Map Lot R11-001-1 Account 359 Location 289 PINE TREE ROAD Card 1 Of 1 1/07/2026

HERON, JEFFREY C
289 PINE TREE ROAD
LITCHFIELD ME 04350

B3590P265 B10826P96 B13482P81 B14843P183

Previous Owner
HERON, ASHLEY K
289 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 02/24/2020

Previous Owner
CONNORS JANE T
289 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 09/06/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'24 3.24AC FROM ABUTTING LOT R11-21

Property Data

Neighborhood **165 Pine Tree 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 **09/06/2011**

Price **231,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	57,500	191,033	0	248,533
2013	57,500	190,862	0	248,362
2014	57,500	190,748	0	248,248
2015	57,500	188,813	0	246,313
2016	57,500	188,699	0	246,199
2017	57,500	188,527	20,000	226,027
2018	57,500	186,479	19,200	224,779
2019	61,500	192,000	20,000	233,500
2020	61,500	192,000	25,000	228,500
2021	61,500	192,000	25,000	228,500
2022	61,500	192,000	24,750	228,750
2023	73,800	230,400	25,000	279,200
2024	76,700	230,400	25,000	282,100
2025	103,600	311,800	25,000	390,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	5.24		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 11.24

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
46.Golf Course

Litchfield

Litchfield

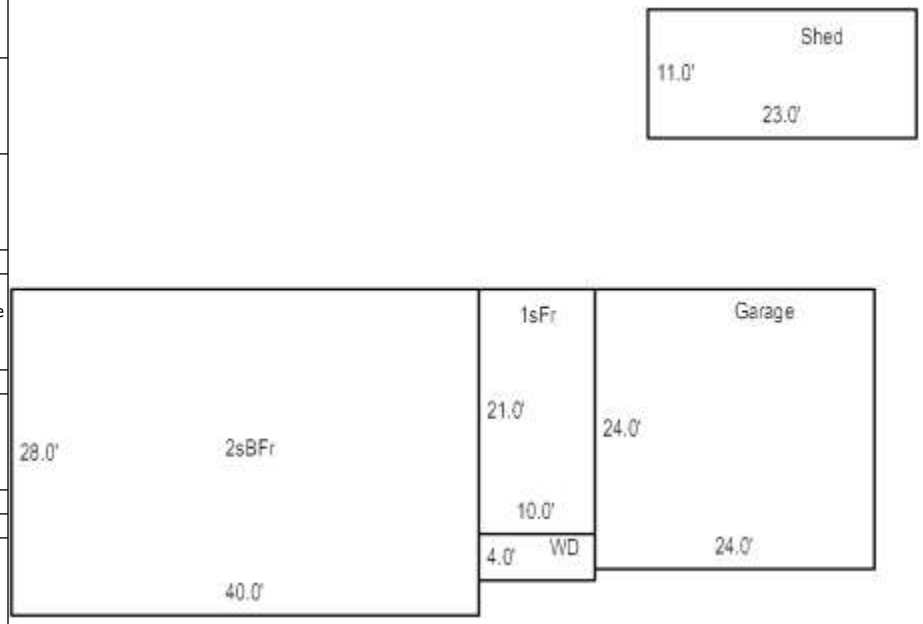
Map Lot R11-001-1 | Account 359 | Location 289 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **2 Two Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **1 Clapboard**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1986**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1120**		
Condition **5 Above Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	210	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck/s	0	40	0 0	0	0 %	0 %	
24 Frame Shed	1986	253	2 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-001-2 Account 959 Location 295 PINE TREE ROAD Card 1 Of 1 1/07/2026

MCGEE, JAMES D & KATHLEEN L
MCGEE, KATHLEEN L
295 PINE TREE ROAD
LITCHFIELD ME 04350

B14607P78 B14843P161

Previous Owner
FARRIN, BRADLEE T & SORRENTINO, STANLEY L (TTEES)
NUNZIO BIONDELLO REVOCABLE TRUST
PO BOX 687
NORRIDGEWOCK ME 04957
Sale Date: 03/14/2023

Previous Owner
BIONDELLO, MARGARET, ET AL
BIONDELLO NUNZIO
295 PINE TREE ROAD
LITCHFIELD ME 04350
Sale Date: 10/14/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'24 3.23AC FROM ABUTTING LOT R11-21

Property Data

Neighborhood **165 Pine Tree 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 **10/14/2022**

Price **255,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	55,000	130,252	16,000	169,252
2013	55,000	130,189	16,000	169,189
2014	55,000	128,915	16,000	167,915
2015	55,000	128,607	16,000	167,607
2016	55,000	128,425	21,000	162,425
2017	55,000	127,269	26,000	156,269
2018	55,000	127,151	24,960	157,191
2019	61,900	168,500	26,000	204,400
2020	61,900	168,500	31,000	199,400
2021	61,900	168,500	31,000	199,400
2022	61,900	168,500	30,690	199,710
2023	74,300	202,200	0	276,500
2024	77,200	202,200	0	279,400
2025	104,200	273,600	0	377,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	5.73		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 11.73

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
46.Golf Course

Litchfield

Litchfield

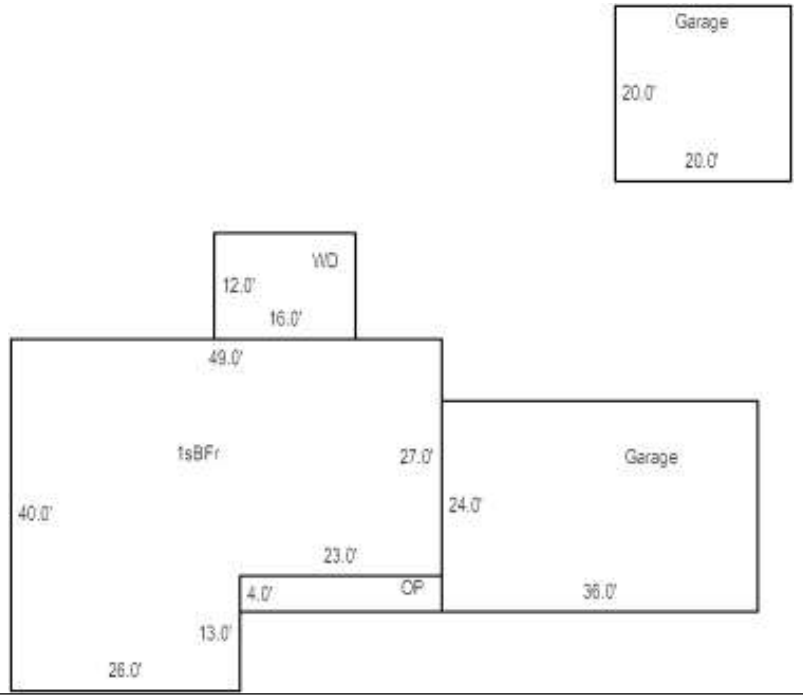
Map Lot R11-001-2 | Account 959 | Location 295 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **1 Clapboard**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1988**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1661**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	92	0 0	0	0 %	0 %	
68 Wood Deck/s	0	192	0 0	0	0 %	0 %	
23 Frame Garage	0	864	0 0	0	0 %	0 %	
23 Frame Garage	1	400	2 100	1	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-001-3 | Account 178 | Location 307 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

EPPERSON, GERALD M
EPPERSON, DEBORAH
307 PINE TREE ROAD
LITCHFIELD ME 04350

B13160P333 B14843P177

Previous Owner
BOUCHER, PAUL H AND JANE
11 EVERETT STREET

OAKLAND, ME 04963
Sale Date: 03/04/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'24 3.20AC FROM ABUTTING LOT R11-21
8/22/23 W/MR, ADD NEW CNPY
5/12/22 N/A (KNOCKED ON BOTH DOORS, DOG BARKING)-EST ALL COMP, ADD OP, ADJ GRADE.
4/22/21 W/MR M&L INC NEW HSE W/LI +MVR
7/10/20 GAR AND FDN STARTED AFTER 4/1

Litchfield

Property Data

Neighborhood **165 Pine Tree 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 **03/04/2019**

Price **49,000**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	43,200	0	0	43,200
2013	43,200	0	0	43,200
2014	43,200	0	0	43,200
2015	43,200	0	0	43,200
2016	43,200	0	0	43,200
2017	43,200	0	0	43,200
2018	43,200	0	0	43,200
2019	42,000	0	0	42,000
2020	42,000	0	0	42,000
2021	62,000	195,200	25,000	232,200
2022	62,000	218,500	24,750	255,750
2023	74,400	263,900	25,000	313,300
2024	77,300	263,900	25,000	316,200
2025	104,400	357,100	25,000	436,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	5.00		100 %	0
27	5.90		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 11.90

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
46.Golf Course

Litchfield

Map Lot R11-001-3 | Account 178 | Location 307 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **3 Composition**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2020**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **2 1/2 Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **3 Heat Pump**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **3**		
# Half Baths **0**		
# Addn Fixtures **2**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1728**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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
23 Frame Garage	0	1280	0 0	4	0 %	90 %	
23 Frame Garage	0	432	2 100	4	0 %	75 %	
21 Open Frame	0	48	0 0	0	0 %	0 %	
61 Canopy/s	2022	240	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-001-3SOLAR ON | Account 3051 | Location 307 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

EPPERSON, GERALD M
EPPERSON, DEBORAH L
307 PINE TREE ROAD
LITCHFIELD ME 04350

Property Data

Neighborhood **165 Pine Tree Road**

Tree Growth Year **0**

X Coordinate

Y Coordinate

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.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

Year	Land	Buildings	Exempt	Total
2024	0	7,100	7,100	0
2025	0	7,100	7,100	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac				%	
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'24 New Solar Exempt 'ON'.

Litchfield

Litchfield

Map Lot R11-001-3SOLAR ON | Account 3051 | Location 307 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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
226 Solar	2023				%	%	7,100
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-001-4 | Account 476 | Location 319 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

WILSON, AARON
WILSON, SHANNON
49 ROBINHOOD DRIVE
WINTHROP ME 04364

B14068P125

Previous Owner
ROY, NATHAN P
319 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 06/29/2021

Previous Owner
ALLEN, PATRICK & SOMMER, REBECCA
319 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 05/09/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **165 Pine Tree 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 **06/29/2021**

Price **300,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	55,400	109,249	0	164,649
2013	55,400	107,915	0	163,315
2014	55,400	107,915	0	163,315
2015	55,400	106,582	0	161,982
2016	55,400	106,582	0	161,982
2017	55,400	105,250	20,000	140,650
2018	55,400	105,250	19,200	141,450
2019	62,200	132,000	20,000	174,200
2020	62,200	132,000	25,000	169,200
2021	62,200	132,000	25,000	169,200
2022	62,200	132,000	0	194,200
2023	74,600	158,200	0	232,800
2024	74,600	158,200	0	232,800
2025	100,700	213,700	0	314,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	2.90		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 8.90

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
46.Golf Course

Litchfield

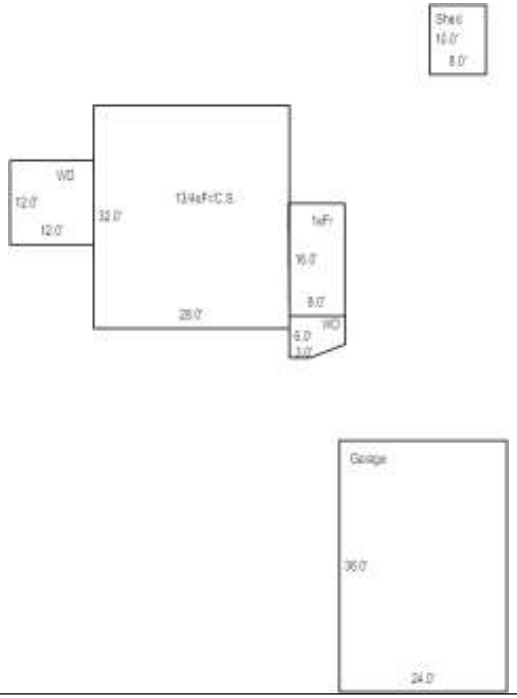
Litchfield

Map Lot R11-001-4 | Account 476 | Location 319 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**12 Salt Box Frame**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1985**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**896**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/22/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	128	0 0	0	0 %	0 %	
68 Wood Deck/s	0	43	0 0	0	0 %	0 %	
68 Wood Deck/s	0	144	0 0	0	0 %	0 %	
23 Frame Garage	1985	864	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-002 Account 277 Location 233 PINE TREE ROAD Card 1 Of 1 1/07/2026

CARPENTER, ELAINE
233 PINE TREE ROAD
LITCHFIELD ME 04350

B1507P258

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

4/22/21 W/MRS ADD WD
'15 House demolished(missed in commitment) adjust & abate.
w/ Elaine new MH/S.

Litchfield

Property Data

Neighborhood **165 Pine Tree Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **1 Level**

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

Year	Land	Buildings	Exempt	Total
2012	71,000	54,504	16,000	109,504
2013	71,000	59,634	16,000	114,634
2014	71,000	59,634	16,000	114,634
2015	71,000	42,347	16,000	97,347
2016	71,000	41,114	21,000	91,114
2017	71,000	40,054	26,000	85,054
2018	71,000	38,994	24,960	85,034
2019	76,000	43,800	26,000	93,800
2020	76,000	42,600	31,000	87,600
2021	76,000	42,400	31,000	87,400
2022	76,000	41,400	30,690	86,710
2023	91,200	48,400	31,000	108,600
2024	91,200	47,300	31,000	107,500
2025	123,100	62,500	31,000	154,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	5.00		100 %	0
27	10.00		100 %	0
28	17.00		100 %	0
44	1.00		100 %	0
			%	
			%	

Total Acreage 33.00

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
46.Golf Course

Litchfield

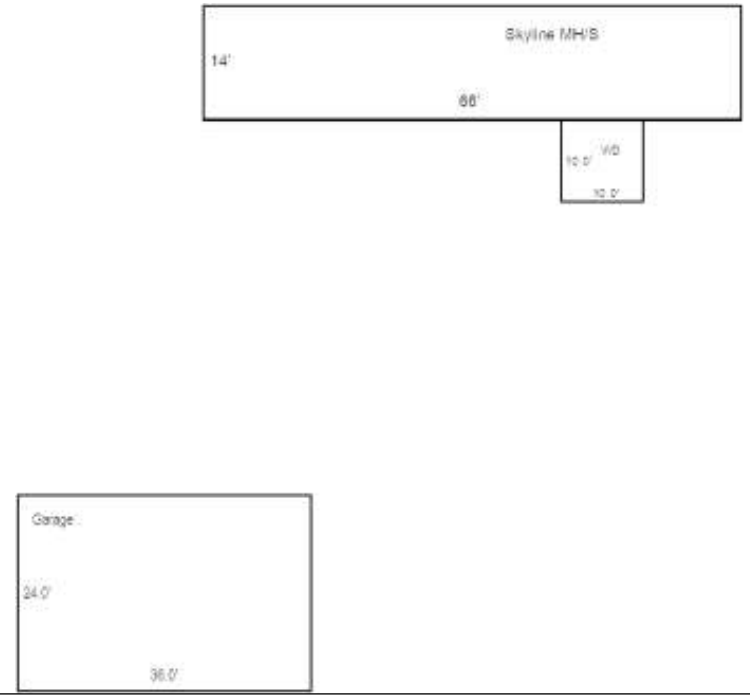
Map Lot R11-002 | Account 277 | Location 233 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **0**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 11/21/2011



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
942 Skyline MFG	2014	14x66	3 100	4	0 %	100 %	
101 Conc Slab	2014	924	3 100	4	0 %	100 %	
23 Frame Garage	1995	864	2 100	3	0 %	100 %	
68 Wood Deck/s	2020	100	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-003 | Account 1111 | Location 211 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

LUCIER, EDWARD A
LUCIER, SHEILA M
211 PINE TREE ROAD
LITCHFIELD ME 04350

B13348P24

Previous Owner
NEWENDYKE, CORY L.
213 SMALL POINT RD

LITCHFIELD ME 04350
Sale Date: 08/30/2018

Previous Owner
MACINNES, MARION (ESTATE OF)
C/O JOSH KLEIN-GOLDEN
P.O. BOX 368
LISBON FALLS ME 04252
Sale Date: 05/25/2017

Previous Owner
MACINNES, CLYDE, ET AL
86 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 04/20/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/22/23 NAH, EST HOUSE TO BE COMP
5/13/22 W/MR- M&L NEW HSE INC, ADD SHED, ADJ L.I.
'21 2.58 acres to new lot 3A
4/22/21 W/SON ADD S/V SHED AND HSE FDN.
2/17/20 VAC, ADD SHED & CANOPY INC.
'19 PER DEED THIS PARCEL 8.28 ACS

Litchfield

Property Data

Neighborhood **165 Pine Tree 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 **08/30/2018**

Price **75,000**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	51,100	0	0	51,100
2013	51,100	0	0	51,100
2014	51,100	0	0	51,100
2015	51,100	0	0	51,100
2016	51,100	0	0	51,100
2017	51,100	0	0	51,100
2018	51,100	0	0	51,100
2019	50,200	0	0	50,200
2020	50,200	9,000	0	59,200
2021	43,100	28,300	0	71,400
2022	53,100	73,200	0	126,300
2023	63,700	172,100	25,000	210,800
2024	63,700	172,100	31,000	204,800
2025	86,000	231,900	31,000	286,900

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	2.70		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.70

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
46.Golf Course

Litchfield

Map Lot R11-003 | Account 1111 | Location 211 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2021**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**176**	
Fin Bsmt Grade	**9 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1068**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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
21 Open Frame	0	120	0 0	0	0 %	0 %	
21 Open Frame	0	176	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	1,000
24 Frame Shed	0				%	%	1,600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-003-A | Account 2990 | Location 223 Pine Tree Road | Card 1 Of 1 | 1/07/2026

LUCIER, LUCAS R
223 PINE TREE ROAD
LITCHFIELD ME 04350

B13895P81

Property Data

Neighborhood	**165 Pine Tree Road**
Tree Growth Year	**0**
X Coordinate	
Y Coordinate	
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.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	**02/12/2021**
Price	
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2021	29,700	0	0	29,700
2022	49,700	35,100	0	84,800
2023	59,700	41,800	0	101,500
2024	59,700	179,900	25,000	214,600
2025	80,600	256,800	25,000	312,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	24	1.00	100	%	0
22.Baselot(Fract)	26	1.58	100	%	0
23.	44	1.00	100	%	0
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 2.58

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/6/25 W/MR IN OFFICE- ADJ FNDN, ADJ BATHS, CALL COMP.
9/12/24 NAH, M+L HSE, +MVR
8/22/23 NAH, EST FOUNDATION ONLY AS OF 4/1/23

Litchfield

Litchfield

Map Lot R11-003-A | Account 2990 | Location 223 Pine Tree Road | Card 1 Of 1 | 01/07/2026

Building Style **4 Cape**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **4 One & 1/2 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **9 Other**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2023**		
Year Remodeled **0**		
Foundation **5 Concrete Slab**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **1**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **893**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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
24 Frame Shed	2021	864	2 100	4	0 %	100 %	
88 Interior Finish	2021	240	1 100	4	0 %	100 %	
24 Frame Shed	2020	512	3 100	4	0 %	75 %	
61 Canopy/s	2020	320	2 100	4	0 %	75 %	
24 Frame Shed	0				%	%	800
61 Canopy/s	0				%	%	200
99 Poly&Pipe	2021	2880	1 100	4	0 %	75 %	
24 Frame Shed	0				%	%	300
21 Open Frame	2023	56	0 0	0	0 %	0 %	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-003B-1 Account 2104 Location 36 HILLTOP LANE Card 1 Of 1 1/07/2026

DEMERS, GUY
DEMERS PATTY
36 HILLTOP LANE
LITCHFIELD ME 04350

B5606P175

Property Data

Neighborhood	**90 Hilltop Lane**
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 **3 Gravel**

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	**04/30/1998**
Price	**8,500**
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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	46,750	160,385	0	207,135
2013	46,750	160,249	0	206,999
2014	46,750	158,582	0	205,332
2015	46,750	158,582	0	205,332
2016	46,750	158,468	0	205,218
2017	46,750	156,779	0	203,529
2018	46,750	156,665	0	203,415
2019	53,100	162,200	0	215,300
2020	53,100	162,200	0	215,300
2021	53,100	162,200	0	215,300
2022	53,100	162,200	24,750	190,550
2023	63,700	194,700	25,000	233,400
2024	63,700	194,700	25,000	233,400
2025	86,000	263,400	25,000	324,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	2.70		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.70

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

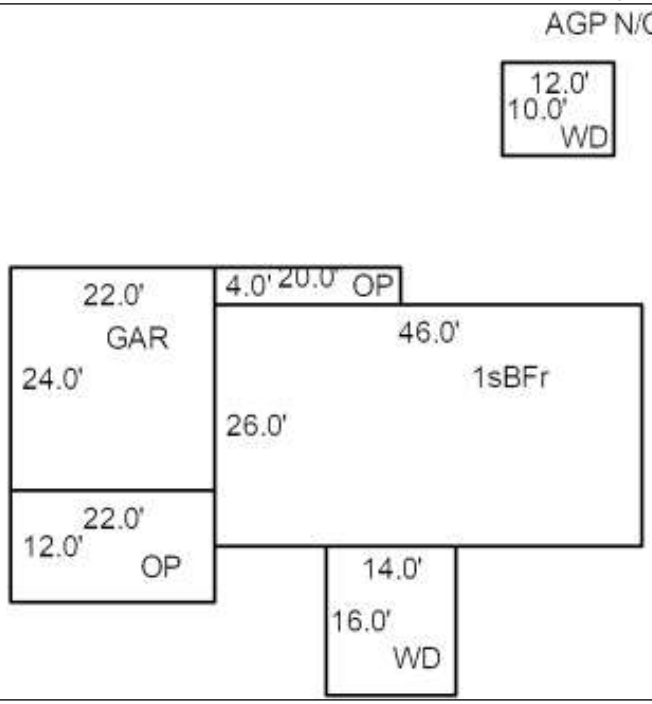
Map Lot R11-003B-1 | Account 2104 | Location 36 HILLTOP LANE | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1994**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **1092**		
Fin Bsmt Grade **3 100**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **4**		
# Full Baths **2**		
# Half Baths **2**		
# Addn Fixtures **0**		
# Fireplaces **1**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1196**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	224	0 0	0	0 %	0 %	
21 Open Frame	0	80	0 0	0	0 %	0 %	
23 Frame Garage	0	528	0 0	0	0 %	0 %	
21 Open Frame	0	264	0 0	0	0 %	0 %	
68 Wood Deck/s	2016	120	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-003B-2 Account 2056 Location HILLTOP LANE Card 1 Of 1 1/07/2026

THOMAS, THOMAS J
159 PINE TREE ROAD
LITCHFIELD ME 04350

B7484P309 B12556P170 B14823P209

Previous Owner
THOMAS JOAN M
P.O. BOX 514

LITCHFIELD ME 04350
Sale Date: 07/31/2023

Previous Owner
BARNES,JAMES F
BARNES MARY LEE
967 HOWE AVENUE
SHELTON CT 06484
Sale Date: 03/11/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**1 Rural**
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

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

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	**07/31/2023**
Price	
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 **8 Other Non Valid**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	34,750	0	0	34,750
2013	34,750	0	0	34,750
2014	34,750	0	0	34,750
2015	34,750	0	0	34,750
2016	34,750	0	0	34,750
2017	34,750	0	0	34,750
2018	34,750	0	0	34,750
2019	33,100	0	0	33,100
2020	33,100	0	0	33,100
2021	33,100	0	0	33,100
2022	33,100	0	0	33,100
2023	39,700	0	0	39,700
2024	39,700	0	0	39,700
2025	53,600	0	0	53,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	1.00		100 %	0
26	2.70		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 3.70

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
46.Golf Course

Litchfield

Litchfield

Map Lot R11-003B-2 | Account 2056 | Location HILLTOP LANE | Card 1 Of 1 | 01/07/2026

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **0**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-003C | Account 2539 | Location 20 HILL TOP LANE | Card 1 Of 1 | 1/07/2026

LABBE VICKIE
20 HILL TOP LANE
LITCHFIELD ME 04350

B8615P33

Property Data

Neighborhood	**90 Hilltop Lane**
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 **3 Gravel**

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	**09/27/2005**
Price	**55,000**
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	53,500	127,037	10,000	170,537
2013	53,500	125,733	10,000	169,233
2014	53,500	125,727	10,000	169,227
2015	53,500	124,414	10,000	167,914
2016	53,500	124,414	15,000	162,914
2017	53,500	123,101	20,000	156,601
2018	53,500	123,095	19,200	157,395
2019	60,800	206,700	20,000	247,500
2020	60,800	206,700	25,000	242,500
2021	60,800	206,700	25,000	242,500
2022	60,800	206,700	24,750	242,750
2023	72,900	272,600	25,000	320,500
2024	72,900	272,600	25,000	320,500
2025	98,400	368,800	25,000	442,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	5.00		100 %	0
27	1.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 7.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
8/22/23 WITH MR/MRS, ADD NEW SHED/1sFr/s 7 CNPY/OP

Litchfield

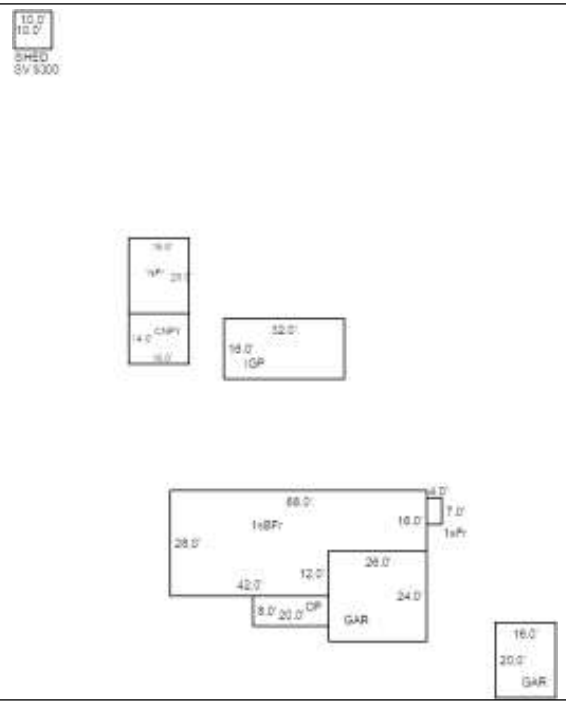
Litchfield

Map Lot R11-003C | Account 2539 | Location 20 HILL TOP LANE | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2005**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**1200**		
Fin Bsmt Grade	**2 100**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1592**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/22/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	28	0 0	0	0 %	0 %	
21 Open Frame	0	160	0 0	0	0 %	0 %	
23 Frame Garage	0	528	0 0	0	0 %	0 %	
23 Frame Garage	2015	320	3 100	4	0 %	75 %	
63 Pool IG	2005	512	3 100	3	0 %	50 %	
1 One Story Frame	2022	320	2 100	4	0 %	100 %	
61 Canopy/s	2022	224	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-004 | Account 278 | Location 197 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

PORR, EMILY V
FOWELLS, MITCHELL G
197 PINE TREE ROAD
LITCHFIELD ME 04350

B13328P240

Previous Owner
CARPENTER, JOHN H
197 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 09/06/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**165 Pine Tree 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	**09/06/2019**
Price	**253,500**
Sale Type	**2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	41,800	148,052	10,000	179,852
2013	41,800	147,705	10,000	179,505
2014	41,800	147,513	10,000	179,313
2015	41,800	146,029	10,000	177,829
2016	41,800	145,895	15,000	172,695
2017	41,800	145,547	20,000	167,347
2018	41,800	144,228	19,200	166,828
2019	61,000	187,100	20,000	228,100
2020	61,000	187,100	0	248,100
2021	61,000	187,100	25,000	223,100
2022	61,000	187,100	24,750	223,350
2023	73,200	224,500	25,000	272,700
2024	73,200	224,500	25,000	272,700
2025	98,800	303,800	25,000	377,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	1.30		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 7.30

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
46.Golf Course

Litchfield

Litchfield

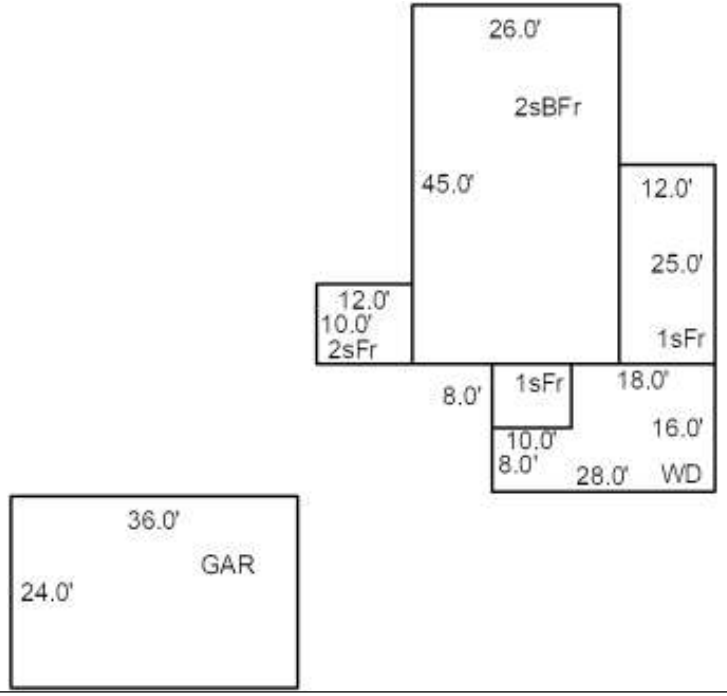
Map Lot R11-004 | Account 278 | Location 197 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1974**		
Year Remodeled	**2006**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**2**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**10%**		
Grade & Factor	**3 Average 95%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1170**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 Two Story Frame	0	120	0 0	0	0 %	0 %	
1 One Story Frame	2006	300	3 100	4	0 %	100 %	
1 One Story Frame	0	80	0 0	0	0 %	0 %	
68 Wood Deck/s	0	368	0 0	0	0 %	0 %	
23 Frame Garage	0	864	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-004A | Account 1004 | Location 16 NUTHATCH LANE | Card 1 Of 2 | 1/07/2026

LANE, PAUL A
16 NUTHATCH LANE
LITCHFIELD ME 04350

B3927P238

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'15 W/ Mr. apartment over garage becomes new card #2.

Litchfield

Property Data

Neighborhood **165 Pine Tree 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

Year	Land	Buildings	Exempt	Total
2012	50,000	122,875	16,000	156,875
2013	50,000	121,877	16,000	155,877
2014	50,000	121,410	16,000	155,410
2015	50,000	99,115	16,000	133,115
2016	50,000	97,916	21,000	126,916
2017	50,000	97,907	26,000	121,907
2018	50,000	97,696	24,960	122,736
2019	57,000	101,600	26,000	132,600
2020	57,000	101,600	31,000	127,600
2021	57,000	101,600	31,000	127,600
2022	57,000	101,600	30,690	127,910
2023	68,400	121,900	31,000	159,300
2024	68,400	121,900	31,000	159,300
2025	92,300	164,900	31,000	226,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	4.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 5.00

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
46.Golf Course

Litchfield

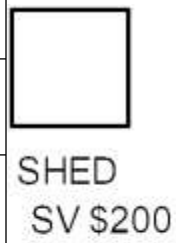
Map Lot R11-004A | Account 1004 | Location 16 NUTHATCH LANE | Card 1 Of 2 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1978**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**884**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame	0	240	0 0	0	0 %	0 %	
21 Open Frame	0	280	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-004A | Account 1004 | Location 171 PINE TREE ROAD | Card 2 Of 2 | 1/07/2026

LANE, PAUL A
16 NUTHATCH LANE
LITCHFIELD ME 04350

Property Data

Neighborhood	**1 Rural**
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

Year	Land	Buildings	Exempt	Total
2015	0	32,289	0	32,289
2016	0	31,872	0	31,872
2017	0	31,855	0	31,855
2018	0	31,456	0	31,456
2019	0	43,700	0	43,700
2020	0	43,700	0	43,700
2021	0	43,700	0	43,700
2022	0	43,700	0	43,700
2023	0	52,400	0	52,400
2024	0	52,400	0	52,400
2025	0	70,900	0	70,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac				%	
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

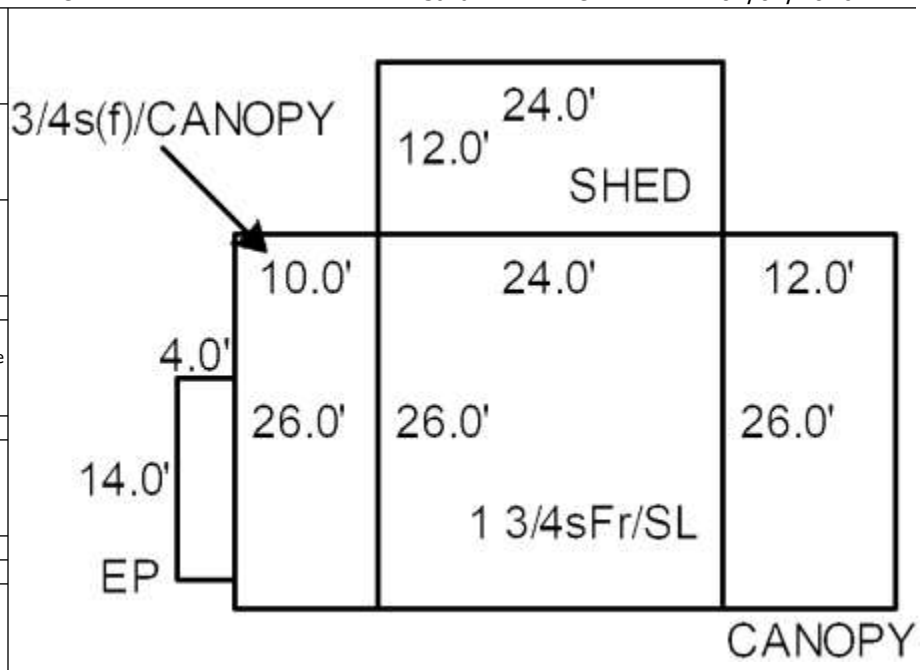
Litchfield

Map Lot R11-004A | Account 1004 | Location 171 PINE TREE ROAD | Card 2 Of 2 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1980**	
Year Remodeled	**2014**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**3**		
# Bedrooms	**1**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**50%**		
Grade & Factor	**2 Fair 70%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**624**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
10 Finished 3/4	0	260	0 0	0	0 %	0 %	
61 Canopy/s	0	260	2 100	4	0 %	100 %	
22 Encl Frame	0	56	0 0	0	0 %	0 %	
61 Canopy/s	0	312	2 100	4	0 %	75 %	
24 Frame Shed	0	288	1 100	2	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-005 Account 662 Location 145 PINE TREE ROAD Card 1 Of 1 1/07/2026

SHERMAN, MICHAEL J
SHERMAN, BETSEY ELLEN
145 PINE TREE ROAD
LITCHFIELD ME 04350

B6589P262 B10356P42 B11998P48

Previous Owner
GARDNER, BRUCE W. & DEBORAH J.
145 PINE TREE ROAD

LITCHFIELD ME 04350 9743
Sale Date: 03/08/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'16 1.09 ACRES TO ABUTTING LOT 5E

Property Data

Neighborhood **165 Pine Tree 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 **05/28/2015**

Price **160,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	50,250	120,163	10,000	160,413
2013	50,250	120,163	10,000	160,413
2014	50,250	119,871	10,000	160,121
2015	50,250	119,871	10,000	160,121
2016	47,525	119,578	0	167,103
2017	47,525	119,578	0	167,103
2018	47,525	119,286	0	166,811
2019	54,000	126,800	20,000	160,800
2020	54,000	126,800	25,000	155,800
2021	54,000	126,800	25,000	155,800
2022	54,000	126,800	24,750	156,050
2023	64,800	152,000	25,000	191,800
2024	64,800	152,000	25,000	191,800
2025	87,500	205,600	25,000	268,100

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	3.01		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 4.01

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
46.Golf Course

Litchfield

Litchfield

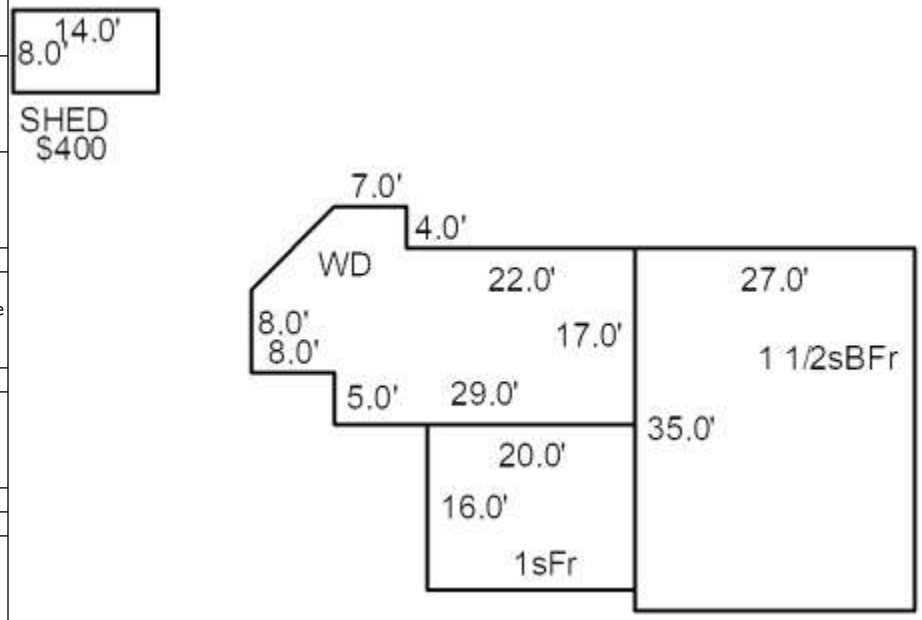
Map Lot R11-005 | Account 662 | Location 145 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1850**	
Year Remodeled	**1990**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**945**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1990	320	3 100	4	0 %	100 %	
68 Wood Deck/s	0	617	3 100	2	0 %	100 %	
24 Frame Shed	0				%	%	400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-005A | Account 933 | Location 159 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

THOMAS, THOMAS J
159 PINE TREE ROAD
LITCHFIELD ME 04350

B14823P209

Previous Owner
THOMAS, JOAN
P O BOX 514

LITCHFIELD ME 04350
Sale Date: 07/31/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **165 Pine Tree 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 **07/31/2023**

Price

Sale Type **2 Land & Buildings**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	57,688	126,045	16,000	167,733
2013	57,688	125,618	16,000	167,306
2014	57,688	124,479	16,000	166,167
2015	57,688	124,479	16,000	166,167
2016	57,688	123,340	21,000	160,028
2017	57,688	122,911	26,000	154,599
2018	57,688	121,772	24,960	154,500
2019	63,900	131,500	26,000	169,400
2020	63,900	131,500	31,000	164,400
2021	63,900	131,500	31,000	164,400
2022	63,900	131,500	30,690	164,710
2023	76,700	157,900	31,000	203,600
2024	76,700	157,900	0	234,600
2025	103,600	213,600	0	317,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	5.00		100 %	0
27	5.25		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 11.25

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
46.Golf Course

Litchfield

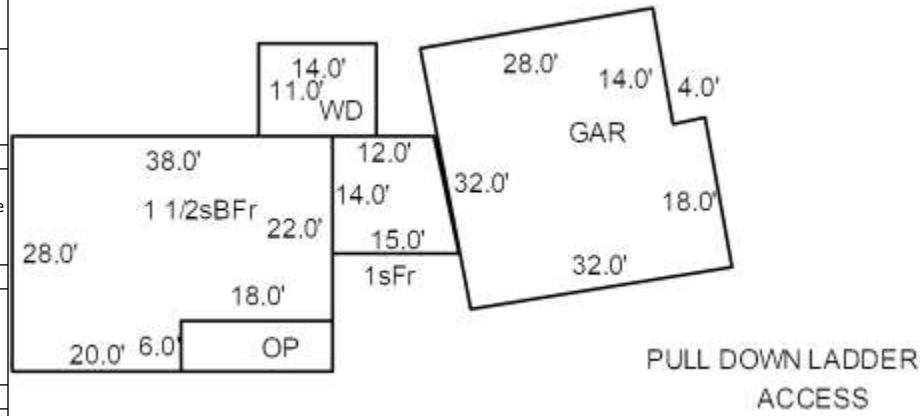
Map Lot R11-005A | Account 933 | Location 159 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1978**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**956**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	108	0 0	0	0 %	0 %	
68 Wood Deck/s	0	154	0 0	0	0 %	0 %	
1 One Story Frame	0	189	0 0	0	0 %	0 %	
23 Frame Garage	0	953	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-005B | Account 1573 | Location 127 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

SEAMAN, AARON M
SEAMAN, JESSICAH L
127 PINE TREE ROAD
LITCHFIELD ME 04350

B3234P178 B11936P24 B15263P274

Previous Owner
SEAMAN, MICHAEL
SEAMAN, JUDY
127 PINE TREE ROAD
LITCHFIELD ME 04350
Sale Date: 12/31/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'25 this lot & p/o lot 9(not Farmland) is 38.42 acres.
2/17/20 W/ MR, ADD WD, ADJ PART OF CANOPY TO OP.
'16 per taxpayer request combined lot 9 (30.8 acres) w/ this lot.
'15 .54 ACRES OF MIXED WOOD(30'X795' STRIP) FROM LOT 11A.
'14 adjust Farmland values to State recommended rates.
'13 n/c
11/22/2011-owner refusal per pat dow at time of inspection.
Permit #12054, 8/7/2012. 12X14 DECK/PORCH, ATTIC KNEEWALL + SHEET ROCK, 12X26, $2,000

Litchfield

Property Data

Neighborhood	**165 Pine Tree 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	**12/31/2024**
Price	
Sale Type	**2 Land & Buildings**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	51,766	167,592	10,000	209,358
2013	51,797	169,079	10,000	210,876
2014	49,522	168,620	10,000	208,142
2015	49,731	167,035	10,000	206,766
2016	49,731	166,576	15,000	201,307
2017	49,731	164,999	20,000	194,730
2018	51,078	164,541	19,200	196,419
2019	56,600	194,200	20,000	230,800
2020	56,700	197,000	25,000	228,700
2021	56,500	197,000	25,000	228,500
2022	56,500	197,000	24,750	228,750
2023	67,900	236,400	25,000	279,300
2024	67,100	236,400	25,000	278,500
2025	94,100	319,800	0	413,900

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

	%	
	%	
	%	
	%	
	%	
	%	
	%	

Acreage/Sites

24	1.00	100	%	0
26	1.00	100	%	0
35	11.04	100	%	0
40	0.50	100	%	0
44	1.00	100	%	0
47	13.00	100	%	0
28	6.30	100	%	0

Total Acreage 32.84

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
46.Golf Course

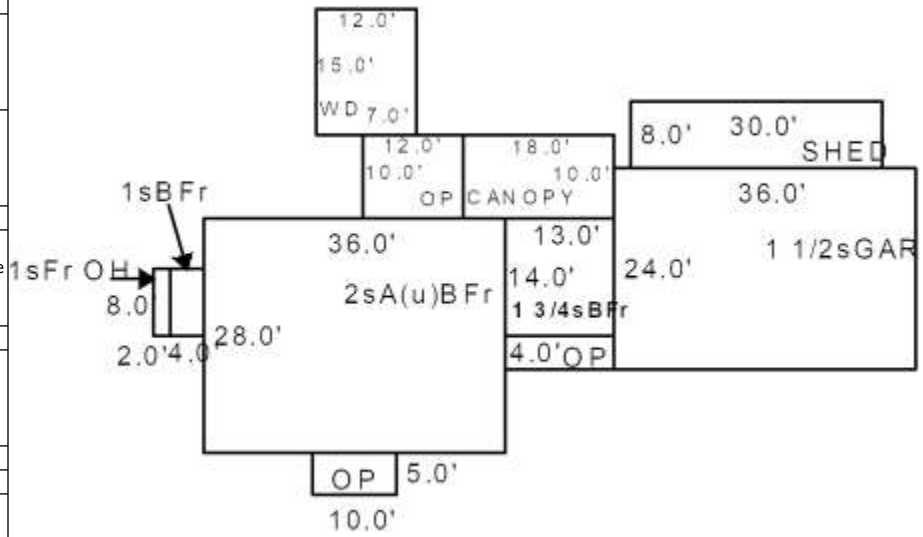
Litchfield

Map Lot R11-005B | Account 1573 | Location 127 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**5 Garrison**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1987**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**3**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**5 Floor & Stairs**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 1 Story Bsmt	0	32	0 0	0	0 %	0 %	
26 1SFr Overhang	0	16	0 0	0	0 %	0 %	
21 Open Frame	0	50	0 0	0	0 %	0 %	
43 1 3/4s Bsmt	0	182	0 0	0	0 %	0 %	
21 Open Frame	0	52	0 0	0	0 %	0 %	
73 1 1/2s Garage	1992	864	3 100	4	0 %	100 %	
24 Frame Shed	0	240	2 100	2	0 %	75 %	
61 Canopy/s	0	180	2 100	3	0 %	75 %	
21 Open Frame	2019	120	1 100	4	0 %	100 %	
68 Wood Deck/s	2019	180	2 100	4	0 %	100 %	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-005C | Account 680 | Location 97 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

GILMAN, KENNETH
P O BOX 131
LITCHFIELD ME 04350

B2436P75

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **165 Pine Tree 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

Year	Land	Buildings	Exempt	Total
2012	56,750	109,292	10,000	156,042
2013	56,750	114,402	10,000	161,152
2014	56,750	113,068	10,000	159,818
2015	56,750	112,263	10,000	159,013
2016	56,750	111,734	15,000	153,484
2017	56,750	110,926	20,000	147,676
2018	56,750	109,592	19,200	147,142
2019	63,800	110,300	20,000	154,100
2020	63,800	110,300	25,000	149,100
2021	63,800	110,300	25,000	149,100
2022	63,800	110,300	24,750	149,350
2023	76,600	131,900	25,000	183,500
2024	76,600	131,900	25,000	183,500
2025	103,400	177,700	25,000	256,100

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

	%	
	%	
	%	
	%	
	%	
	%	
	%	

Acreage/Sites

24	1.00	100	%	0
26	5.00	100	%	0
27	3.75	100	%	0
40	10.00	100	%	0
44	1.00	100	%	0
			%	
			%	

Total Acreage 19.75

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
46.Golf Course

Litchfield

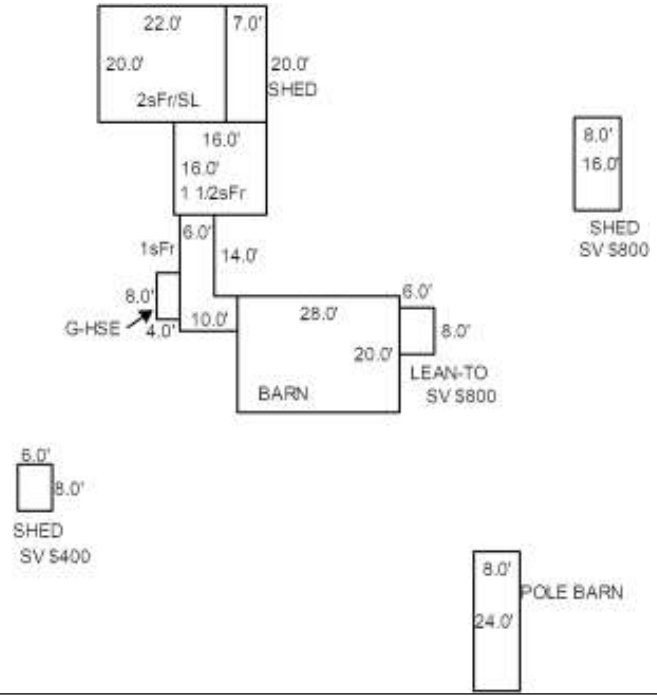
Map Lot R11-005C | Account 680 | Location 97 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **2 Two Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **10 Wood Shingle**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2002**		
Year Remodeled **0**		
Foundation **5 Concrete Slab**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **12 Monitor-Fuel Oil**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **5 Floor & Stairs**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **440**		
Condition **3 Below Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 Story Fr	0	256	0 0	0	0 %	0 %	
1 One Story Frame	0	144	0 0	0	0 %	0 %	
66 WdFrGreenhouse	0	32	2 100	3	0 %	100 %	
81 Barn	0	560	3 100	4	0 %	75 %	
86 Lean Too	0				%	%	300
24 Frame Shed	0				%	%	800
81 Barn	2006	192	2 100	3	0 %	75 %	
24 Frame Shed	0				%	%	800
24 Frame Shed	0				%	%	400
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-005D | Account 1933 | Location 107 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

PERRY SHANE R.
PERRY DEIRDRA A
107 PINE TREE ROAD
LITCHFIELD ME 04350

B8036P219 B8292P224

Previous Owner
COASTAL ENTERPRISES INC
P O BOX 268

WISCASSET ME 04578
Sale Date: 09/03/2008

Previous Owner
PERRY, SHANE R
PERRY, DEIRDRA A

LITCHFIELD ME 04350
Sale Date: 12/13/2005

Previous Owner
BLAIS, KENNETH & NANCY
C/O PERRY,SHANE & DEIRDRA
107 PINE TREE ROAD
LITCHFIELD ME 04350
Sale Date: 07/14/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/5/25 ADJ siding to vinyl.

Property Data

Neighborhood **165 Pine Tree 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 **07/16/2004**

Price **193,500**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	45,000	133,760	10,000	168,760
2013	45,000	133,717	10,000	168,717
2014	45,000	132,029	10,000	167,029
2015	45,000	131,987	10,000	166,987
2016	45,000	130,503	15,000	160,503
2017	45,000	130,257	20,000	155,257
2018	45,000	128,772	19,200	154,572
2019	51,000	158,200	20,000	189,200
2020	51,000	158,200	25,000	184,200
2021	51,000	158,200	25,000	184,200
2022	51,000	158,200	24,750	184,450
2023	61,200	189,500	25,000	225,700
2024	61,200	189,500	25,000	225,700
2025	82,600	256,000	25,000	313,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	2.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.00

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
46.Golf Course

Litchfield

Litchfield

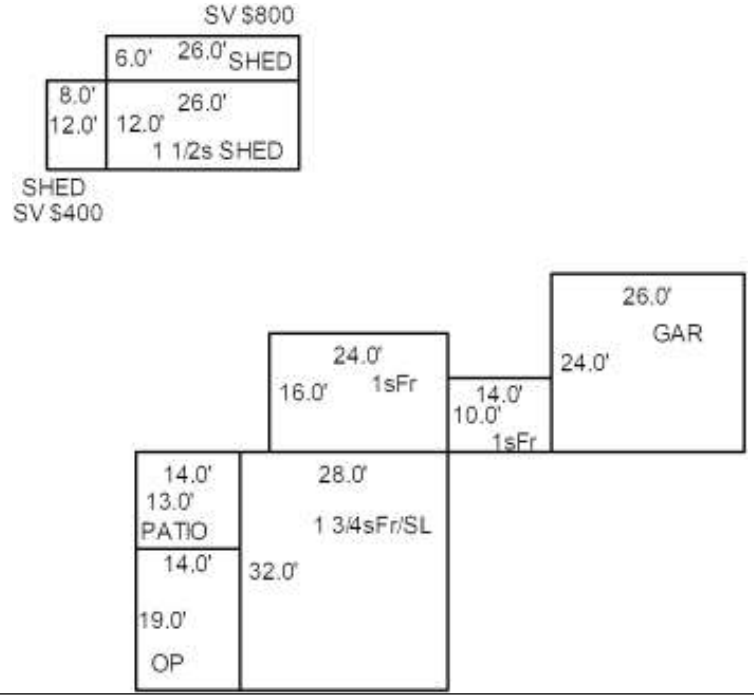
Map Lot R11-005D | Account 1933 | Location 107 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**12 Salt Box Frame**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1970**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**0**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**896**		
Condition	**6 Good**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/19/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	266	0 0	0	0 %	0 %	
60 Patio	0	182	0 0	0	0 %	0 %	
1 One Story Frame	0	384	0 0	0	0 %	0 %	
1 One Story Frame	0	140	0 0	0	0 %	0 %	
23 Frame Garage	0	624	3 100	4	0 %	100 %	
83 1 1/2s Shed	2001	312	2 100	4	0 %	75 %	
24 Frame Shed	0				%	%	800
24 Frame Shed	0				%	%	400
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-005E | Account 2103 | Location 137 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

GARDNER, RYAN P
GARDNER KERRY A
137 PINE TREE RD
LITCHFIELD ME 04350

B5615P212 B9990P54

Property Data

Neighborhood	**165 Pine Tree 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	**1**
Open 2	**0**

Sale Data

Sale Date	**05/01/1998**
Price	
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	**1 Arms Length Sale**	

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	41,500	121,276	10,000	152,776
2013	41,500	119,944	10,000	151,444
2014	41,500	119,916	10,000	151,416
2015	41,500	118,581	10,000	150,081
2016	44,225	118,581	15,000	147,806
2017	44,225	117,247	20,000	141,472
2018	44,225	117,220	19,200	142,245
2019	50,100	172,200	20,000	202,300
2020	50,100	172,200	25,000	197,300
2021	50,100	172,200	25,000	197,300
2022	50,100	172,200	24,750	197,550
2023	60,100	206,400	25,000	241,500
2024	60,100	206,400	25,000	241,500
2025	81,100	278,900	25,000	335,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	1.69		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.69

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 1.09 ACRES FROM LOT 5.

Litchfield

Litchfield

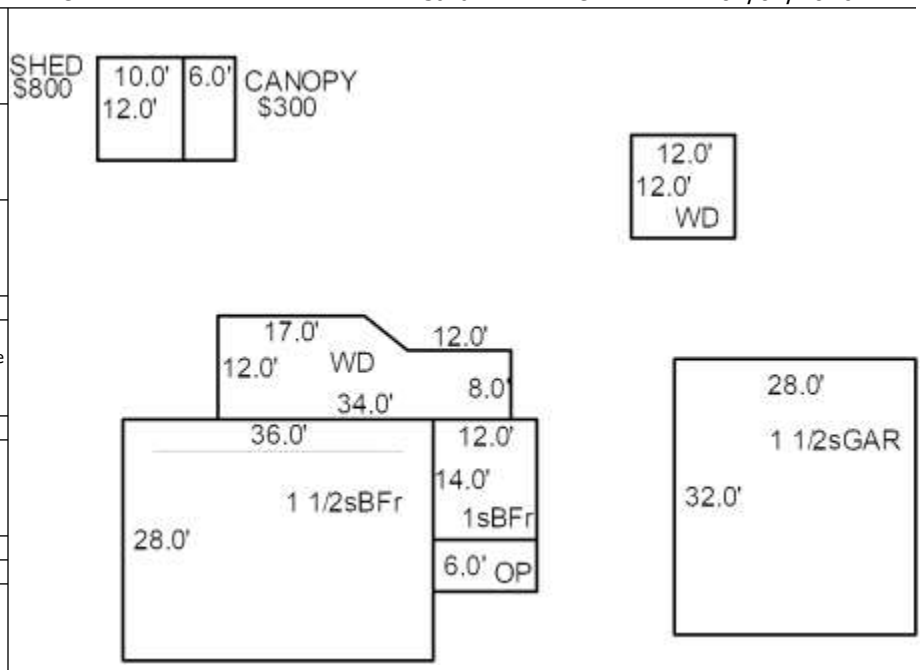
Map Lot R11-005E | Account 2103 | Location 137 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1999**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/22/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 1 Story Bsmt	0	168	0 0	0	0 %	0 %	
21 Open Frame	0	72	0 0	0	0 %	0 %	
68 Wood Deck/s	0	350	0 0	0	0 %	0 %	
73 1 1/2s Garage	2018	896	3 100	4	0 %	100 %	
68 Wood Deck/s	0	144	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
61 Canopy/s	0				%	%	300
					%	%	
					%	%	
					%	%	

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 R11-006 | Account 1113 | Location 87 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

MACINNES, MARIE
CARPENTER, JOHN H & TAMMY R
86 PINE TREE RD
LITCHFIELD ME 04350

B2548P4 B11021P119 B13968P58

Previous Owner
MACINNES, CLYDE, ET AL
86 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 04/26/2012

Previous Owner
MACINNES, CLYDE
86 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 07/21/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**165 Pine Tree 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 **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 **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	**04/26/2012**
Price	
Sale Type	**2 Land & Buildings**

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 **8 Other Non Valid**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	41,500	62,222	0	103,722
2013	41,500	61,875	0	103,375
2014	41,500	61,875	0	103,375
2015	41,500	61,527	0	103,027
2016	41,500	61,527	0	103,027
2017	41,500	61,180	0	102,680
2018	41,500	61,180	0	102,680
2019	40,800	28,600	0	69,400
2020	40,800	28,600	0	69,400
2021	40,800	28,600	0	69,400
2022	40,800	28,600	0	69,400
2023	48,900	34,400	0	83,300
2024	48,900	34,400	0	83,300
2025	66,000	46,500	0	112,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	1.00		100 %	0
26	5.00		100 %	0
27	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 7.00

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
46.Golf Course

Litchfield

Map Lot R11-006 | Account 1113 | Location 87 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

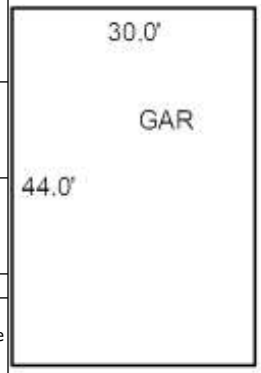
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1995	1560	2 100	3	0 %	90 %	
23 Frame Garage	1995	1320	2 100	3	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-006A | Account 2087 | Location 75 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

TURMEL, LEEANN
75 PINE TREE ROAD
LITCHFIELD ME 04350 3800

B5641P287 B12024P147

Previous Owner
ROY, ANN MARIE
502 LISBON ROAD

SABATTUS ME 04280
Sale Date: 06/26/2015

Previous Owner
MERCIER, ANN & RAYMOND
75 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 04/16/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**165 Pine Tree 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	**06/26/2015**
Price	**198,900**
Sale Type	**2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	47,500	119,931	10,000	157,431
2013	47,500	119,928	10,000	157,428
2014	47,500	118,577	10,000	156,077
2015	47,500	118,568	10,000	156,068
2016	47,500	117,251	0	164,751
2017	47,500	117,248	0	164,748
2018	47,500	115,899	0	163,399
2019	54,000	140,800	0	194,800
2020	54,000	140,800	0	194,800
2021	54,000	140,800	0	194,800
2022	54,000	140,800	0	194,800
2023	64,800	168,800	0	233,600
2024	64,800	168,800	0	233,600
2025	87,500	228,100	0	315,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	3.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 4.00

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
46.Golf Course

Litchfield

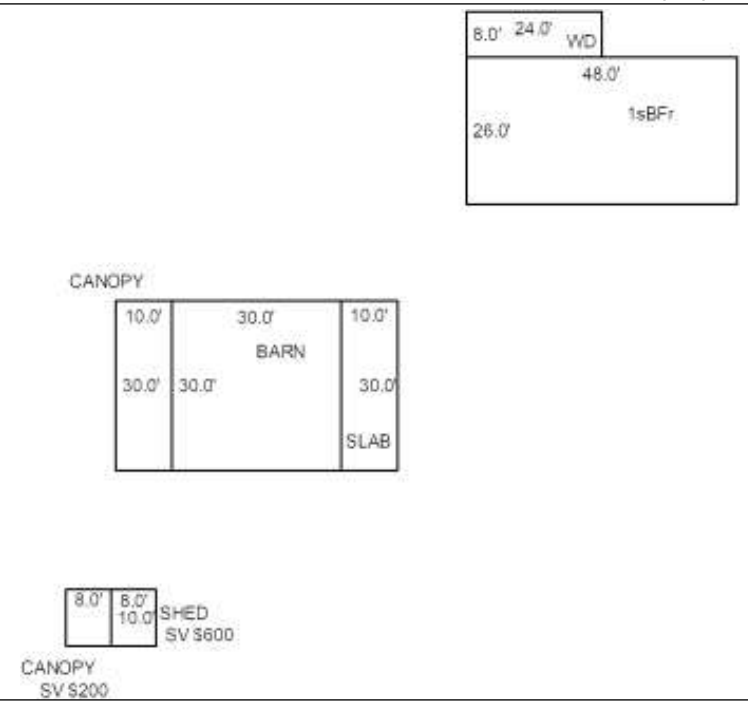
Map Lot R11-006A | Account 2087 | Location 75 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1998**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **258**		
Fin Bsmt Grade **3 100**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **12 Monitor-Fuel Oil**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1248**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	1999	192	4 100	9	0 %	0 %	
81 Barn	2008	900	2 100	4	0 %	100 %	
61 Canopy/s	2008	300	2 100	4	0 %	75 %	
101 Conc Slab	2008	300	2 100	3	0 %	100 %	
24 Frame Shed	0				%	%	600
61 Canopy/s	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-006B | Account 2334 | Location 65 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

RICH, JEFFREY
65 PINE TREE ROAD
LITCHFIELD ME 04350

B7635P324

Property Data

Neighborhood	**165 Pine Tree 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

Year	Land	Buildings	Exempt	Total
2012	47,532	154,334	0	201,866
2013	47,584	154,334	0	201,918
2014	47,714	152,638	0	200,352
2015	47,818	152,638	0	200,456
2016	49,274	150,942	0	200,216
2017	69,000	150,942	0	219,942
2018	69,000	149,246	0	218,246
2019	74,000	193,700	0	267,700
2020	74,000	193,700	0	267,700
2021	74,000	193,700	0	267,700
2022	74,000	193,700	0	267,700
2023	88,800	232,300	25,000	296,100
2024	88,800	232,300	25,000	296,100
2025	119,900	313,900	25,000	408,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	10.00		100 %	0
28	13.00		100 %	0
44	1.00		100 %	0
			%	
			%	

Total Acreage 29.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Due to lack of refile remove lot from Tree Growth classification with penalty.

Litchfield

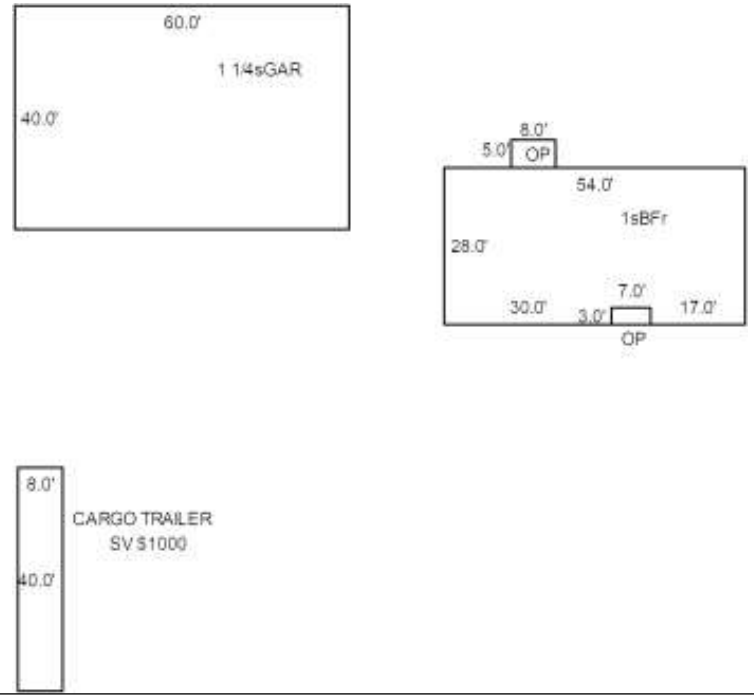
Litchfield

Map Lot R11-006B | Account 2334 | Location 65 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2004**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1491**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**3 Tenant**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	21	0 0	0	0 %	0 %	
21 Open Frame	0	40	0 0	0	0 %	0 %	
72 1 1/4s Garage	0	2400	3 100	4	0 %	90 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-007 | Account 250 | Location 125 DENNIS HILL ROAD | Card 1 Of 1 | 1/07/2026

JONES, DUSTIN L
WINDECKER, JAMI N
125 DENNIS HILL ROAD
LITCHFIELD ME 04350

B14223P168

Previous Owner
GUERETTE, ANDREW L
GUERETTE, PATRICIA A
125 DENNIS HILL ROAD
LITCHFIELD ME 04350
Sale Date: 10/21/2021

Previous Owner
WHALEN, OMAR L. JR
WHALEN, KAY D.
125 DENNIS HILL ROAD
LITCHFIELD ME 04350
Sale Date: 01/07/2019

Previous Owner
BYRAS SR, GEORGE DAVID
1385 MALLARD DRIVE

ENGLEWOOD FL 34224
Sale Date: 07/31/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 3.77 ACRES & DWELLING TO NEW OWNER (1200 SQFT GAR RETAINED BY OWNER W/21.96 ACRES AS NEW LOT 7F).
'16 7 ACRES TO NEW LOT 7E.
'16 Per request remove from TG.

Litchfield

Property Data

Neighborhood	**165 Pine Tree 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	**10/21/2021**
Price	**330,000**
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	49,991	158,444	16,000	192,435
2013	50,041	157,863	16,000	191,904
2014	50,166	157,863	16,000	192,029
2015	50,266	157,283	16,000	191,549
2016	45,179	129,362	0	174,541
2017	45,179	129,096	0	174,275
2018	45,179	129,096	19,200	155,075
2019	53,300	152,600	0	205,900
2020	53,300	152,600	25,000	180,900
2021	53,300	152,600	25,000	180,900
2022	53,300	152,600	0	205,900
2023	64,000	183,200	0	247,200
2024	64,000	183,200	0	247,200
2025	86,400	247,800	0	334,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	24	1.00	100	%	0
22.Baselot(Fract)	26	2.77	100	%	0
23.	44	1.00	100	%	0
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 3.77

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
46.Golf Course

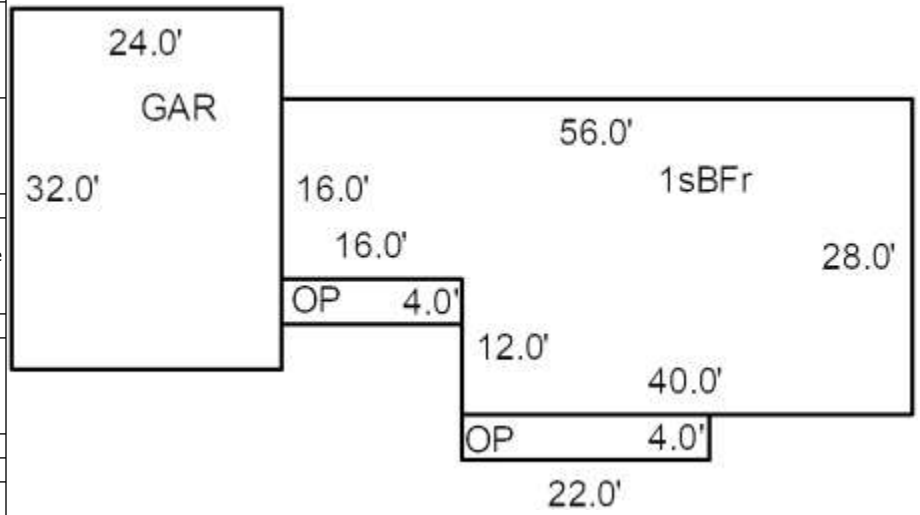
Litchfield

Map Lot R11-007 | Account 250 | Location 125 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1993**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**560**		
Fin Bsmt Grade	**2 100**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1376**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	64	0 0	0	0 %	0 %	
21 Open Frame	0	88	0 0	0	0 %	0 %	
23 Frame Garage	0	768	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-007A | Account 1688 | Location 47 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

WAGNER, BRIDGETT
47 PINE TREE ROAD
LITCHFIELD ME 04350

B5255P270 B10241P316 B12689P137 B12839P175

Previous Owner
ASH, WILLIAM H III & NAOMI OTSUBO
47 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 08/11/2017

Previous Owner
GREER, TIMOTHY & JENNIFER
47 PINE TREE ROAD

LITCHFIELD ME 04350
Sale Date: 10/14/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**165 Pine Tree 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	**08/11/2017**
Price	**167,000**
Sale Type	**2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	49,000	92,883	0	141,883
2013	49,000	92,883	0	141,883
2014	49,000	91,816	0	140,816
2015	49,000	91,816	0	140,816
2016	49,000	90,747	0	139,747
2017	49,000	90,747	0	139,747
2018	49,000	89,680	0	138,680
2019	55,800	115,800	0	171,600
2020	55,800	115,800	25,000	146,600
2021	55,800	115,800	25,000	146,600
2022	55,800	115,800	24,750	146,850
2023	67,000	139,000	25,000	181,000
2024	67,000	139,000	25,000	181,000
2025	90,400	188,000	25,000	253,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	3.60		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 4.60

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
46.Golf Course

Litchfield

Map Lot R11-007A | Account 1688 | Location 47 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**7 One & 1/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1996**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**2 Damp Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1040**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	64	0 0	0	0 %	0 %	
68 Wood Deck/s	0	64	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-007B | Account 2223 | Location 37 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

LEWIS, DEBORAH A
LEWIS ROBERT B JR
PO BOX 412
LITCHFIELD ME 04350

B6530P295 B8847P48

Property Data

Neighborhood **165 Pine Tree Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **1 Level**

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

Year	Land	Buildings	Exempt	Total
2012	43,175	119,852	0	163,027
2013	43,175	118,849	0	162,024
2014	43,175	118,849	0	162,024
2015	43,175	117,845	0	161,020
2016	43,175	117,524	0	160,699
2017	43,175	116,520	0	159,695
2018	43,175	116,520	0	159,695
2019	48,800	151,300	20,000	180,100
2020	48,800	151,300	25,000	175,100
2021	48,800	151,300	25,000	175,100
2022	48,800	151,300	24,750	175,350
2023	58,600	181,600	25,000	215,200
2024	58,600	181,600	25,000	215,200
2025	79,100	245,700	25,000	299,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	1.27		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.27

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

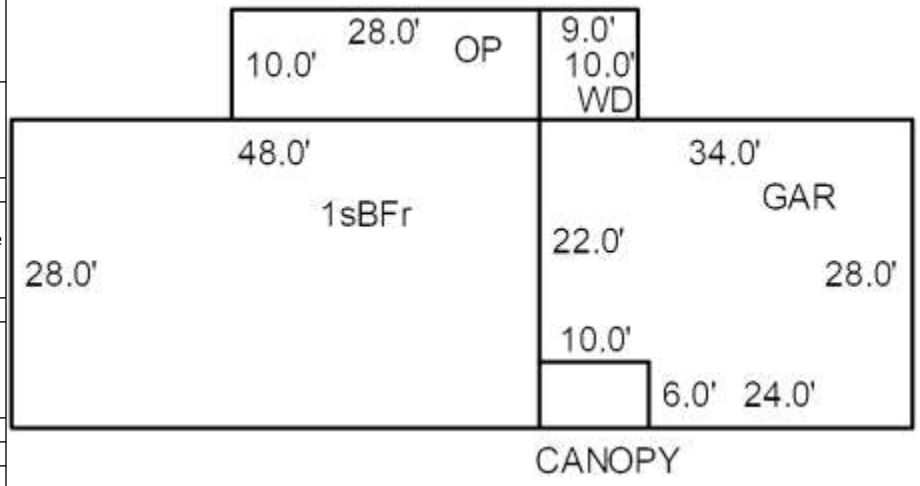
Litchfield

Map Lot R11-007B | Account 2223 | Location 37 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2001**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**3**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**1**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1344**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 10/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	280	3 100	4	0 %	100 %	
68 Wood Deck/s	0	90	3 100	3	0 %	100 %	
23 Frame Garage	0	892	0 0	0	0 %	0 %	
61 Canopy/s	0	60	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-007C | Account 2120 | Location 25 PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

BYRAS, ANDREW
25 PINE TREE ROAD
LITCHFIELD ME 04350

B8847P49

Property Data

Neighborhood	**1 Rural**
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	**03/28/2006**
Price	
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	42,500	12,847	10,000	45,347
2013	42,500	12,847	10,000	45,347
2014	42,500	11,950	10,000	44,450
2015	42,500	11,938	10,000	44,438
2016	42,500	11,883	15,000	39,383
2017	42,500	11,870	20,000	34,370
2018	42,500	11,804	19,200	35,104
2019	48,000	26,200	20,000	54,200
2020	48,000	25,300	25,000	48,300
2021	48,000	24,300	25,000	47,300
2022	48,000	23,400	24,750	46,650
2023	57,600	27,000	25,000	59,600
2024	57,600	26,000	25,000	58,600
2025	77,800	33,600	25,000	86,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	1.00		100 %	0
26	1.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-007C | Account 2120 | Location 25 PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

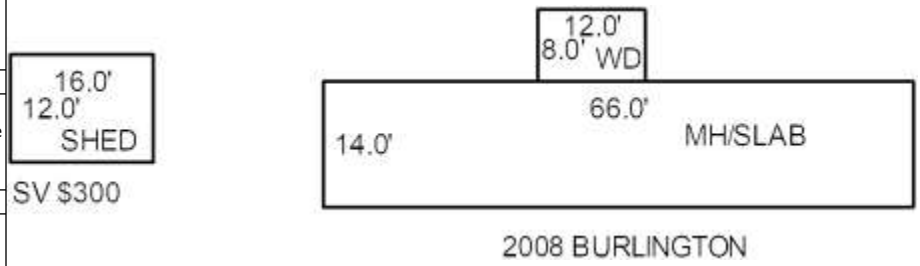
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
739 Burlington	2008	14x66	3 100	4	0 %	100 %	
101 Conc Slab	0	924	0 0	0	0 %	0 %	
68 Wood Deck/s	1979	96	3 100	3	0 %	100 %	
24 Frame Shed	1978				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-007D | Account 2078 | Location 20 BYRAS LANE | Card 1 Of 1 | 1/07/2026

BYRAS, G DAVID JR
ASHBY, RAYMA L
20 BYRAS LN
LITCHFIELD ME 04350

B8847P49 B12084P119 B15198P341

Property Data

Neighborhood	**34 Byras Lane**
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 **3 Gravel**

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	**03/28/2006**
Price	
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	42,500	29,815	10,000	62,315
2013	42,500	29,117	10,000	61,617
2014	42,500	23,959	10,000	56,459
2015	42,500	23,412	10,000	55,912
2016	50,000	22,904	15,000	57,904
2017	50,000	22,360	20,000	52,360
2018	50,000	22,315	19,200	53,115
2019	57,000	26,000	20,000	63,000
2020	57,000	26,000	25,000	58,000
2021	57,000	26,000	25,000	58,000
2022	57,000	26,000	24,750	58,250
2023	68,400	30,600	25,000	74,000
2024	68,400	30,600	25,000	74,000
2025	92,300	40,300	25,000	107,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24		1.00	100 %	0
26		4.00	100 %	0
44		1.00	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 5.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 3 ACRES FROM LOT 7F.
4/30/11-PERMIT #11-024-DEMO OLD UNIT, INSTALL 1997 SKYLINE 14X70

Litchfield

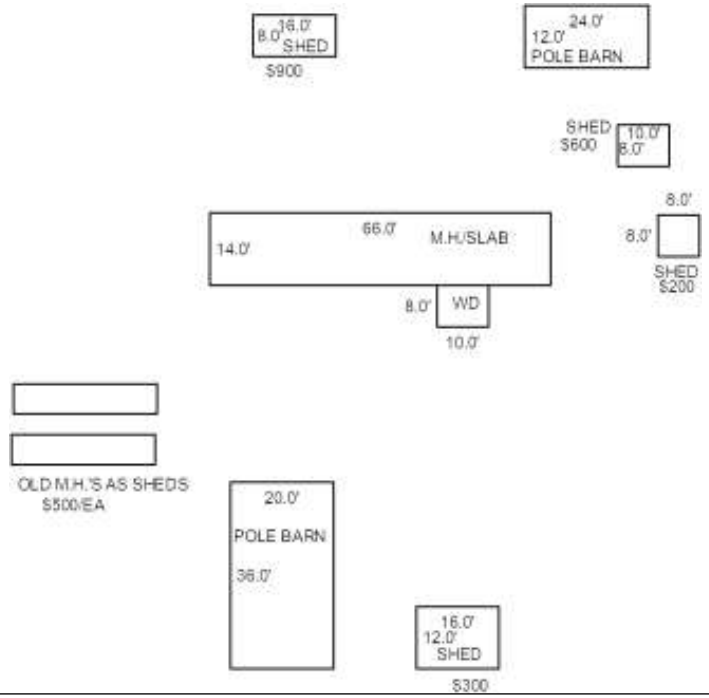
Litchfield

Map Lot R11-007D | Account 2078 | Location 20 BYRAS LANE | Card 1 Of 1 | 01/07/2026

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **0**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **3 Tenant**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
942 Skyline MFG	1997	14x66	3 100	3	0 %	100 %	
101 Conc Slab	0	924	0 0	0	0 %	0 %	
68 Wood Deck/s	0	80	0 0	0	0 %	0 %	
81 Barn	1995	720	1 100	2	0 %	100 %	
24 Frame Shed	0				%	%	300
81 Barn	1995	288	1 100	4	0 %	75 %	
24 Frame Shed	0				%	%	900
24 Frame Shed	0				%	%	600
24 Frame Shed	0				%	%	200
24 Frame Shed	0				%	%	1,000

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-007E | Account 2874 | Location 91 DENNIS HILL ROAD | Card 1 Of 1 | 1/07/2026

GREEN, JACOB N
GREEN, SARAH M
91 DENNIS HILL ROAD
LITCHFIELD ME 04350

B12059P16

Property Data

Neighborhood **1 Rural**

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

Year	Land	Buildings	Exempt	Total
2016	38,000	0	0	38,000
2017	38,000	0	0	38,000
2018	38,000	0	0	38,000
2019	36,600	0	0	36,600
2020	36,600	0	0	36,600
2021	60,800	255,200	0	316,000
2022	60,800	255,200	0	316,000
2023	72,900	306,200	25,000	354,100
2024	72,900	306,200	25,000	354,100
2025	98,400	414,300	25,000	487,700

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00	100	%	0
26	5.00	100	%	0
27	1.00	100	%	0
44	1.00	100	%	0
			%	
			%	
			%	

Total Acreage 7.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 W/ Jacob New house & LIs.
'16 NEW LOT 7 ACRES FROM LOT 7.

Litchfield

Litchfield

Map Lot R11-007E | Account 2874 | Location 91 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2020**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **10 Radiant Heat - 1st level**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 110%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **2096**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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
73 1 1/2s Garage	0	1080	0 0	0	0 %	0 %	
21 Open Frame	0	120	0 0	0	0 %	0 %	
60 Patio	0	480	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-007F | Account 2875 | Location DENNIS HILL ROAD | Card 1 Of 1 | 1/07/2026

BYRAS, GEORGE DAVID SR
1385 MALLARD DRIVE
ENGLEWOOD FL 34224

B4238P146

Property Data

Neighborhood	**54 Dennis 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

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

Year	Land	Buildings	Exempt	Total
2016	46,830	0	0	46,830
2017	46,830	0	0	46,830
2018	46,830	0	0	46,830
2019	47,500	0	0	47,500
2020	47,500	0	0	47,500
2021	47,500	0	0	47,500
2022	47,500	0	0	47,500
2023	57,100	0	0	57,100
2024	57,100	0	0	57,100
2025	77,000	0	0	77,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
25		1.00	100 %	0
26		5.00	100 %	0
27		10.06	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 16.06

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 2.9 ACRES & 1200 SQ FT GARAGE TO NEW LOT 7G.
'16 3 ACRES TO ABUTTING LOT 7D.
'16 NEW LOT 7F. 21.96 ACRES, FROM MAP R11 LOT 7

Litchfield

Litchfield

Map Lot R11-007F | Account 2875 | Location DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-007G | Account 2876 | Location PINE TREE ROAD | Card 1 Of 1 | 1/07/2026

BYRAS, GEORGE D JR
BYRAS, ANDREW M
20 BYRAS LANE
LITCHFIELD ME 04350

B12084P121

Property Data

Neighborhood **165 Pine Tree 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

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

Year	Land	Buildings	Exempt	Total
2016	31,113	20,673	0	51,786
2017	31,113	20,673	0	51,786
2018	31,113	20,673	0	51,786
2019	30,700	18,600	0	49,300
2020	30,700	18,600	0	49,300
2021	30,700	18,600	0	49,300
2022	30,700	18,600	0	49,300
2023	36,800	22,300	0	59,100
2024	36,800	22,300	0	59,100
2025	49,700	30,200	0	79,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	25	1.00	100	%	0
22.Baselot(Fract)	26	1.90	100	%	0
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 2.90

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 NEW LOT 2.9 ACRES & 1200 SQFT GARAGE FROM LOT 7F.

Litchfield

Litchfield

Map Lot R11-007G | Account 2876 | Location PINE TREE ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

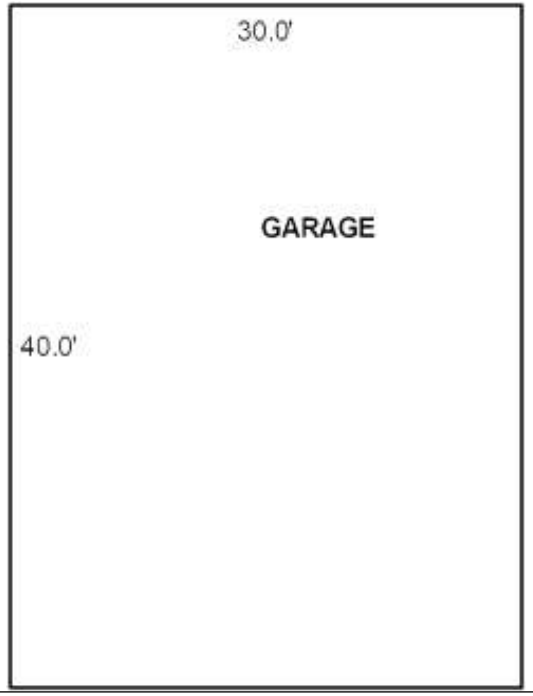
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1995	1200	3 100	4	0 %	90 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-008-1 Account 2224 Location 77 DENNIS HILL ROAD Card 1 Of 1 1/07/2026

FOURNIER, JOLINE M
77 DENNIS HILL RD
LITCHFIELD ME 04350

B13505P97

Previous Owner
FOURNIER, DAVID
FOURNIER, JOLINE
77 DENNIS HILL ROAD
LITCHFIELD ME 04350
Sale Date: 03/11/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **54 Dennis 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 **03/11/2020**

Price

Sale Type **2 Land & Buildings**

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 **8 Other Non Valid**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	45,700	150,112	0	195,812
2013	45,700	148,789	0	194,489
2014	45,700	148,786	0	194,486
2015	45,700	147,459	0	193,159
2016	45,700	147,157	0	192,857
2017	45,700	145,829	0	191,529
2018	45,700	145,826	0	191,526
2019	51,800	196,400	0	248,200
2020	51,800	196,400	0	248,200
2021	51,800	196,400	0	248,200
2022	51,800	196,400	24,750	223,450
2023	62,200	235,700	25,000	272,900
2024	62,200	235,700	25,000	272,900
2025	84,000	318,900	25,000	377,900

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	2.28		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.28

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
46.Golf Course

Litchfield

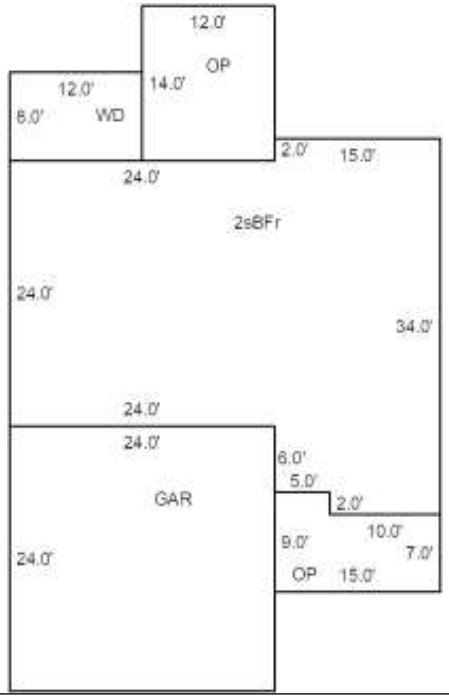
Litchfield

Map Lot R11-008-1 | Account 2224 | Location 77 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2005**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**1**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1076**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2016	168	3 100	4	0 %	100 %	
68 Wood Deck/s	2016	96	3 100	4	0 %	100 %	
21 Open Frame	0	115	0 0	0	0 %	0 %	
72 1 1/4s Garage	0	576	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-008-2 Account 2226 Location 75 DENNIS HILL ROAD Card 1 Of 1 1/07/2026

GAUVIN, DARRAH J
75 DENNIS HILL ROAD
LITCHFIELD ME 04350

B6677P205 B9420P37 B12124P123

Previous Owner
HACKETT, VICKIE
75 DENNIS HILL

LITCHFIELD ME 04350
Sale Date: 10/05/2015

Previous Owner
HACKETT, JAMES & VICKIE
75 DENNIS HILL

LITCHFIELD ME 04350
Sale Date: 07/11/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'16 Per deed adjust acres to 3.45.

Litchfield

Property Data

Neighborhood **54 Dennis 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 **10/05/2015**

Price **242,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	46,275	207,629	10,000	243,904
2013	46,275	205,346	10,000	241,621
2014	46,275	205,346	10,000	241,621
2015	46,275	203,064	10,000	239,339
2016	46,275	203,064	15,000	234,339
2017	46,275	200,782	20,000	227,057
2018	46,275	200,782	19,200	227,857
2019	52,500	217,300	20,000	249,800
2020	52,500	217,300	25,000	244,800
2021	52,500	217,300	25,000	244,800
2022	52,500	217,300	24,750	245,050
2023	63,000	260,800	25,000	298,800
2024	63,000	260,800	25,000	298,800
2025	85,100	352,800	25,000	412,900

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	2.51		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.51

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
46.Golf Course

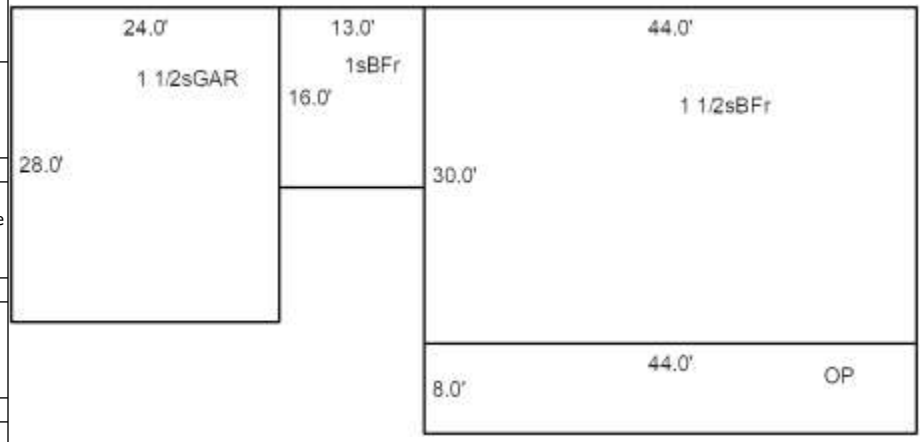
Litchfield

Map Lot R11-008-2 | Account 2226 | Location 75 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style **4 Cape**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **4 One & 1/2 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2002**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **2**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1320**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	352	0 0	0	0 %	0 %	
38 1 Story Bsmt	0	208	0 0	0	0 %	0 %	
73 1 1/2s Garage	0	672	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-008-3 | Account 2227 | Location 61 DENNIS HILL ROAD | Card 1 Of 1 | 1/07/2026

RUSSELL, DAVID N JR
61 DENNIS HILL ROAD
LITCHFIELD ME 04350

B6847P127 B9492P317 B10977P326

Previous Owner
REMINGTON BRANT D
REMINGTON TRACY L
61 DENNIS HILL ROAD
LITCHFIELD ME 04350
Sale Date: 05/06/2010

Previous Owner
BICKFORD, TIMOTHY A.
HUNTON KAYCE J
1194 BEAN ROAD
MT VERNON ME 04352
Sale Date: 09/10/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'13 per further review and site visit numerous computer entry errors caused a overvaluation of this property. Abatement is to be recommended.

Litchfield

Property Data

Neighborhood **54 Dennis 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 **05/06/2010**

Price **194,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	46,075	202,335	0	248,410
2013	46,075	162,296	0	208,371
2014	46,075	162,296	0	208,371
2015	46,075	160,493	0	206,568
2016	46,075	160,493	0	206,568
2017	46,075	158,721	0	204,796
2018	46,075	158,721	0	204,796
2019	52,300	167,000	0	219,300
2020	52,300	167,000	0	219,300
2021	52,300	167,000	25,000	194,300
2022	52,300	167,000	24,750	194,550
2023	62,700	200,400	25,000	238,100
2024	62,700	200,400	25,000	238,100
2025	84,700	271,100	25,000	330,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24		1.00	100 %	0
26		2.43	100 %	0
44		1.00	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.43

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
46.Golf Course

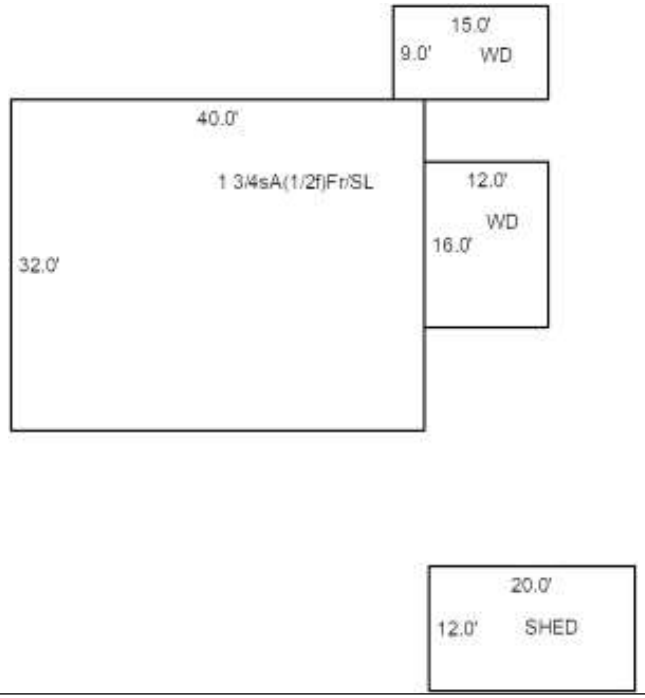
Litchfield

Map Lot R11-008-3 | Account 2227 | Location 61 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2003**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**11 Radiant Heat**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**1**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**35%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1280**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	2004	135	3 100	4	0 %	100 %	
68 Wood Deck/s	2004	192	3 100	4	0 %	100 %	
24 Frame Shed	2005	240	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-008-4 Account 2225 Location 41 DENNIS HILL ROAD Card 1 Of 1 1/07/2026

DONOVAN, TIMOTHY J
DONOVAN, MAUREEN
79 LEBEL LANE
LITCHFIELD ME 04350

B7237P261 B10727P109

Previous Owner
BLAIS, RICHARD R.
BLAIS, NORMA F
41 DENNIS HILL ROAD
LITCHFIELD ME 04350
Sale Date: 05/11/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **54 Dennis 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 **05/11/2011**

Price **201,500**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	45,600	125,213	10,000	160,813
2013	45,600	125,213	10,000	160,813
2014	45,600	124,193	10,000	159,793
2015	45,600	123,845	10,000	159,445
2016	45,600	122,823	15,000	153,423
2017	45,600	122,823	20,000	148,423
2018	45,600	121,803	19,200	148,203
2019	51,700	179,300	20,000	211,000
2020	51,700	179,300	0	231,000
2021	51,700	179,300	0	231,000
2022	51,700	179,300	0	231,000
2023	62,100	215,000	0	277,100
2024	62,100	215,000	0	277,100
2025	83,800	290,700	0	374,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	2.24		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.24

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
46.Golf Course

Litchfield

Litchfield

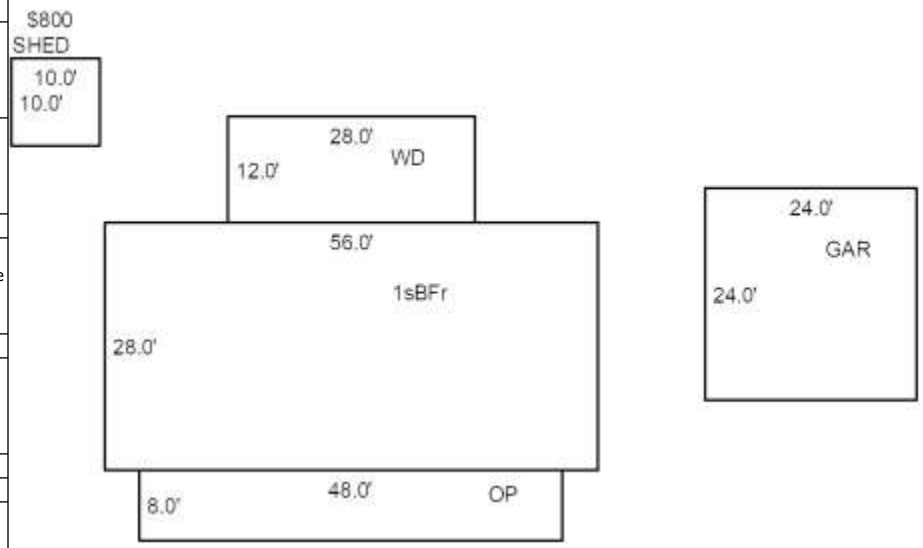
Map Lot R11-008-4 | Account 2225 | Location 41 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**8 Log Home**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**13 Log**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**2004**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1568**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/18/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	384	0 0	0	0 %	0 %	
68 Wood Deck/s	0	336	3 100	3	0 %	100 %	
23 Frame Garage	0	576	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-008-5 | Account 2218 | Location 25 DENNIS HILL ROAD | Card 1 Of 1 | 1/07/2026

WATERHOUSE, RICHARD M
WATERHOUSE SANDRA J
25 DENNIS HILL ROAD
LITCHFIELD ME 04350

B6990P264

Property Data

Neighborhood	**54 Dennis 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	**07/18/2002**
Price	**19,000**
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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	43,925	80,910	10,000	114,835
2013	43,925	80,792	10,000	114,717
2014	43,925	81,575	10,000	115,500
2015	43,925	80,103	10,000	114,028
2016	43,925	78,779	15,000	107,704
2017	43,925	77,394	20,000	101,319
2018	43,925	76,130	19,200	100,855
2019	49,700	64,600	20,000	94,300
2020	49,700	63,500	25,000	88,200
2021	49,700	62,500	25,000	87,200
2022	49,700	61,500	24,750	86,450
2023	59,700	73,500	25,000	108,200
2024	59,700	73,500	25,000	108,200
2025	80,500	99,100	25,000	154,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

21	1.00	100	%	0
26	1.57	100	%	0
44	1.00	100	%	0
			%	
			%	
			%	
			%	

Total Acreage 2.57

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-008-5 | Account 2218 | Location 25 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

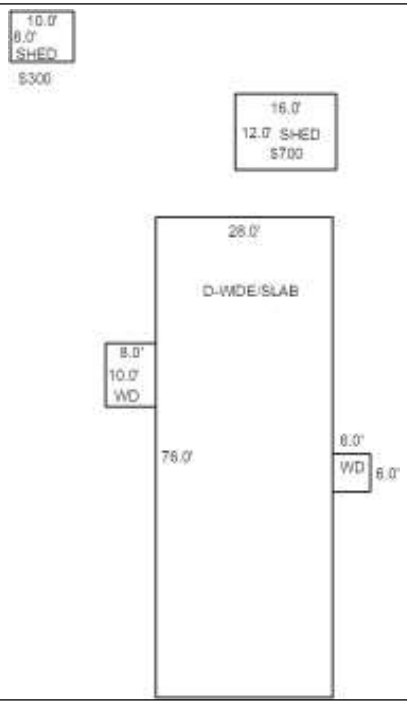
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/18/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
991 Double wide	2002	28x76	3 100	6	0 %	100 %	
101 Conc Slab	0	2128	3 100	4	0 %	100 %	
68 Wood Deck/s	2010	80	2 100	4	0 %	100 %	
68 Wood Deck/s	0	36	3 100	3	0 %	100 %	
24 Frame Shed	0				%	%	700
24 Frame Shed	0				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-008-6 Account 2219 Location 17 DENNIS HILL ROAD Card 1 Of 1 1/07/2026

FUSCO, ADRIA L
17 DENNIS HILL ROAD
LITCHFIELD ME 04350

B14168P346

Previous Owner
SMITH, MYRON L (TRUSTEES)
SMITH, WINONA N (TRUSTEES)
THE SMITH FAMILY REVOCABLE TRUST
LITCHFIELD ME 04350
Sale Date: 09/08/2021

Previous Owner
COX, CLIVE J. & JEAN E.
Smith,Myron L.
17 DENNIS HILL ROAD
LITCHFIELD ME 04350
Sale Date: 08/13/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **54 Dennis 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 **09/08/2021**

Price **275,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	43,375	124,886	16,000	152,261
2013	43,375	123,527	16,000	150,902
2014	43,375	123,514	16,000	150,889
2015	43,375	122,155	16,000	149,530
2016	43,375	122,142	21,000	144,517
2017	43,375	120,783	26,000	138,158
2018	43,375	120,769	24,960	139,184
2019	49,100	176,900	26,000	200,000
2020	49,100	176,900	31,000	195,000
2021	49,100	176,900	31,000	195,000
2022	49,100	176,900	0	226,000
2023	58,900	212,300	0	271,200
2024	58,900	212,300	25,000	246,200
2025	79,500	287,300	25,000	341,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	1.35		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.35

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
46.Golf Course

Litchfield

Litchfield

Map Lot R11-008-6 | Account 2219 | Location 17 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2003**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1552**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2006	144	3 100	4	0 %	100 %	
23 Frame Garage	0	720	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-008-7 Account 2220 Location 11 DENNIS HILL ROAD Card 1 Of 1 1/07/2026

HINKLEY, JOSEPH
HINKLEY, SAMANTHA
11 DENNIS HILL ROAD
LITCHFIELD ME 04350

B14957P339

Previous Owner
LABBE, RAYMOND
LABBE, LEANN
15777 BOLESTA ROAD LOT 19
CLEARWATER FL 33760-3442
Sale Date: 12/31/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**54 Dennis 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	**12/31/2023**
Price	**60,000**
Sale Type	**2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	43,875	95,532	10,000	129,407
2013	43,875	95,532	10,000	129,407
2014	43,875	68,773	10,000	102,648
2015	43,875	67,630	10,000	101,505
2016	43,875	66,420	15,000	95,295
2017	43,875	65,334	20,000	89,209
2018	43,875	64,173	19,200	88,848
2019	49,700	54,900	20,000	84,600
2020	49,700	54,000	25,000	78,700
2021	49,700	53,100	25,000	77,800
2022	49,700	52,300	24,750	77,250
2023	59,600	62,400	25,000	97,000
2024	59,600	62,400	0	122,000
2025	80,400	83,800	0	164,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	1.55		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.55

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
46.Golf Course

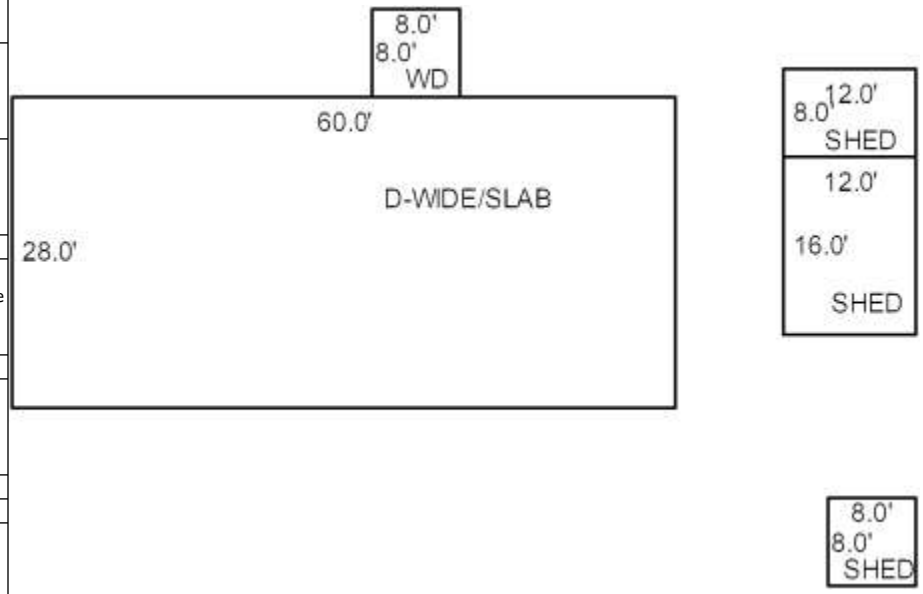
Litchfield

Map Lot R11-008-7 | Account 2220 | Location 11 DENNIS HILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **0**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/18/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
991 Double wide	2002	28x60	3 100	6	0 %	100 %	
101 Conc Slab	0	1680	3 100	4	0 %	100 %	
68 Wood Deck/s	0	64	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	1,000
24 Frame Shed	0				%	%	200
24 Frame Shed	0				%	%	400
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-009 Account 427 Location HALLOWELL ROAD Card 1 Of 1 1/07/2026

SEAMAN MICHAEL E
SEAMAN, JUDY M
P.O. BOX 1173
SABATTUS ME 04280

B7340P171 B11935P31 B11936P24 B11936P31

Previous Owner
SEAMAN, ERIC
SEAMAN MICHAEL E
1844 HALLOWELL ROAD
LITCHFIELD ME 04350
Sale Date: 03/17/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'25 Per sale of lot 5B this lot (previously combined with 5b) is now 22.07 acres. 1.03 acres to new lot 9F
'16 per taxpayer request combine this lot w/ lot5B.
'15 23.50 ACRES TO eRIC COMBINED W/ LOT 11-A IN FARMLAND. RETAINED ACRES TO MICHAEL 30.8 ACRES OF NON FARM LAND AND 30' X 795' STRIP OF FARMLAND FROM LOT 5B COMBINED WITH LOT 5B IN FARMLAND ALSO.

Litchfield

Property Data

Neighborhood **82 Hallowell 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 **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 **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 **03/17/2015**

Price

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	65,450	0	0	65,450
2013	65,450	0	0	65,450
2014	65,450	0	0	65,450
2015	55,860	0	0	55,860
2025	81,000	0	0	81,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
14	0	0	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	1.00		100 %	0
26	5.00		100 %	0
27	10.00		100 %	0
28	5.04		100 %	0
			%	
			%	
			%	

Total Acreage 21.04

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
46.Golf Course

Litchfield

Map Lot R11-009 | Account 427 | Location HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-009-1 Account 2689 Location 8 Rocky Lane Card 1 Of 1 1/07/2026

BEAN, JEREMY L
1912 HALLOWELL ROAD
LITCHFIELD ME 04350

B9394P202 B9456P70 B11144P7 B11230P126 B12001P223

Previous Owner
JPMORGAN CHASE BANKNATIONAL ASSOC.
3415 VISION DRIVE

COLUMBUS OH 43219
Sale Date: 11/15/2012

Previous Owner
STROUT TYLA S
STROUT LINDELL D
1912 HALLOWELL ROAD
LITCHFIELD ME 04350
Sale Date: 08/20/2012

Previous Owner
AMES REAL ESTATE ENTERPRISE INC
131 HINCHKEY ROAD

CANAAN ME 04924
Sale Date: 08/08/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'15 add slab under d-wide.
11/22/2011-Per Pat Dow--Mortgage Contracting Services, 813-387-1100, Property Preservation, POBox 247973,Columbus,Oh,43224-7973

Litchfield

Property Data

Neighborhood **82 Hallowell 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 **11/15/2012**

Price **50,000**

Sale Type **2 Land & Buildings**

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 **3 Distressed Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	40,050	75,722	0	115,772
2013	40,050	75,712	0	115,762
2014	40,050	61,630	0	101,680
2015	40,050	67,394	0	107,444
2016	40,050	66,142	0	106,192
2017	40,050	65,006	0	105,056
2018	40,050	63,818	0	103,868
2019	45,100	53,000	0	98,100
2020	45,100	52,100	25,000	72,200
2021	45,100	51,200	25,000	71,300
2022	45,100	50,400	24,750	70,750
2023	54,100	59,300	25,000	88,400
2024	54,100	58,300	25,000	87,400
2025	73,000	77,200	25,000	125,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	0.02		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.02

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
46.Golf Course

Litchfield

Map Lot R11-009-1 | Account 2689 | Location 8 Rocky Lane | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

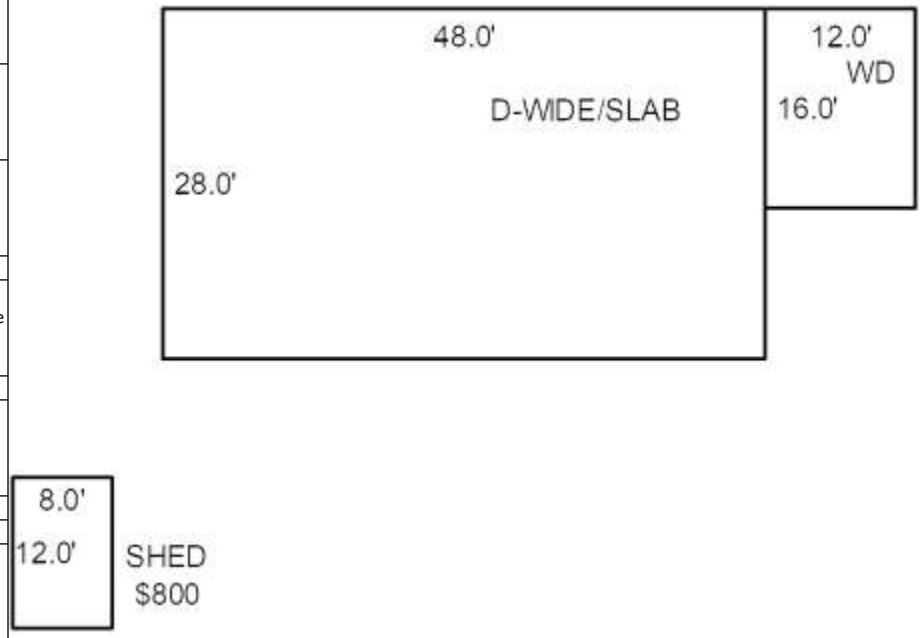
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **4 Note left to Insp.**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 11/22/2011



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
991 Double wide	2008	28x48	3 100	6	0 %	100 %	
68 Wood Deck/s	0	192	3 100	3	0 %	100 %	
24 Frame Shed	0				%	%	800
101 Conc Slab	0	1344	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-009F | Account 3205 | Location 1 Rocky Lane | Card 1 Of 1 | 1/07/2026

PARKER, PAMELA A
1 ROCKY LANE
LITCHFIELD ME 04350

Property Data

Neighborhood **82 Hallowell Road**

Tree Growth Year **0**

X Coordinate

Y Coordinate

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.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

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

Year	Land	Buildings	Exempt	Total
2025	31,200	0	0	31,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	22	0.50		100 %	0
22.Baselot(Fract)	26	0.53		100 %	0
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 1.03

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'25 NEW LOT 1.03 ACRES FROM LOT 9.

Litchfield

Litchfield

Map Lot R11-009F | Account 3205 | Location 1 Rocky Lane | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-010 | Account 1359 | Location 1956 HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

KNOWLTON, MELISSA D
1956 HALLOWELL ROAD
LITCHFIELD ME 04350

B6577P77

Property Data

Neighborhood	**82 Hallowell 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

Year	Land	Buildings	Exempt	Total
2012	20,400	83,581	0	103,981
2013	20,400	83,581	0	103,981
2014	20,400	83,581	0	103,981
2015	20,400	83,581	0	103,981
2016	20,400	83,581	0	103,981
2017	20,400	83,581	0	103,981
2018	20,400	83,581	0	103,981
2019	33,700	68,200	0	101,900
2020	33,700	68,200	25,000	76,900
2021	33,700	68,200	25,000	76,900
2022	33,700	68,200	24,750	77,150
2023	40,400	81,900	25,000	97,300
2024	40,400	81,900	25,000	97,300
2025	54,600	110,700	25,000	140,300

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.30		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.30

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

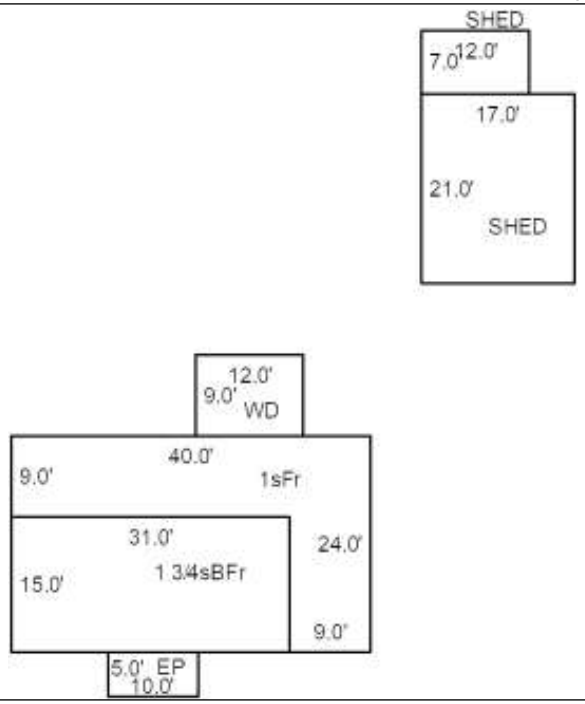
Map Lot R11-010 | Account 1359 | Location 1956 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1920**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**3**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**465**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/26/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	495	0 0	0	0 %	0 %	
22 Encl Frame	0	50	0 0	0	0 %	0 %	
68 Wood Deck/s	2014	108	3 100	4	0 %	100 %	
24 Frame Shed	0	357	2 100	2	0 %	100 %	
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-011 | Account 1279 | Location 1974 HALLOWELL ROAD | Card 1 Of 2 | 1/07/2026

MONROE, HEATHER D
1974 HALLOWELL ROAD
LITCHFIELD ME 04350

B14626P313

Previous Owner
WHITBECK, NANCY LLOYD
606 WAGON TRAIL DRIVE

GRAND JUNCTION CO 81507-2617
Sale Date: 10/31/2022

Previous Owner
NAGUSKY, BETH
1974 HALLOWELL ROAD

LITCHFIELD ME 04350
Sale Date: 07/31/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/17/20 NAH, ADD S/V SHED .
'13 per request comine lot 12c w/ this lot for tax purposes.

Litchfield

Property Data

Neighborhood **82 Hallowell 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 **10/31/2022**

Price **290,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	53,500	111,545	10,000	155,045
2013	61,063	111,545	10,000	162,608
2014	61,063	111,545	10,000	162,608
2015	61,063	111,545	0	172,608
2016	61,063	111,545	0	172,608
2017	61,063	111,545	0	172,608
2018	61,063	111,545	0	172,608
2019	67,300	134,400	0	201,700
2020	67,300	134,400	25,000	176,700
2021	67,300	134,400	25,000	176,700
2022	67,300	134,400	24,750	176,950
2023	80,800	161,300	0	242,100
2024	80,800	161,300	25,000	217,100
2025	109,000	218,200	25,000	302,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	9.75		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 15.75

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
46.Golf Course

Litchfield

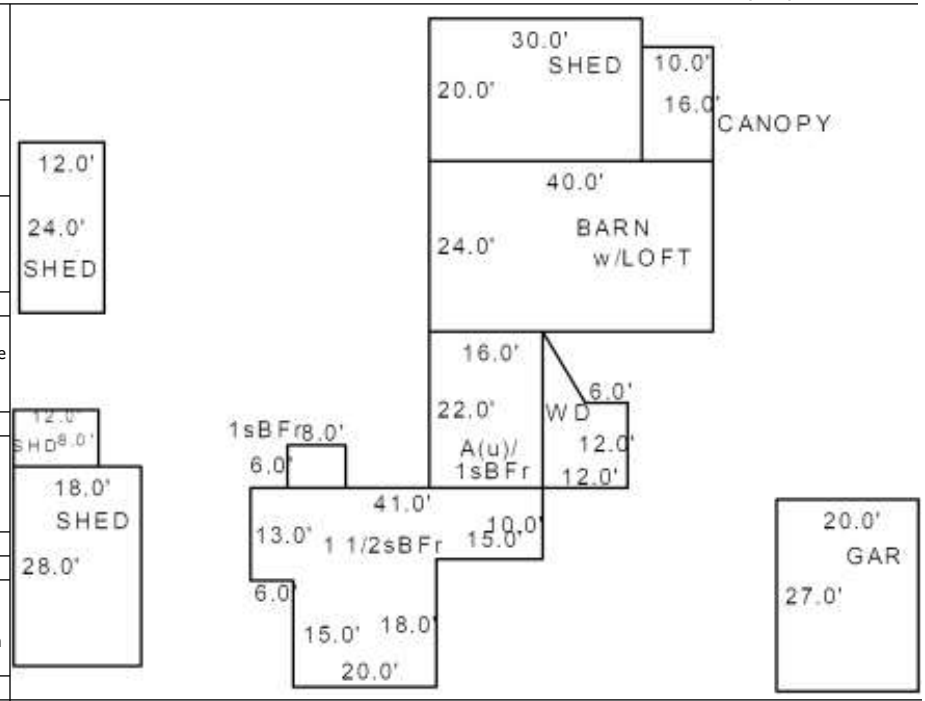
Map Lot R11-011 | Account 1279 | Location 1974 HALLOWELL ROAD | Card 1 Of 2 | 01/07/2026

Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**1 Clapboard**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1850**		
Year Remodeled	**1980**		
Foundation	**3 Brick &/or Stone**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**5 Partial**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**788**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/26/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 1 Story Bsmt	0	48	0 0	0	0 %	0 %	
28 Unfinished Attic	0	352	0 0	0	0 %	0 %	
38 1 Story Bsmt	0	352	0 0	0	0 %	0 %	
68 Wood Deck/s	0	174	0 0	0	0 %	0 %	
81 Barn	0	960	3 100	2	0 %	75 %	
24 Frame Shed	0	600	2 100	3	0 %	75 %	
61 Canopy/s	0	160	2 100	3	0 %	75 %	
23 Frame Garage	0	540	3 100	3	0 %	100 %	
24 Frame Shed	0	504	2 100	2	0 %	75 %	
24 Frame Shed	2005	288	2 100	3	0 %	75 %	

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 R11-011 Account 1279 Location 1974 HALLOWELL ROAD Card 2 Of 2 1/07/2026

MONROE, HEATHER D
1974 HALLOWELL ROAD
LITCHFIELD ME 04350

Previous Owner
WHITBECK, NANCY LLOYD
606 WAGON TRAIL DRIVE

GRAND JUNCTION CO 81507-2617
Sale Date: 10/31/2022

Previous Owner
NAGUSKY, BETH
1974 HALLOWELL ROAD

LITCHFIELD ME 04350
Sale Date: 07/31/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **82 Hallowell 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 **10/31/2022**

Price **290,000**

Sale Type **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2020	0	300	0	300
2021	0	300	0	300
2022	0	300	0	300
2023	0	300	0	300
2024	0	300	0	300
2025	0	300	0	300

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

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
46.Golf Course

Litchfield

Litchfield

Map Lot R11-011 | Account 1279 | Location 1974 HALLOWELL ROAD | Card 2 Of 2 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/26/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2020				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-011A | Account 1570 | Location HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

SEAMAN, ERIC C
1844 HALLOWELL ROAD
LITCHFIELD ME 04350

B6322P44 B11935P31

Property Data

Neighborhood **82 Hallowell 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 **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 **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

Year	Land	Buildings	Exempt	Total
2012	11,453	0	0	11,453
2013	11,685	0	0	11,685
2014	11,157	0	0	11,157
2015	17,333	0	0	17,333
2016	17,333	0	0	17,333
2017	17,333	0	0	17,333
2018	20,336	0	0	20,336
2019	21,000	0	0	21,000
2020	21,100	0	0	21,100
2021	20,600	0	0	20,600
2022	20,400	0	0	20,400
2023	24,700	0	0	24,700
2024	21,700	0	0	21,700
2025	24,000	0	0	24,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
50	4.00		100 %	0
51	3.00		100 %	0
40	1.00		100 %	0
34	19.11		100 %	0
35	21.50		100 %	0
36	8.00		100 %	0
27	1.00		100 %	0

Total Acreage 57.61

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'15 23.50 ACRES FROM LOT 9 COMBINED WITH THIS LOT IN FARMLAND W/ NEW FARMLAND REFILE.
'14 adjust Farmland values to State recommended rates.

Litchfield

Litchfield

Map Lot R11-011A | Account 1570 | Location HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-012 Account 144 Location 2040 HALLOWELL ROAD Card 1 Of 1 1/07/2026

BLACK, WILTON A
BLACK, CYNTHIA B
2040 HALLOWELL ROAD
LITCHFIELD ME 04350

B6498P165 B12720P32

Property Data

Neighborhood	**82 Hallowell Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling** **9**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

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	**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

Year	Land	Buildings	Exempt	Total
2012	40,513	0	0	40,513
2013	40,513	0	0	40,513
2014	40,513	0	0	40,513
2015	40,513	0	0	40,513
2016	40,513	0	0	40,513
2017	40,513	0	0	40,513
2018	40,513	0	0	40,513
2019	40,100	0	0	40,100
2020	40,100	0	0	40,100
2021	40,100	0	0	40,100
2022	40,100	0	0	40,100
2023	48,200	0	0	48,200
2024	48,200	0	0	48,200
2025	65,000	0	0	65,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
25	1.00		100 %	0
26	5.00		100 %	0
26	0.09		50 %	0
			%	
			%	
			%	
			%	

Total Acreage 6.09

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-012 | Account 144 | Location 2040 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **0**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-012B | Account 2222 | Location HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

BLACK, WILTON A
BLACK, CYNTHIA B
2040 HALLOWELL ROAD
LITCHFIELD ME 04350

B6495P188 B12720P32

Property Data

Neighborhood **82 Hallowell 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 **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 **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 **05/25/2001**

Price

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	14,380	0	0	14,380
2013	14,380	0	0	14,380
2014	14,380	0	0	14,380
2015	14,380	0	0	14,380
2016	14,380	0	0	14,380
2017	14,380	0	0	14,380
2018	14,380	0	0	14,380
2019	16,400	0	0	16,400
2020	16,400	0	0	16,400
2021	16,400	0	0	16,400
2022	16,400	0	0	16,400
2023	19,700	0	0	19,700
2024	19,700	0	0	19,700
2025	26,600	0	0	26,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	26	5.00	100	%	0
22.Baselot(Fract)	27	1.88	100	%	0
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 6.88

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-012B | Account 2222 | Location HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-012D | Account 2214 | Location 2004 HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

SLOSBERG, RUTH P
SLOSBERG, ROBERT L
2004 HALLOWELL ROAD
LITCHFIELD ME 04350

B7877P105

Property Data

Neighborhood	**82 Hallowell 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	**03/24/2004**
Price	**20,000**
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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	45,000	117,714	10,000	152,714
2013	45,000	117,692	10,000	152,692
2014	45,000	116,596	10,000	151,596
2015	45,000	116,424	10,000	151,424
2016	45,000	115,328	15,000	145,328
2017	45,000	115,306	20,000	140,306
2018	45,000	114,210	19,200	140,010
2019	51,000	166,400	20,000	197,400
2020	51,000	166,400	25,000	192,400
2021	51,000	166,400	25,000	192,400
2022	51,000	166,400	24,750	192,650
2023	61,200	199,400	25,000	235,600
2024	61,200	199,400	25,000	235,600
2025	82,600	269,200	25,000	326,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	2.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 3.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

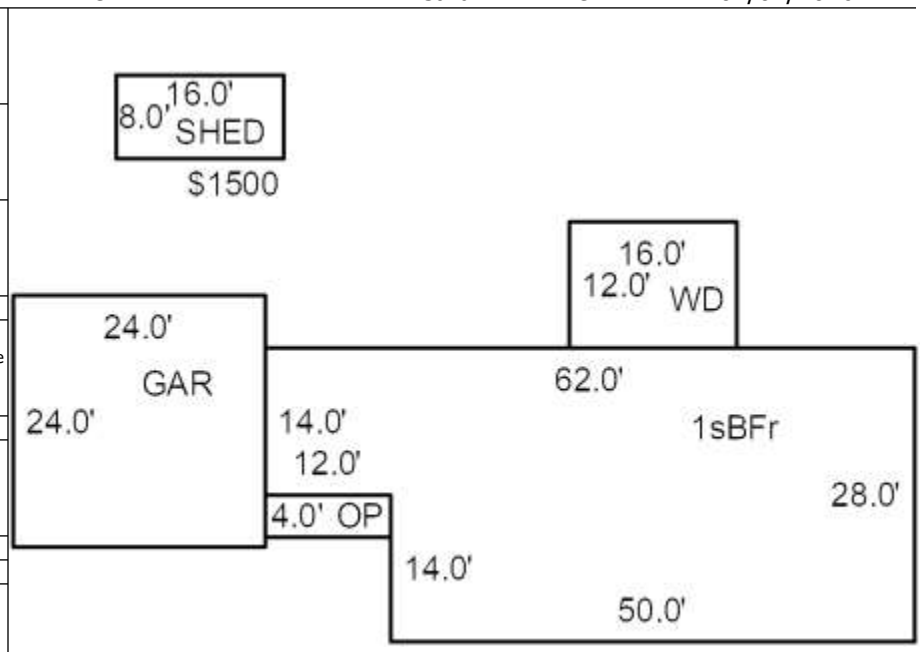
Litchfield

Map Lot R11-012D | Account 2214 | Location 2004 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2004**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1568**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**3 Tenant**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/26/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	48	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck/s	2006	192	9 100	4	0 %	100 %	
24 Frame Shed	0				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-012E | Account 2215 | Location 2040 HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

BLACK, RANDALL W
2040 HALLOWELL ROAD
LITCHFIELD ME 04350

B14717P105

Previous Owner
BLACK, WILTON A
BLACK, CYNTHIA B
2040 HALLOWELL RD
LITCHFIELD ME 04350
Sale Date: 03/21/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**82 Hallowell 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	**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	**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	**03/21/2023**
Price	**40,000**
Sale Type	**2 Land & Buildings**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	33,000	5,109	0	38,109
2013	33,000	5,109	0	38,109
2014	33,000	5,109	0	38,109
2015	33,000	5,109	0	38,109
2016	33,000	5,109	0	38,109
2017	33,000	5,109	0	38,109
2018	33,000	5,109	0	38,109
2019	31,000	9,700	0	40,700
2020	31,000	9,700	0	40,700
2021	31,000	9,700	0	40,700
2022	31,000	9,700	0	40,700
2023	37,200	11,700	0	48,900
2024	37,200	11,700	0	48,900
2025	50,200	15,800	0	66,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
25	1.00		100 %	0
26	2.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 3.00

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
46.Golf Course

Litchfield

Map Lot R11-012E | Account 2215 | Location 2040 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

BARN

Date Inspected 10/26/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
81 Barn	1900	1428	2 100	2	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-013 | Account 146 | Location 2040 HALLOWELL ROAD | Card 1 Of 2 | 1/07/2026

BLACK, WILTON A
BLACK, CYTHIA B
2040 HALLOWELL ROAD
LITCHFIELD ME 04350

B2377P22 B12720P32

Property Data

Neighborhood **82 Hallowell 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

Year	Land	Buildings	Exempt	Total
2012	70,942	117,162	10,000	178,104
2013	71,158	119,006	10,000	180,164
2014	68,708	119,006	10,000	177,714
2015	69,140	119,006	10,000	178,146
2016	69,140	119,006	15,000	173,146
2017	69,140	119,006	20,000	168,146
2018	77,924	119,006	19,200	177,730
2019	84,400	124,100	20,000	188,500
2020	84,400	124,100	25,000	183,500
2021	83,500	124,100	25,000	182,600
2022	83,300	124,100	24,750	182,650
2023	80,200	148,900	25,000	204,100
2024	77,700	148,900	25,000	201,600
2025	100,000	201,500	25,000	276,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

%		
%		
%		
%		
%		
%		
%		

Acreage/Sites

24	1.00	100	%	0
26	2.00	100	%	0
47	6.00	100	%	0
40	3.00	100	%	0
35	35.00	100	%	0
44	1.00	100	%	0
			%	

Total Acreage 47.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'23 45 acres to new lot...all farmland
'14 per review and assessor approval adjust to State recommended farm values.

Litchfield

Litchfield

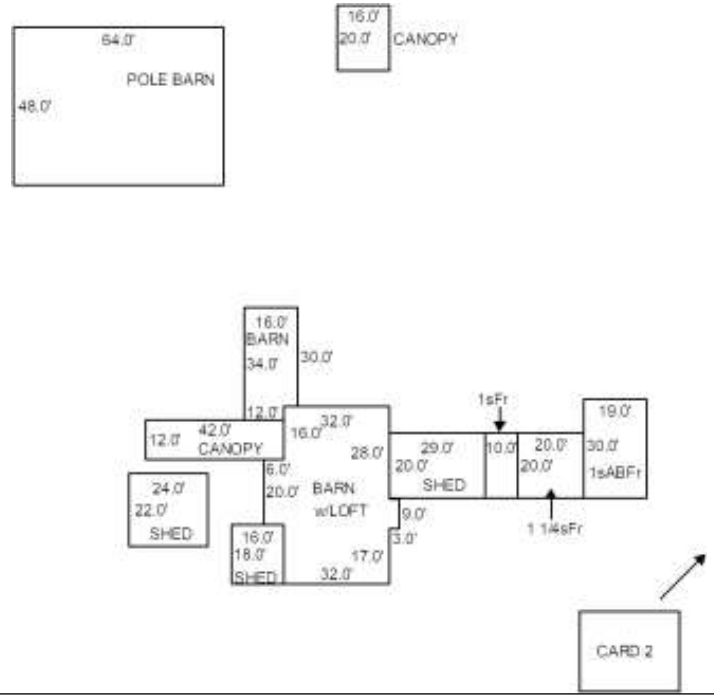
Map Lot R11-013 | Account 146 | Location 2040 HALLOWELL ROAD | Card 1 Of 2 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1793**	
Year Remodeled	**0**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**4 Dirt Floor**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**570**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/26/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
18 1 & 1/4 Story Fr	0	400	0 0	0	0 %	0 %	
1 One Story Frame	0	200	0 0	0	0 %	0 %	
24 Frame Shed	0	580	2 100	3	0 %	100 %	
81 Barn	0	1875	2 100	3	0 %	75 %	
81 Barn	0	528	2 100	4	0 %	75 %	
61 Canopy/s	0	504	2 100	3	0 %	75 %	
24 Frame Shed	0	288	3 100	4	0 %	75 %	
24 Frame Shed	0	528	2 100	4	0 %	75 %	
81 Barn	0	3072	2 100	2	0 %	75 %	
61 Canopy/s	2000	320	2 100	4	0 %	75 %	

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 R11-013 Account 146 Location 2040 HALLOWELL ROAD Card 2 Of 2 1/07/2026

BLACK, WILTON A
BLACK, CYTHIA B
2040 HALLOWELL ROAD
LITCHFIELD ME 04350

Property Data

Neighborhood **82 Hallowell 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

Year	Land	Buildings	Exempt	Total
2019	0	35,400	0	35,400
2020	0	35,400	0	35,400
2021	0	35,400	0	35,400
2022	0	35,400	0	35,400
2023	0	42,500	0	42,500
2024	0	42,500	0	42,500
2025	0	57,500	0	57,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-013 | Account 146 | Location 2040 HALLOWELL ROAD | Card 2 Of 2 | 01/07/2026

Building Style	**9 Other**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**0**	
Other Units	**1**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1980**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**8 Floor/Wall Unit**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**9 None**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**0**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**75%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/26/2018

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 R11-013A | Account 3031 | Location 2068 Hallowell Road | Card 1 Of 1 | 1/07/2026

HILL, TYCEN R
68 GETCH-HILL LANE
LITCHFIELD ME 04350

B14568P267

Property Data

Neighborhood **82 Hallowell Road**

Tree Growth Year **0**

X Coordinate

Y Coordinate

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.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 **09/07/2022**

Price **90,000**

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

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2023	20,300	0	0	20,300
2024	71,300	97,400	0	168,700
2025	90,400	131,800	0	222,200

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
47	2.00		100 %	0
35	36.00		100 %	0
24	1.00		100 %	0
44	1.00		100 %	0
48	1.00		100 %	0
50	1.00		100 %	0
51	1.00		100 %	0

Total Acreage 42.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'25 Farmland refile & Update.
'24 Farmland violation for development.
9/12/24 NAH, M+L NEW HSE, 2ND FLOOR INC
'23 45 Acres all Farmland from lot 13.

Litchfield

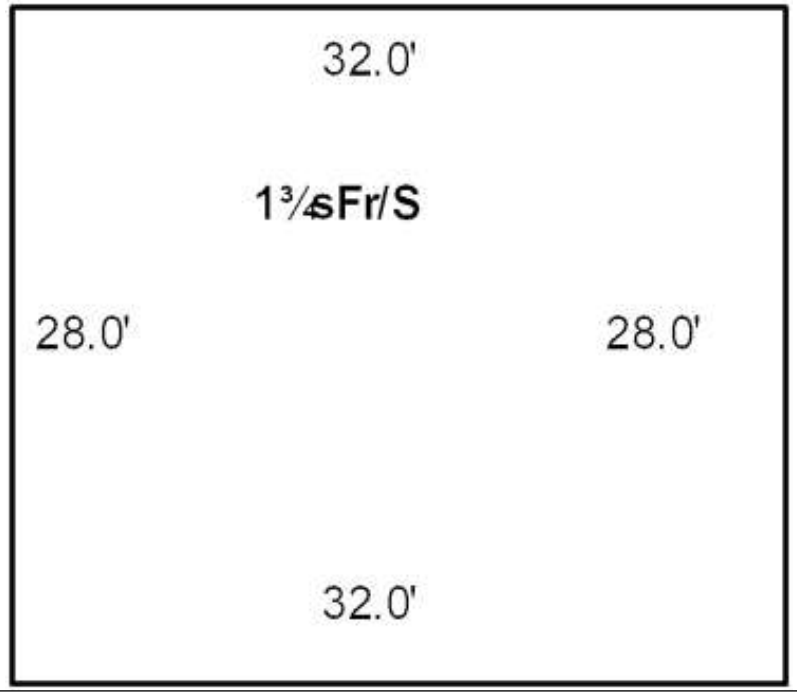
Litchfield

Map Lot R11-013A | Account 3031 | Location 2068 Hallowell Road | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2023**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**50%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**896**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**75%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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 R11-014 Account 900 Location 2078 HALLOWELL ROAD Card 1 Of 1 1/07/2026

HART, BRUCE & JEANE
2078 HALLOWELL ROAD
LITCHFIELD ME 04350

B6564P145

Previous Owner
BRUDER, RAYMOND JR ESTATE OF:
BRUDER JEAN M
2078 HALLOWELL ROAD
LITCHFIELD ME 04350
Sale Date: 11/18/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **82 Hallowell 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 **11/18/2022**

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

Year	Land	Buildings	Exempt	Total
2012	41,500	59,819	10,000	91,319
2013	41,500	63,063	10,000	94,563
2014	41,500	63,063	10,000	94,563
2015	41,500	63,063	10,000	94,563
2016	41,500	63,063	15,000	89,563
2017	41,500	63,063	20,000	84,563
2018	41,500	63,063	19,200	85,363
2019	46,800	67,600	20,000	94,400
2020	46,800	67,600	25,000	89,400
2021	46,800	67,600	25,000	89,400
2022	46,800	67,600	24,750	89,650
2023	56,200	81,100	25,000	112,300
2024	56,200	81,100	25,000	112,300
2025	75,800	109,700	25,000	160,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	0.60		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.60

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
46.Golf Course

Litchfield

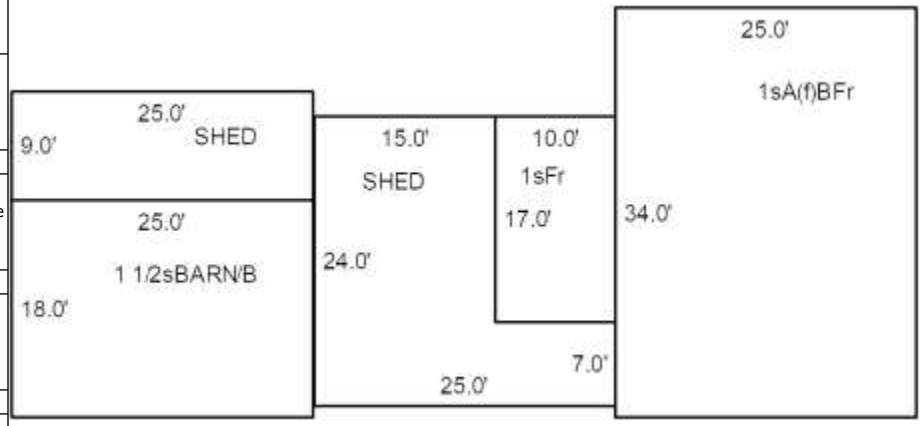
Litchfield

Map Lot R11-014 | Account 900 | Location 2078 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1900**	
Year Remodeled	**0**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**2 Damp Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**850**	
Condition	**2 Fair**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**3 Tenant**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	170	2 100	3	0 %	100 %	
24 Frame Shed	0	430	2 100	3	0 %	100 %	
84 1 1/2s Barn	0	450	2 100	3	0 %	75 %	
27 Unfin Basement	0	450	2 100	3	0 %	75 %	
24 Frame Shed	0	225	2 100	3	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-015 | Account 834 | Location 28 GETCH-HILL LANE | Card 1 Of 1 | 1/07/2026

HILL RICKY
28 GETCH HILL LANE
LITCHFIELD ME 04350

B2130P117

Previous Owner
FOREN, CARON S
28 GETCHELL LANE

LITCHFIELD ME 04350
Sale Date: 07/13/2005

Previous Owner
HILL, RICKY
28 GETCHELL LANE

LITCHFIELD ME 04350
Sale Date: 11/18/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
11/28/2011-Cath.ceiling-326 sf.

Litchfield

Property Data

Neighborhood **74 Getch-Hill Lane**

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 **5 Dug 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 **3 Gravel**

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 **2 Land & Buildings**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	47,525	91,288	10,000	128,813
2013	47,525	91,275	10,000	128,800
2014	47,525	90,175	10,000	127,700
2015	47,525	89,074	10,000	126,599
2016	47,525	89,074	15,000	121,599
2017	47,525	87,973	20,000	115,498
2018	47,525	86,873	19,200	115,198
2019	47,700	106,900	20,000	134,600
2020	47,700	106,900	25,000	129,600
2021	47,700	106,900	25,000	129,600
2022	47,700	106,900	24,750	129,850
2023	57,300	128,200	25,000	160,500
2024	57,300	128,200	25,000	160,500
2025	77,300	173,200	25,000	225,500

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	3.57		100 %	0
44	1.00		85 %	0
			%	
			%	
			%	
			%	

Total Acreage 4.57

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
46.Golf Course

Litchfield

Map Lot R11-015 | Account 834 | Location 28 GETCH-HILL LANE | Card 1 Of 1 | 01/07/2026

Building Style	**8 Log Home**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**13 Log**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2002**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/26/2018

SV $200 Shed Somewhere

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	400
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-015A | Account 1392 | Location 20 GETCH-HILL LANE | Card 1 Of 1 | 1/07/2026

GETCHELL, TIMOTHY R
4 CAT LANE
LITCHFIELD ME 04350

B3891P346 B8159P323 B12818P327 B13046P206

Previous Owner
RICKER, STACY
POLAND, LINDA
44 NORTH TEMPLE ROAD
LEWISTON ME 04240
Sale Date: 12/31/2017

Previous Owner
RICKER, STACY & SARAH
POLAND, LINDA
PO BOX 475
LITCHFIELD ME 04350
Sale Date: 05/22/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
11/28/2011-Per Pat Dow-Refusal by Tenant.

Property Data

Neighborhood **74 Getch-Hill Lane**

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 **12/31/2017**

Price

Sale Type **2 Land & Buildings**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	42,850	32,601	0	75,451
2013	42,850	32,162	0	75,012
2014	42,850	31,694	0	74,544
2015	42,850	31,694	0	74,544
2016	42,850	31,226	0	74,076
2017	42,850	30,787	0	73,637
2018	42,850	30,758	0	73,608
2019	45,100	43,800	0	88,900
2020	45,100	43,800	0	88,900
2021	45,100	43,800	0	88,900
2022	45,100	43,800	0	88,900
2023	54,100	52,500	0	106,600
2024	54,100	52,500	0	106,600
2025	73,100	71,000	0	144,100

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	1.70		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.70

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
46.Golf Course

Litchfield

Litchfield

Map Lot R11-015A | Account 1392 | Location 20 GETCH-HILL LANE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1980**	
Year Remodeled	**2010**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**2 1/2 Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**2**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**500**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**90%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	208	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-015B | Account 831 | Location 68 GETCH-HILL LANE | Card 1 Of 1 | 1/07/2026

HILL, CHADD E
68 GETCH-HILL LANE
LITCHFIELD ME 04350

B4209P266 B10235P158

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'23 Tree Growth Refile. Per refile lot is declared to be 24 acres.
3/15/2011-Request to combine lots-15B & 15G-Approved by Board of Assessors-see files.
11/27/2012: REINSPECTED THE STRUCTURES AND REMEASURED. BATEMENT PROCESSED.
12/10/2012-TREE GROWTH PLAN POSTED.

Litchfield

Property Data

Neighborhood **74 Getch-Hill Lane**

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 **5 Dug 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 **3 Gravel**

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

Year	Land	Buildings	Exempt	Total
2012	42,093	145,852	10,000	177,945
2013	42,132	150,652	10,000	182,784
2014	42,158	149,359	10,000	181,517
2015	42,210	148,842	10,000	181,052
2016	43,679	147,578	15,000	176,257
2017	43,952	146,932	20,000	170,884
2018	43,796	145,667	19,200	170,263
2019	42,300	202,100	20,000	224,400
2020	42,400	202,100	25,000	219,500
2021	42,200	202,100	25,000	219,300
2022	42,200	202,100	24,750	219,550
2023	53,000	242,300	25,000	270,300
2024	51,800	242,300	25,000	269,100
2025	67,600	327,700	25,000	370,300

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
40	6.00		100 %	0
44	1.00		85 %	0
38	17.00		100 %	0
			%	
			%	
			%	

Total Acreage 24.00

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
46.Golf Course

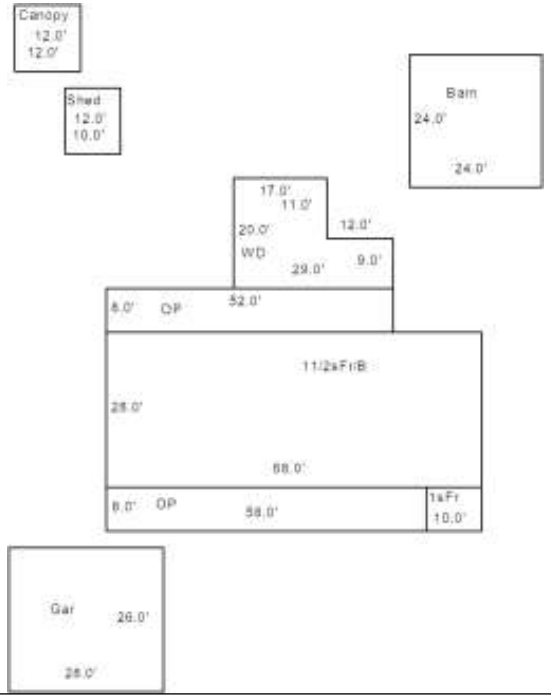
Litchfield

Map Lot R11-015B | Account 831 | Location 68 GETCH-HILL LANE | Card 1 Of 1 | 01/07/2026

Building Style **8 Log Home**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **7 One & 1/4 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **13 Log**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1999**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **4**		
# Full Baths **3**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1904**		
Condition **3 Below Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	80	0 0	0	0 %	0 %	
21 Open Frame	0	416	0 0	0	0 %	0 %	
68 Wood Deck/s	0	448	0 0	0	0 %	0 %	
23 Frame Garage	2005	728	2 100	3	0 %	100 %	
24 Frame Shed	0				%	%	400
61 Canopy/s	0				%	%	200
81 Barn	2017	576	1 100	4	0 %	75 %	
21 Open Frame	0	464	0 0	0	0 %	0 %	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-015C | Account 1987 | Location 7 CAT LANE | Card 1 Of 1 | 1/07/2026

GETCHELL DUANE
P O BOX 182
LITCHFIELD ME 04350

B5091P65

Previous Owner
GETCHELL, DUANE
PO BOX 273

LITCHFIELD ME 04350
Sale Date: 11/21/2003

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/11/24 NAH? EST MORE DONE

Litchfield

Property Data

Neighborhood	**36 Cat Lane**
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 **3 Gravel**

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	**03/22/1996**
Price	**8,000**
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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	48,600	45,763	10,000	84,363
2013	48,600	45,231	10,000	83,831
2014	48,600	45,165	10,000	83,765
2015	48,600	44,583	10,000	83,183
2016	48,600	44,573	15,000	78,173
2017	48,600	43,985	20,000	72,585
2018	48,600	43,927	19,200	73,327
2019	52,000	43,600	20,000	75,600
2020	52,000	43,600	25,000	70,600
2021	52,000	43,600	25,000	70,600
2022	52,000	43,600	24,750	70,850
2023	62,400	52,300	25,000	89,700
2024	62,400	55,300	25,000	92,700
2025	84,200	74,800	25,000	134,000

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	4.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 5.00

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
46.Golf Course

Litchfield

Map Lot R11-015C | Account 1987 | Location 7 CAT LANE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1975**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**8 Floor/Wall Unit**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**640**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**90%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	310	0 0	0	0 %	0 %	
68 Wood Deck/s	0	72	0 0	0	0 %	0 %	
24 Frame Shed	0	32	0 0	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-015D | Account 2333 | Location 4 CAT LANE | Card 1 Of 1 | 1/07/2026

GETCHELL, TIMOTHY R
4 CAT LANE
LITCHFIELD ME 04350

B7746P253

Property Data

Neighborhood	**36 Cat Lane**
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 **3 Gravel**

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

Year	Land	Buildings	Exempt	Total
2012	55,400	106,404	10,000	151,804
2013	55,400	106,404	10,000	151,804
2014	55,400	105,232	10,000	150,632
2015	55,400	105,232	10,000	150,632
2016	55,400	104,062	15,000	144,462
2017	55,400	104,062	20,000	139,462
2018	55,400	102,890	19,200	139,090
2019	58,200	111,800	20,000	150,000
2020	58,200	111,800	25,000	145,000
2021	58,200	111,800	25,000	145,000
2022	58,200	111,800	24,750	145,250
2023	69,900	134,000	25,000	178,900
2024	69,900	134,000	25,000	178,900
2025	94,300	181,100	25,000	250,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	5.00		100 %	0
27	4.30		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 10.30

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-015D | Account 2333 | Location 4 CAT LANE | Card 1 Of 1 | 01/07/2026

Building Style **8 Log Home**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **14 Log Siding**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2002**		
Year Remodeled **0**		
Foundation **5 Concrete Slab**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **12 Monitor-Fuel Oil**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **720**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	2004	240	3 100	4	0 %	100 %	
74 1 3/4s Garage	2010	896	3 100	4	0 %	100 %	
68 Wood Deck/s	2010	64	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-015E | Account 2430 | Location 42 GETCH-HILL LANE | Card 1 Of 1 | 1/07/2026

FOREN CARON S
42 GETCH-HILL LANE
LITCHFIELD ME 04350

B8212P166

Property Data

Neighborhood	**74 Getch-Hill Lane**
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	**3 Gravel**	

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	**11/18/2004**
Price	**20,000**
Sale Type	**1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**6 Cash Sale**	

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**	

1.Valid	4.Split	7.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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	41,425	80,770	10,000	112,195
2013	41,425	88,379	10,000	119,804
2014	41,425	87,407	10,000	118,832
2015	41,425	87,407	10,000	118,832
2016	41,425	86,435	15,000	112,860
2017	41,425	86,429	20,000	107,854
2018	41,425	85,464	19,200	107,689
2019	43,400	63,900	20,000	87,300
2020	43,400	63,900	25,000	82,300
2021	43,400	63,900	25,000	82,300
2022	43,400	63,900	24,750	82,550
2023	52,100	76,600	25,000	103,700
2024	52,100	76,600	25,000	103,700
2025	70,300	103,500	25,000	148,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	24	1.00		100 %	0
22.Baselot(Fract)	26	1.13		100 %	0
23.	44	1.00		100 %	0
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 2.13

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-015E | Account 2430 | Location 42 GETCH-HILL LANE | Card 1 Of 1 | 01/07/2026

Building Style	**8 Log Home**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**13 Log**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2004**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**3**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**640**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**85%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-015F | Account 2723 | Location 6 CAT LANE | Card 1 Of 1 | 1/07/2026

DANFORTH ALTON L
PO BOX 134
LITCHFIELD ME 04350

B9972P333

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
8/30/10-PERMIT#10-079-22X32 BLDG

Litchfield

Property Data

Neighborhood **36 Cat Lane**

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 **5 Right-Of-Way**

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 **02/09/2009**

Price **7,500**

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 **1 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	42,500	35,112	0	77,612
2013	42,500	34,717	0	77,217
2014	42,500	34,323	0	76,823
2015	42,500	34,319	0	76,819
2016	42,500	33,928	0	76,428
2017	42,500	33,532	20,000	56,032
2018	42,500	33,528	19,200	56,828
2019	43,000	48,400	20,000	71,400
2020	43,000	48,400	25,000	66,400
2021	43,000	48,400	25,000	66,400
2022	43,000	48,400	24,750	66,650
2023	51,600	58,000	25,000	84,600
2024	51,600	58,000	25,000	84,600
2025	69,700	78,400	25,000	123,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	24	1.00	100	%	0
22.Baselot(Fract)	26	1.00	100	%	0
23.	44	1.00	100	%	0
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 2.00

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
46.Golf Course

Litchfield

Map Lot R11-015F | Account 2723 | Location 6 CAT LANE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2010**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**0%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**5 Floor & Stairs**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**10%**	
Grade & Factor	**2 Fair 90%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**720**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-016 | Account 1589 | Location 2102 HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

PRICE MICHAEL
2102 HALLOWELL ROAD
LITCHFIELD ME 04350

B1649P288 B9039P213

Previous Owner
SHOENER, WILLIAM THOMAS
SHOENER FLORENCE S
90 SERENITY DRIVE
WEST GARDINER ME 04345
Sale Date: 08/25/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'20 Tg Refile
11/28/2011-Per Pat Dow-Owner Refusal.

Litchfield

Property Data

Neighborhood	**82 Hallowell 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	**08/25/2006**
Price	**252,500**
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	44,037	137,897	10,000	171,934
2013	44,098	136,630	10,000	170,728
2014	44,116	136,099	10,000	170,215
2015	44,176	134,823	10,000	168,999
2016	45,637	134,253	15,000	164,890
2017	45,930	133,003	20,000	158,933
2018	45,744	132,452	19,200	158,996
2019	50,800	139,600	20,000	170,400
2020	51,000	139,600	25,000	165,600
2021	50,800	139,600	25,000	165,400
2022	50,700	139,600	24,750	165,550
2023	61,000	167,200	25,000	203,200
2024	59,900	167,200	25,000	202,100
2025	78,800	225,800	25,000	279,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
38	15.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 16.00

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
46.Golf Course

Litchfield

Map Lot R11-016 | Account 1589 | Location 2102 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1971**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 1 Story Bsmt	1994	484	3 100	4	0 %	100 %	
60 Patio	0	96	0 0	0	0 %	0 %	
68 Wood Deck/s	0	96	0 0	0	0 %	0 %	
72 1 1/4s Garage	1995	572	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	400
61 Canopy/s	0				%	%	200
24 Frame Shed	0				%	%	200
61 Canopy/s	0				%	%	400
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-017 | Account 1372 | Location 2108 HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

FINLEY, DAVID A
2108 HALLOWELL ROAD
LITCHFIELD ME 04350

B7290P28 B9738P206 B10022P202

Previous Owner
MECHANIC SAVINGS BANK
P O BOX 400

AUBURN ME 04212
Sale Date: 03/26/2009

Previous Owner
LITTLE, RALPH R III
1510 MINOT AVE

AUBURN ME 04210
Sale Date: 05/27/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
4/20/11-PERMIT #11-018, SHED 10X16

Property Data

Neighborhood	**82 Hallowell 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 **5 Dug 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	**03/26/2009**
Price	**60,000**
Sale Type	**2 Land & Buildings**

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 **3 Distressed Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	40,250	22,848	10,000	53,098
2013	40,250	22,137	10,000	52,387
2014	40,250	19,723	10,000	49,973
2015	40,250	19,200	10,000	49,450
2016	40,250	19,125	15,000	44,375
2017	40,250	19,115	20,000	39,365
2018	40,250	19,029	19,200	40,079
2019	42,300	15,600	20,000	37,900
2020	42,300	15,600	25,000	32,900
2021	42,300	15,600	25,000	32,900
2022	42,300	15,600	24,750	33,150
2023	50,800	18,700	25,000	44,500
2024	50,800	18,700	25,000	44,500
2025	68,500	25,100	25,000	68,600

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	1.00		100 %	0
26	0.10		100 %	0
44	1.00		85 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.10

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
46.Golf Course

Litchfield

Litchfield

Map Lot R11-017 | Account 1372 | Location 2108 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

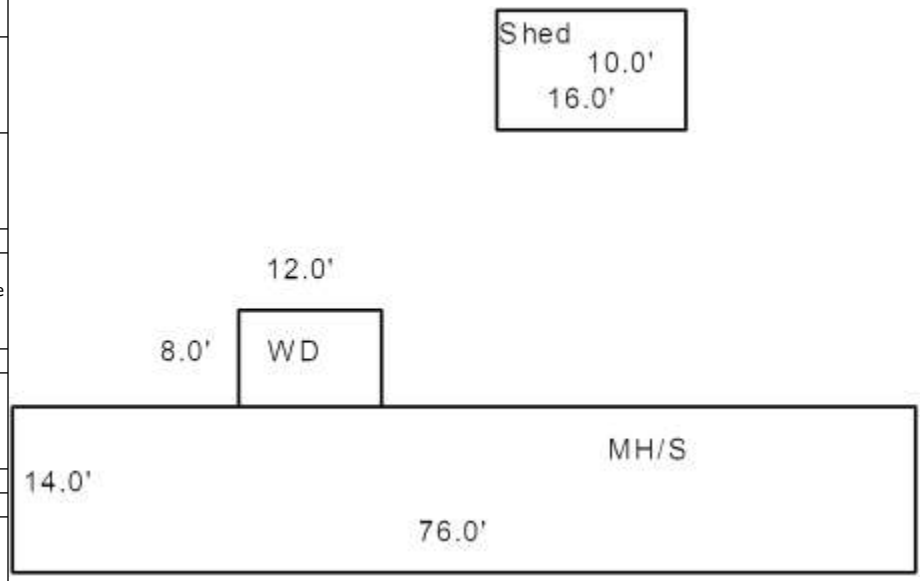
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14 MFG UNIT	1995	14x76	3 100	3	0 %	100 %	
101 Conc Slab	0	1064	0 0	0	0 %	0 %	
68 Wood Deck/s	0	96	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-018 Account 145 Location 2120 HALLOWELL ROAD Card 1 Of 1 1/07/2026

MCKAY, HEIDI L
2120 HALLOWELL ROAD
LITCHFIELD ME 04350

B3214P303 B9116P282 B9972P274 B10174P107 B10319P207

Previous Owner
NEWBURY, CHARLES W
2120 HALLOWELL ROAD

LITCHFIELD ME 04350
Sale Date: 01/11/2010

Previous Owner
MCKAY HEIDI L
2120 HALLOWELL ROAD

LITCHFIELD ME 04350
Sale Date: 08/05/2009

Previous Owner
NEWBURY CHARLES W
2120 HALLOWELL ROAD

LITCHFIELD ME 04350
Sale Date: 02/09/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **82 Hallowell 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 **01/11/2010**

Price

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	42,650	103,490	0	146,140
2013	42,650	103,407	0	146,057
2014	42,650	102,192	0	144,842
2015	42,650	102,135	0	144,785
2016	42,650	100,977	0	143,627
2017	42,650	100,895	0	143,545
2018	42,650	99,680	0	142,330
2019	48,200	98,100	0	146,300
2020	48,200	98,100	0	146,300
2021	48,200	98,100	0	146,300
2022	48,200	98,100	0	146,300
2023	57,800	117,800	0	175,600
2024	57,800	117,800	0	175,600
2025	78,100	159,300	0	237,400

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

24	1.00	100	%	0
26	1.06	100	%	0
44	1.00	100	%	0
			%	
			%	
			%	
			%	

Total Acreage 2.06

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
46.Golf Course

Litchfield

Litchfield

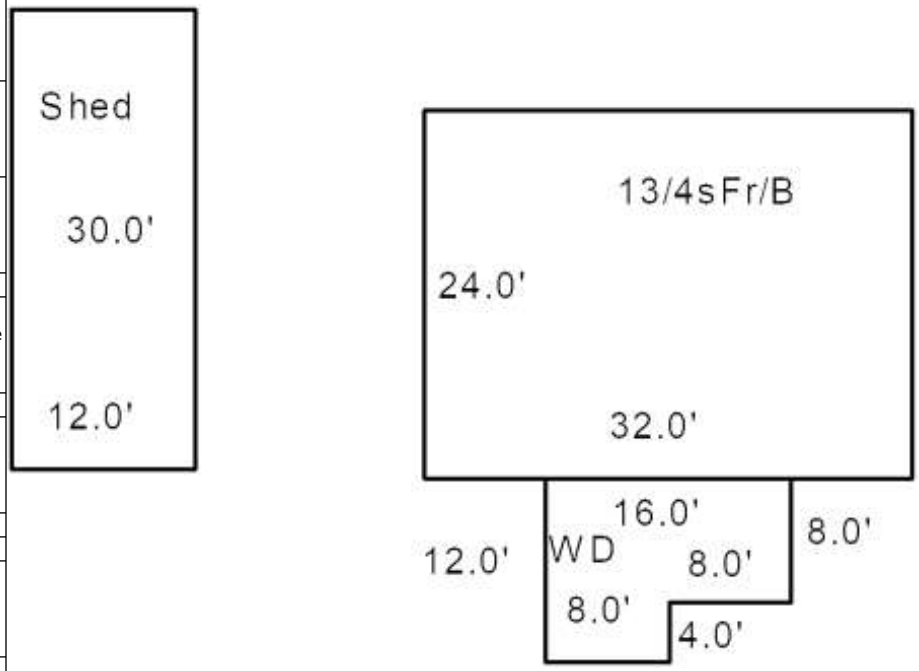
Map Lot R11-018 | Account 145 | Location 2120 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1990**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**600**		
Fin Bsmt Grade	**2 100**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**12 Monitor-Fuel Oil**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**768**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**3 Information Only**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/25/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	160	0 0	0	0 %	0 %	
24 Frame Shed	0	360	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl 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 R11-019 | Account 297 | Location 2130 HALLOWELL ROAD | Card 1 Of 1 | 1/07/2026

CHADBOURNE, MARK
2130 HALLOWELL ROAD
LITCHFIELD ME 04350

B2860P26

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **82 Hallowell 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

Year	Land	Buildings	Exempt	Total
2012	40,500	105,709	10,000	136,209
2013	40,500	105,709	10,000	136,209
2014	40,500	105,709	10,000	136,209
2015	40,500	105,709	10,000	136,209
2016	40,500	105,709	15,000	131,209
2017	40,500	105,709	20,000	126,209
2018	40,500	105,709	19,200	127,009
2019	45,600	105,300	20,000	130,900
2020	45,600	105,300	25,000	125,900
2021	45,600	105,300	25,000	125,900
2022	45,600	105,300	24,750	126,150
2023	54,700	126,300	25,000	156,000
2024	54,700	126,300	25,000	156,000
2025	73,900	170,900	25,000	219,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	0.20		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.20

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
46.Golf Course

Litchfield

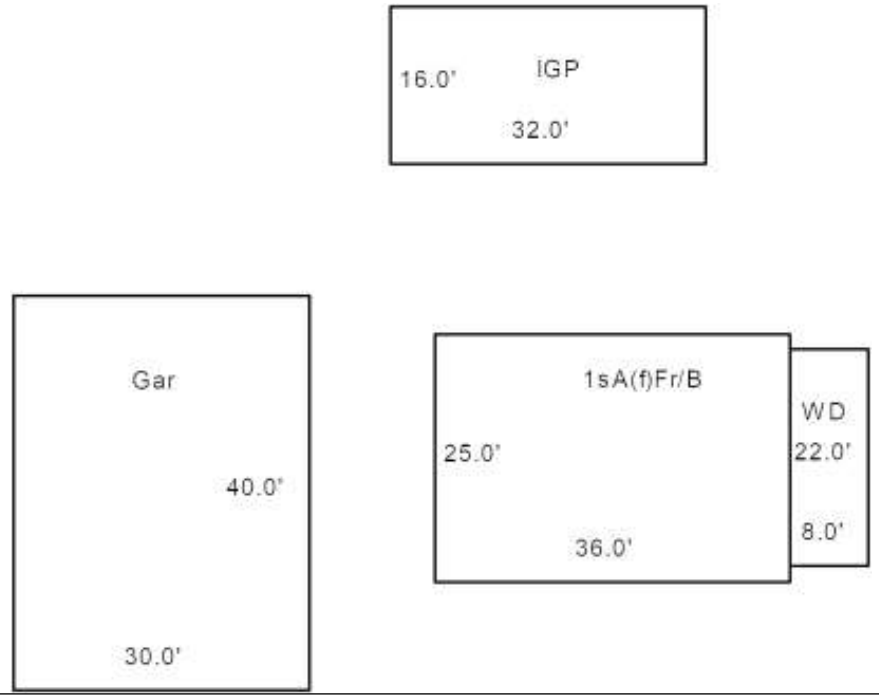
Map Lot R11-019 | Account 297 | Location 2130 HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**500**	
Fin Bsmt Grade	**3 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**900**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/25/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	176	0 0	0	0 %	0 %	
23 Frame Garage	0	1200	2 100	4	0 %	90 %	
63 Pool IG	0	512	3 100	3	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R11-020 Account 943 Location HALLOWELL ROAD Card 1 Of 1 1/07/2026

KENNEY, GERALD A
427 BRUNSWICK ROAD
RICHMOND ME 04357

B2448P11

Property Data

Neighborhood **82 Hallowell 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 **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 **9 None**

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

Year	Land	Buildings	Exempt	Total
2012	70,400	0	0	70,400
2013	70,400	0	0	70,400
2014	70,400	0	0	70,400
2015	70,400	0	0	70,400
2016	70,400	0	0	70,400
2017	70,400	0	0	70,400
2018	70,400	0	0	70,400
2019	69,000	0	0	69,000
2020	69,000	0	0	69,000
2021	69,000	0	0	69,000
2022	69,000	0	0	69,000
2023	82,800	0	0	82,800
2024	82,800	0	0	82,800
2025	111,800	0	0	111,800

Land Data

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
25	1.00		100 %	0
26	5.00		100 %	0
27	10.00		100 %	0
28	43.00		100 %	0
			%	
			%	
			%	

Total Acreage 59.00

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
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot R11-020 | Account 943 | Location HALLOWELL ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	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