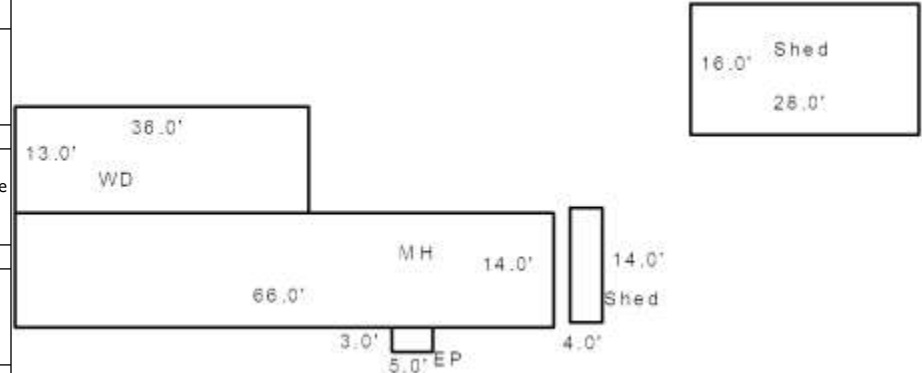
01/07/2026

Building Style 0 Uncoded	SF Bsmt Living 0	Layout 0
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 0 Uncoded	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 0
Dwelling Units 0	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 0	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 0 Uncoded	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 0	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	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
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 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.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/07/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
712 Astro MFG	1991	14x66	3 100	3	0	% 100 %		1.One Story Fram
22 Encl Frame	0				%	% 200		2.Two Story Fram
68 Wood Deck/s	2011	468	3 100	9	0	% 100 %		3.Three Story Fr
24 Frame Shed	0				%	% 300		4.1 & 1/2 Story
24 Frame Shed	1994	448	2 100	3	0	% 100 %		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R05-036B

Account 342

Location 296 BUKER ROAD

Card 1 Of 1 1/07/2026

FRANCISCO, LORI R
296 BUKER ROAD
LITCHFIELD ME 04350

B6083P67

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record							
Neighborhood 31 Buker Hill Road			Year	Land		Buildings		Exempt	Total	
			2012	52,500		135,099		0	187,599	
Tree Growth Year 0			2013	52,500		133,747		0	186,247	
X Coordinate										

Litchfield

Map Lot R05-036B

Account 342

Location 296 BUKER ROAD

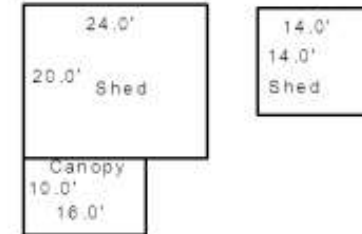
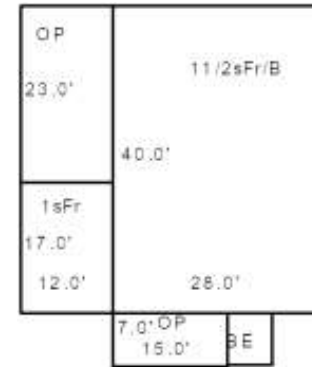
Card 1

Of 1

01/07/2026

Building Style 8 Log Home	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 13 Log	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1120
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
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1989	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/18/2018



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	105	0 0	0	0	%0	%	1.One Story Fram
1 One Story Frame	0	204	0 0	0	0	%0	%	2.Two Story Fram
21 Open Frame	0	276	0 0	0	0	%0	%	3.Three Story Fr
24 Frame Shed	1989	480	1 100	4	0	%100	%	4.1 & 1/2 Story
61 Canopy/s	0					%	200	5.1 & 3/4 Story
24 Frame Shed	0					%	400	6.2 & 1/2 Story
						%		21.Open Frame Por
						%		22.Encl Frame Por
						%		23.Frame Garage
						%		24.Frame Shed
						%		25.Frame Bay Wind
						%		26.1SFr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic

Map Lot R05-037

Account 769

Location BUKER HILL ROAD

Card 1 Of 1

1/07/2026

HARRADON, MARILYN R
P O BOX 327
SABATTUS ME 04280

B898P219 B1110P264

Previous Owner
HARRADON, MERLTON R
P O BOX 327

SABATTUS ME 04280
Sale Date: 07/10/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record								
Neighborhood 31 Buker Hill Road			Year	Land	Buildings	Exempt	Total				
			2012	54,500	0	0	54,500				
Tree Growth Year 0			2013	54,500	0	0	54,500				
X Coordinate 0			2014	54,500	0	0	54,500				
Y Coordinate 0			2015	54,500	0	0	54,500				
Zone/Land Use 11 Residential			2016	54,500	0	0	54,500				
Secondary Zone			2017	54,500	0	0	54,500				
			2018	54,500	0	0	54,500				
Topography 2 Rolling			2019	51,500	0	0	51,500				
1.Level	4.Below St	7.ResProtect	2020	51,500	0	0	51,500				
2.Rolling	5.Low	8.	2021	51,500	0	0	51,500				
3.Above St	6.Swampy	9.	2022	51,500	0	0	51,500				
Utilities	9 None	9 None	2023	61,800	0	0	61,800				
1.Public	4.Dr Well	7.Cesspool	2024	61,800	0	0	61,800				
2.Water	5.Dug Well	8.Lake/Pond	2025	83,400	0	0	83,400				
3.Sewer	6.Septic	9.None	Land Data								
Sale Data			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
				Open 1	0	11.1-100			%		1.Unimproved
				Open 2	0	12.101-200			%		2.Excess Frtg
				Sale Date 07/10/2012		13.201+			%		3.Topography
						14.			%		4.Size/Shape
				Price		15.			%		5.Access
									%		6.Restriction
				Sale Type 1 Land Only					%		7.Right of Way
									%		8.View/Environ
1.Land	4.MFGUNIT	7.	Square Foot	Square Feet				9.Fract Share			
2.L & B	5.Other	8.				%		Acres			
3.Building	6.	9.				%			30.Frontage 1		
Financing	9 Unknown					%		31.Frontage 2			
						%		32.Tillable			
1.Convent	4.Seller	7.				%		33.Tillable			
2.FHA/VA	5.Private	8.				%		34.Softwood F&O			
3.Assumed	6.Cash	9.Unknown				%		35.Mixed Wood F&O			
Validity 2 Related Parties								36.Hardwood F&O			
1.Valid	4.Split	7.Renovate						37.Softwood TG			
2.Related	5.Partial	8.Other					38.Mixed Wood TG				
3.Distress	6.Exempt	9.					39.Hardwood TG				
Verified 5 Public Record							40.Wasteland				
1.Buyer	4.Agent	7.Family					41.Gravel Pit				
2.Seller	5.Pub Rec	8.Other					42.Mobile Home Si				
3.Lender	6.MLS	9.					43.Camp Site				
							44.Lot Improvemen				
							45.Access Right				

Litchfield

Map Lot R05-037

Account 769

Location BUKER HILL ROAD

Card 1

Of 1

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	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
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	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	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent	7.Vacant
						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 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 Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-038

Account 1291

Location BUKER ROAD

Card 1 Of 1

1/07/2026

NELSON, JEREMY J
PO BOX 470
LITCHFIELD ME 04350

B4688P121 B11153P291

Previous Owner
NELSON, MARGUERITE M
111 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 08/27/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 31 Buker Hill Road			Year	Land	Buildings	Exempt	Total
			2012	1,000	0	0	1,000
Tree Growth Year 0			2013	1,000	0	0	1,000
X Coordinate 0			2014	1,000	0	0	1,000
Y Coordinate 0			2015	1,000	0	0	1,000
Zone/Land Use 11 Residential			2016	1,000	0	0	1,000
Secondary Zone			2017	1,000	0	0	1,000
			2018	1,000	0	0	1,000
Topography 2 Rolling			2019	1,200	0	0	1,200
1.Level	4.Below St	7.ResProtect	2020	1,200	0	0	1,200
2.Rolling	5.Low	8.	2021	1,200	0	0	1,200
3.Above St	6.Swampy	9.	2022	1,200	0	0	1,200
Utilities	9 None	9 None	2023	1,400	0	0	1,400
1.Public	4.Dr Well	7.Cesspool	2024	1,400	0	0	1,400
2.Water	5.Dug Well	8.Lake/Pond	2025	1,900	0	0	1,900
3.Sewer	6.Septic	9.None					
Street 1 Paved							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.R/O/W	8.					
3.Gravel	6.	9.None					
Open 1 0							
Open 2 0							
Sale Data							
Sale Date 08/27/2012							
Price 29,000							
Sale Type 1 Land Only							
1.Land	4.MFGUNIT	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.Renovate					
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.					

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
				%		
				%		
				%		
				%		
				%		
				%		
	Square Foot	Square Feet				
				%		
			%			
			%			
			%			
			%			
			%			
			%			
Fract. Acre		Acreage/Sites				
		26	0.40	100	%	0
				%		
				%		
				%		
				%		
				%		
				%		
	Acres					
					%	
				%		
				%		
				%		
				%		
				%		
				%		
Total Acreage		0.40				

11.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right

41.Gravel Pit

42.Mobile Home Si

43.Camp Site

44.Lot Improvemen

45.Access Right

46.Golf Course

Litchfield

Map Lot R05-038

Account 1291

Location BUKER ROAD

Card 1

Of 1

01/07/2026

Building Style 0 Uncoded			SF Bsmt Living 0			Layout 0		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 0 Uncoded			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 0		
Dwelling Units 0			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.		
Stories 0			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 0		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 0 Uncoded			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 0			Unfinished % 0%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	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		
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4- 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.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 0						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
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.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code					
Date Inspected			1.Owner 4.Agent 7.Vacant					
			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 Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-039

Account 672

Location BUKER ROAD

Card 1

Of 1

1/07/2026

VOGEL, JONATHAN P
VOGEL, REBECCA L
33 OAK HILL RD
MONMOUTH ME 04259 7701

B5572P102 B12600P101

Previous Owner
CASPARIUS, DANIEL & KATHY
21 MILL HILL ROAD

VASSALBORO ME 04989 7701
Sale Date: 05/10/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 31 Buker Hill Road			Year	Land	Buildings	Exempt	Total
			2012	2,800	0	0	2,800
Tree Growth Year 0			2013	2,800	0	0	2,800
X Coordinate 0			2014	2,800	0	0	2,800
Y Coordinate 0			2015	2,800	0	0	2,800
Zone/Land Use 11 Residential			2016	2,800	0	0	2,800
Secondary Zone			2017	2,800	0	0	2,800
			2018	2,800	0	0	2,800
Topography 2 Rolling			2019	800	0	0	800
1.Level	4.Below St	7.ResProtect	2020	800	0	0	800
2.Rolling	5.Low	8.	2021	800	0	0	800
3.Above St	6.Swampy	9.	2022	800	0	0	800
Utilities	9 None	9 None	2023	900	0	0	900
1.Public	4.Dr Well	7.Cesspool	2024	900	0	0	900
2.Water	5.Dug Well	8.Lake/Pond	2025	1,300	0	0	1,300
3.Sewer	6.Septic	9.None					
Street 1 Paved							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.R/O/W	8.					
3.Gravel	6.	9.None					
Open 1 0							
Open 2 0							
Sale Data							
Sale Date 05/10/2017							
Price 208,000							
Sale Type 1 Land Only							
1.Land	4.MFGUNIT	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.Renovate					
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.					

Litchfield

Map Lot R05-039

Account 672

Location BUKER ROAD

Card 1 Of 1 01/07/2026

Building Style 0 Uncoded			SF Bsmt Living 0			Layout 0		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 0 Uncoded			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 0		
Dwelling Units 0			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.		
Stories 0			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 0		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 0 Uncoded			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 0			Unfinished % 0%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	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		
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4- 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.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
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