Map Lot U11-001 Account 1131 Location 64 GRANT ROAD Card 1 Of 1 1/07/2026

MUSTO, ANGELA M
64 GRANT ROAD
LITCHFIELD ME 04350

B4714P13 B8845P1 B11307P1 B12980P211

Previous Owner
COX, BRANDON J.
5 OLD COUNTY ROAD

SABATTUS ME 04280
Sale Date: 07/26/2018

Previous Owner
MADDEN BEULAH
64 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 01/31/2013

Previous Owner
MADDEN JR, EDWIN A
64 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 03/24/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **77 Grant 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 **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 **07/26/2018**

Price **152,000**

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	41,700	75,887	10,000	107,587
2013	41,700	75,887	0	117,587
2014	41,700	75,063	0	116,763
2015	41,700	75,010	0	116,710
2016	41,700	74,192	0	115,892
2017	41,700	74,186	0	115,886
2018	41,700	73,362	0	115,062
2019	68,800	83,200	0	152,000
2020	68,800	83,200	25,000	127,000
2021	68,800	83,200	25,000	127,000
2022	68,800	83,200	24,750	127,250
2023	82,600	99,800	25,000	157,400
2024	82,600	99,800	25,000	157,400
2025	111,500	135,000	25,000	221,500

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		85 %	0
45	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 U11-001 | Account 1131 | Location 64 GRANT 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	**1996**	
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%**	**13 Monitor-Propane**
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	**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 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)	**1064**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	355	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 U11-002 Account 1317 Location GRANT ROAD Card 1 Of 1 1/07/2026

ODENCRANTZ, GEORGE D
386 DANVILLE CORNER RD
AUBURN ME 04210

B3102P265

Property Data

Neighborhood **77 Grant 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 **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	32,675	0	0	32,675
2013	32,675	0	0	32,675
2014	32,675	0	0	32,675
2015	32,675	0	0	32,675
2016	32,675	0	0	32,675
2017	32,675	0	0	32,675
2018	32,675	0	0	32,675
2019	50,100	0	0	50,100
2020	50,100	0	0	50,100
2021	50,100	0	0	50,100
2022	50,100	0	0	50,100
2023	60,100	0	0	60,100
2024	60,100	0	0	60,100
2025	81,100	0	0	81,100

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			
25	1.00		100 %	0
26	0.03		100 %	0
45	1.00		100 %	0
			%	
			%	
			%	
			%	

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:

Litchfield

Litchfield

Map Lot U11-002 | Account 1317 | Location GRANT 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 U11-003 | Account 496 | Location 80 GRANT ROAD | Card 1 Of 1 | 1/07/2026

RITTENHOUSE, MATTHEW ALAN
SMITH, JENNA ELIZABETH
80 GRANT ROAD
LITCHFIELD ME 04350

B14796P149

Previous Owner
CULLEN, RICHARD A
CULLEN, LAREN R
98 DORFIELD LANE
WELLS ME 04090
Sale Date: 06/30/2023

Previous Owner
BLONDIN, DANA C.
MCGROTHER MADONNA S
80 GRANT ROAD
WHITEFIELD ME 04350
Sale Date: 06/15/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **77 Grant 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 **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 **06/30/2023**

Price **391,000**

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	42,600	179,753	0	222,353
2013	42,600	178,113	0	220,713
2014	42,600	177,693	0	220,293
2015	42,600	177,693	0	220,293
2016	42,600	175,630	0	218,230
2017	42,600	175,630	0	218,230
2018	42,600	175,208	0	217,808
2019	70,000	177,900	0	247,900
2020	70,000	177,900	0	247,900
2021	70,000	177,900	0	247,900
2022	70,000	177,900	0	247,900
2023	84,000	213,500	0	297,500
2024	84,000	213,500	0	297,500
2025	113,400	288,800	0	402,200

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
44	1.00		100 %	0
45	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.00

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

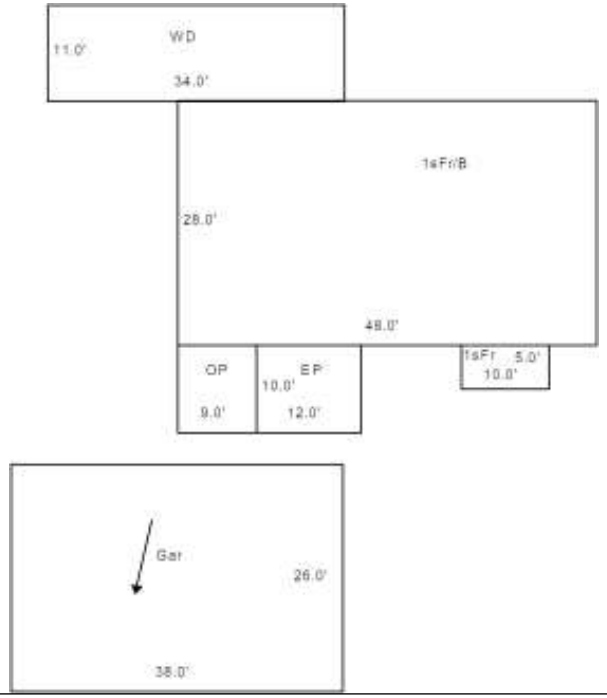
Map Lot U11-003 | Account 496 | Location 80 GRANT ROAD | Card 1 Of 1 | 01/07/2026

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	**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	**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	**1128**		
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	**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)	**1344**	
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	**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 07/21/2011



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	50	0 0	0	0 %	0 %	
22 Encl Frame	0	120	0 0	0	0 %	0 %	
21 Open Frame	0	90	0 0	0	0 %	0 %	
68 Wood Deck/s	0	374	0 0	0	0 %	0 %	
23 Frame Garage	0	988	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 U11-004 | Account 1563 | Location GRANT ROAD | Card 1 Of 1 | 1/07/2026

ROBL FOSTER FAMILY TRUST
357 ALTOONA STREET
PORT CHARLOTTE FL 33948

B12315P284 B14446P315 B14446P320

Previous Owner
RBF INVESTMENT TRUST
91 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 05/11/2022

Previous Owner
SAWYER, STANLEY
114 TONDREAU POINT ROAD

HARPSWELL ME 04079
Sale Date: 06/07/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
05/18/2018 W/ Mr. add Garage

Litchfield

Property Data

Neighborhood **77 Grant 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** **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 **05/11/2022**

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	30,600	0	0	30,600
2013	30,600	0	0	30,600
2014	30,600	0	0	30,600
2015	30,600	0	0	30,600
2016	30,600	0	0	30,600
2017	30,600	0	0	30,600
2018	30,600	50,538	0	81,138
2019	38,000	50,000	0	88,000
2020	38,000	50,000	0	88,000
2021	38,000	50,000	0	88,000
2022	38,000	50,000	0	88,000
2023	45,600	60,100	0	105,700
2024	45,600	60,100	0	105,700
2025	61,600	81,200	0	142,800

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		50 %	3
45	1.00		100 %	0
44	1.00		65 %	4
			%	
			%	
			%	
			%	

Total Acreage 1.00

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 U11-004 | Account 1563 | Location GRANT 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
9 Finished 1/2 Story	2017	1152	3 100	4	0 %	90 %	
23 Frame Garage	2017	1152	3 100	4	0 %	90 %	
68 Wood Deck/s	2017	120	3 100	4	0 %	100 %	
89 Plumbing	2017	3	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 U11-005 | Account 2775 | Location GRANT ROAD | Card 1 Of 1 | 1/07/2026

BERUBE, DIANE
111 GRANT ROAD
LITCHFIELD ME 04350

B2266P147 B10827P59 B14050P169

Previous Owner
NELSON, MARGUERITE M (HEIRS OF)
BERUBE, DIANE
111 GRANT ROAD
Litchfield ME 04350
Sale Date: 01/17/2019

Previous Owner
NELSON, MARGUERITE
111 GRANT ROAD

Litchfield ME 04350
Sale Date: 09/07/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'19 @ REVAL HEARINGS BASE IS ASSESSED IN MONMOUTH, REMOVE BASE HERE & ADJ. ACS BREAKDOWN
9/7/11-MARGUERITE TRANSFERRED LOTS 5,6,7 TO HERSELF AND DIANE BERUBE

Litchfield

Property Data

Neighborhood **77 Grant 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 **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 **01/17/2019**

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	31,500	0	0	31,500
2013	31,500	0	0	31,500
2014	31,500	0	0	31,500
2015	31,500	0	0	31,500
2016	31,500	0	0	31,500
2017	31,500	0	0	31,500
2018	31,500	0	0	31,500
2019	7,200	0	0	7,200
2020	7,200	0	0	7,200
2021	7,200	0	0	7,200
2022	7,200	0	0	7,200
2023	8,600	0	0	8,600
2024	8,600	0	0	8,600
2025	11,700	0	0	11,700

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	2.40		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 2.40

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 U11-005 | Account 2775 | Location GRANT 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 12/13/2010

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 U11-005A | Account 1292 | Location 100 GRANT ROAD | Card 1 Of 1 | 1/07/2026

BERUBE, CURT
BERUBE, AMBER R
100 GRANT ROAD
LITCHFIELD ME 04350

B10358P321 B13619P309

Previous Owner
NELSON, MARGUERITE
111 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 03/11/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**77 Grant 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	**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	**03/11/2010**
Price	**25,000**
Sale Type	**1 Land Only**

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	45,100	122,950	10,000	158,050
2013	45,100	122,950	10,000	158,050
2014	45,100	122,686	10,000	157,786
2015	45,100	121,649	10,000	156,749
2016	45,100	121,385	15,000	151,485
2017	45,100	121,385	20,000	146,485
2018	45,100	120,084	19,200	145,984
2019	73,000	221,900	20,000	274,900
2020	73,000	221,900	25,000	269,900
2021	73,000	221,900	25,000	269,900
2022	73,000	221,900	24,750	270,150
2023	87,600	266,200	25,000	328,800
2024	87,600	266,200	25,000	328,800
2025	118,300	360,200	25,000	453,500

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	1.00		100 %	0
45	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

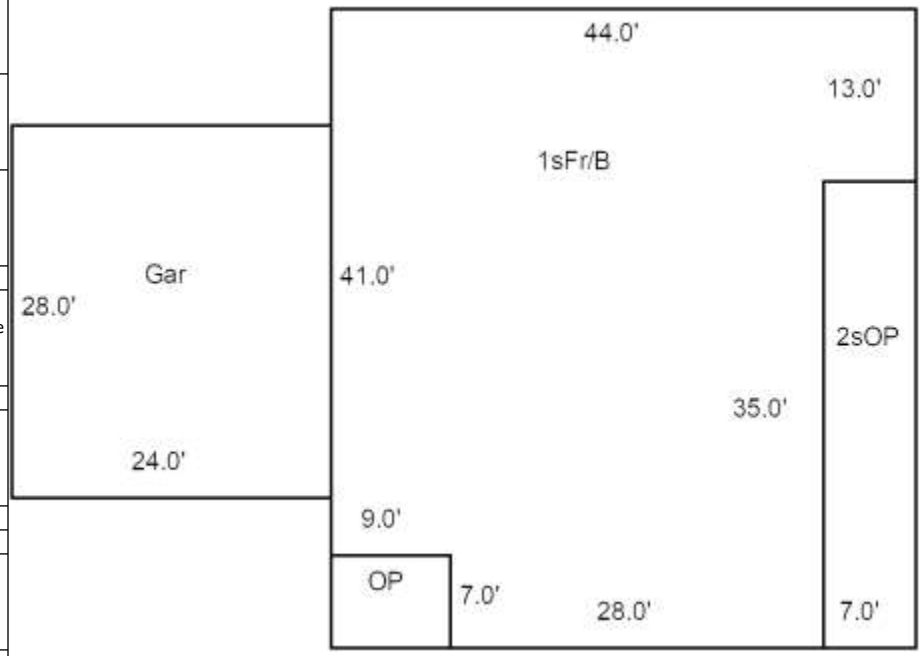
Litchfield

Map Lot U11-005A | Account 1292 | Location 100 GRANT 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	**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	**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	**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)	**1804**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
41 2S Open Fr Porch	0	245	0 0	0	0 %	0 %	
21 Open Frame	0	63	0 0	0	0 %	0 %	
23 Frame 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 U11-006 | Account 1289 | Location GRANT ROAD | Card 1 Of 1 | 1/07/2026

BERUBE, DIANE
111 GRANT ROAD
LITCHFIELD ME 04350

B2266P147 B14050P169

Previous Owner
NELSON, MARGUERITE M (HEIRS OF)
BERUBE, DIANE
111 GRANT ROAD
LITCHFIELD ME 04350
Sale Date: 01/17/2019

Previous Owner
NELSON, MARGUERITE
111 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 03/11/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/7/11-MARGUERITE RANSFERRED LOTS 5,6,7 TO HERSELF AND DIANE BERUBE

Litchfield

Property Data

Neighborhood **77 Grant 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 **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 **01/17/2019**

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	10,650	26,013	0	36,663
2013	10,650	25,725	0	36,375
2014	10,650	25,725	0	36,375
2015	10,650	25,436	0	36,086
2016	10,650	25,436	0	36,086
2017	10,650	25,146	0	35,796
2018	10,650	25,146	0	35,796
2019	35,400	22,800	0	58,200
2020	35,400	22,800	0	58,200
2021	35,400	22,800	0	58,200
2022	35,400	22,800	0	58,200
2023	42,400	27,300	0	69,700
2024	42,400	27,300	0	69,700
2025	57,300	37,000	0	94,300

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				
22	0.25		100 %	0
45	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.25

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

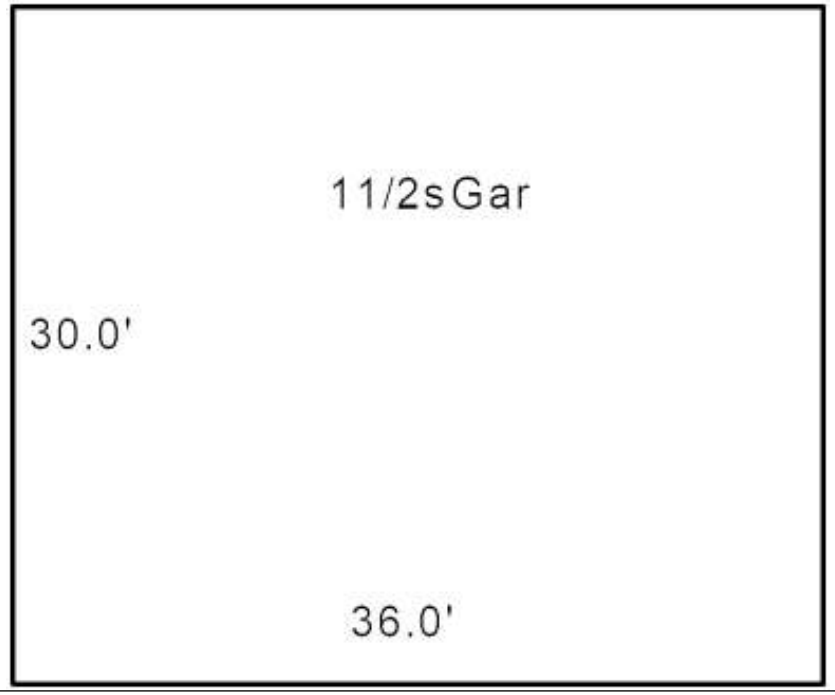
Litchfield

Map Lot U11-006 | Account 1289 | Location GRANT 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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
73 1 1/2s Garage	2001	1080	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 U11-007 Account 1290 Location 111 GRANT ROAD Card 1 Of 1 1/07/2026

BERUBE, DIANE
111 GRANT ROAD
LITCHFIELD ME 04350

B2266P147 B10827P59 B14050P169

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'20 Remove Margaret(deceased).
9/7/11-MARGUERITE TRANSFERRED LOT 5,6,7 TO HERSELF AND DIANE BERUBE

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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	66,320	52,791	10,000	109,111
2013	66,320	52,791	10,000	109,111
2014	66,320	52,791	10,000	109,111
2015	66,320	52,791	10,000	109,111
2016	66,320	52,791	15,000	104,111
2017	66,320	52,791	20,000	99,111
2018	66,320	52,791	19,200	99,911
2019	124,400	51,600	20,000	156,000
2020	124,400	51,600	25,000	151,000
2021	124,400	51,600	25,000	151,000
2022	124,400	51,600	24,750	151,250
2023	149,200	61,900	25,000	186,100
2024	149,200	61,900	25,000	186,100
2025	201,500	83,600	25,000	260,100

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			
21	0.20		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.20

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

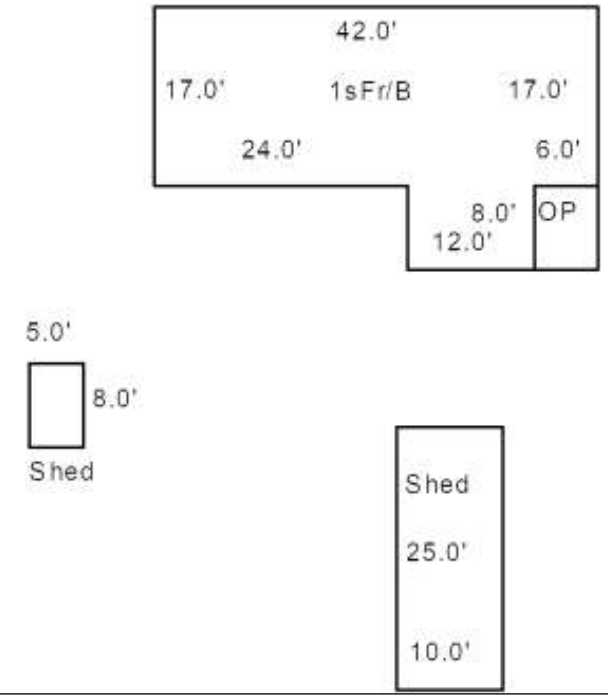
Litchfield

Map Lot U11-007 | Account 1290 | Location 111 GRANT 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	**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	**1950**	
Year Remodeled	**1982**	
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%**	**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	**4**	
# 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	**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)	**810**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	48	0 0	0	0 %	0 %	
24 Frame Shed	0	250	2 100	4	0 %	100 %	
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 U11-008 Account 1924 Location 107 GRANT ROAD Card 1 Of 1 1/07/2026

NUTTER, ROGER I
NUTTER, TERESA J
1028 ROUTE 202
GREENE ME 04236

B5497P320 B10768P105

Previous Owner
DOUCETTE, ROLAND R & PATRICIA
274 FERRY ROAD

LEWISTON ME 04240
Sale Date: 06/30/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **06/30/2011**

Price **132,000**

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	75,525	29,407	0	104,932
2013	75,525	29,407	0	104,932
2014	75,525	29,407	0	104,932
2015	75,525	29,407	0	104,932
2016	75,525	29,407	0	104,932
2017	75,525	29,407	0	104,932
2018	75,525	29,407	0	104,932
2019	136,700	42,600	0	179,300
2020	136,700	42,600	0	179,300
2021	136,700	42,600	0	179,300
2022	136,700	42,600	0	179,300
2023	164,000	51,000	0	215,000
2024	164,000	51,000	0	215,000
2025	221,400	68,800	0	290,200

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
11	65	0	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.25		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.25

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

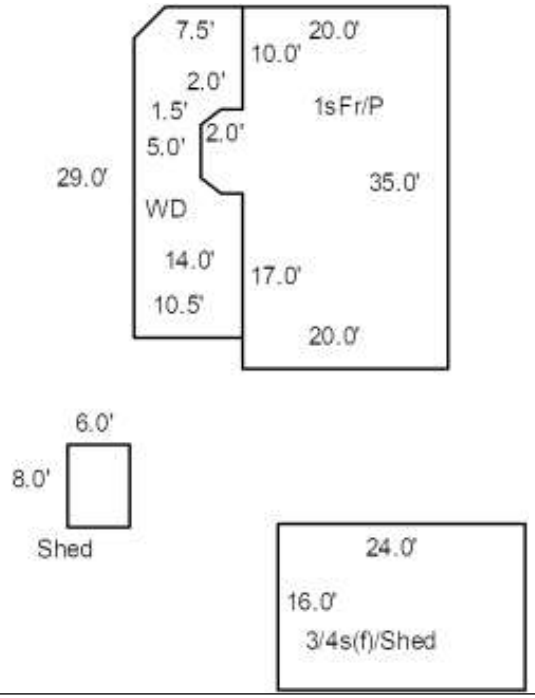
Litchfield

Map Lot U11-008 | Account 1924 | Location 107 GRANT ROAD | Card 1 Of 1 | 01/07/2026

Building Style **15 Cottage**		
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 **1950**		
Year Remodeled **2002**		
Foundation **6 Piers**		
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%** **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 **2**		
# Bedrooms **1**		
# 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) **729**		
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 **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
68 Wood Deck/s	0	303	3 100	6	0 %	0 %	
10 Finished 3/4	0	384	1 100	4	0 %	100 %	
24 Frame Shed	0	384	2 100	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 U11-009 | Account 483 | Location 103 GRANT ROAD | Card 1 Of 1 | 1/07/2026

SUSAN M GRADY (TRUSTEE)
GRADY 2013 LIVING TRUST
96 QUAIL HOLLOW
SAN JOSE CA 95128

B14854P102

Previous Owner
TRAFTON LORIMER J
TRAFTON SHERRY H
14 VIOLET DRIVE
FARMINGDALE ME 04344
Sale Date: 08/31/2023

Previous Owner
DEROCHER, FREDERICK
DEROCHER, CAROL
P O BOX 457
SO. CHINA ME 04358
Sale Date: 11/05/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'14 CALL HSE COMPLETE.
'13 old hse gone new hse start.

PERMIT # 12-067, 9/12/2012. REMOVE OLD STRUCTURE CONSTRUCT NEW ONE. $236,000.

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **08/31/2023**

Price **840,000**

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	127,460	63,715	0	191,175
2013	127,460	90,747	0	218,207
2014	127,460	179,929	0	307,389
2015	127,460	179,929	10,000	297,389
2016	127,460	178,028	15,000	290,488
2017	127,460	178,028	20,000	285,488
2018	127,460	176,126	19,200	284,386
2019	189,100	186,700	20,000	355,800
2020	189,100	186,700	25,000	350,800
2021	189,100	186,700	25,000	350,800
2022	189,100	186,700	24,750	351,050
2023	227,000	224,000	25,000	426,000
2024	227,000	224,000	0	451,000
2025	306,400	303,100	0	609,500

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	0.50		100 %	0
30	0.10		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.60

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

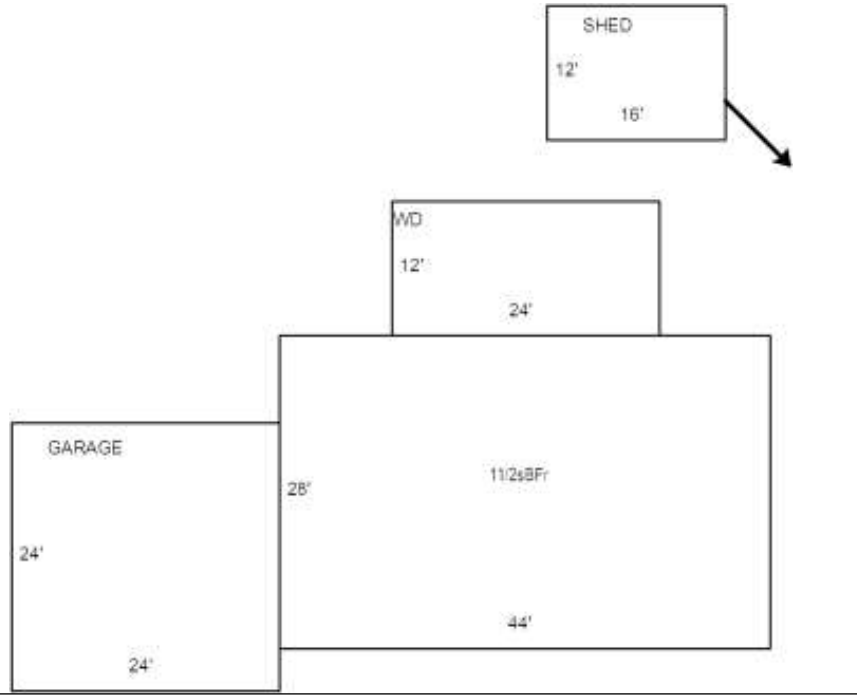
Litchfield

Map Lot U11-009 | Account 483 | Location 103 GRANT 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	**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	**2012**	
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)	**1232**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck/s	0	288	0 0	0	0 %	0 %	
24 Frame Shed	1	192	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 U11-010 | Account 246 | Location 99 GRANT ROAD | Card 1 Of 1 | 1/07/2026

PRUYN, MARIA R
99 GRANT ROAD
LITCHFIELD ME 04350

B14658P316

Previous Owner
CULLEN M. LYNN
CULLEN DAVID M
99 Grant Road
LITCHFIELD ME 04350
Sale Date: 12/02/2022

Previous Owner
POULIN, LAWRENCE
PO BOX 750

SABATTUS ME 04280
Sale Date: 09/25/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/13/24 NAH EST HALF FBA.

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **12/02/2022**

Price **700,000**

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	126,350	127,079	0	253,429
2013	126,350	127,038	0	253,388
2014	126,350	125,893	0	252,243
2015	126,350	125,782	0	252,132
2016	126,350	125,644	0	251,994
2017	126,350	124,457	0	250,807
2018	126,350	124,457	0	250,807
2019	186,800	126,900	0	313,700
2020	186,800	126,900	0	313,700
2021	186,800	126,900	0	313,700
2022	186,800	126,900	0	313,700
2023	224,200	152,100	0	376,300
2024	224,200	164,500	0	388,700
2025	302,600	222,300	0	524,900

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				
21	0.50		100 %	0
26	0.60		100 %	0
44	1.00		100 %	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

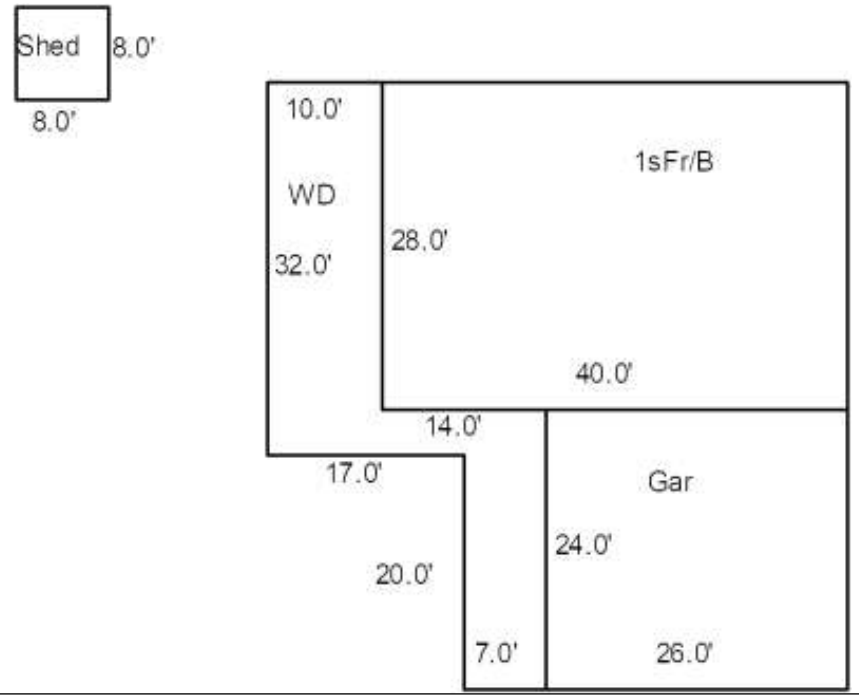
Map Lot U11-010 | Account 246 | Location 99 GRANT ROAD | Card 1 Of 1 | 01/07/2026

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	**2000**	
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	**5**		
# Bedrooms	**3**		
# 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)	**1120**	
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 09/04/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	624	0 0	0	0 %	0 %	
68 Wood Deck/s	0	516	0 0	0	0 %	0 %	
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 U11-012 Account 182 Location 95 GRANT ROAD Card 1 Of 1 1/07/2026

BOURGET, LAWRENCE NEAL (TRUSTEE)
8311 BRIER CREEK PARKWAY
SUITE 105-377
RALEIGH NC 27617

B1448P95 B8795P296 B12270P44 B12275P198

Previous Owner
BOURGET JUDITH
95 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 03/22/2016

Previous Owner
BOURGET ROMEO
BOURGET JUDITH
95 GRANT ROAD
LITCHFIELD ME 04350
Sale Date: 01/26/2006

Previous Owner
BOURGET, ROMEO
95 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 11/07/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **03/22/2016**

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	110,406	131,715	10,000	232,121
2013	110,406	130,365	10,000	230,771
2014	110,406	130,129	10,000	230,535
2015	110,406	129,927	10,000	230,333
2016	110,406	128,451	0	238,857
2017	110,406	128,343	0	238,749
2018	110,406	128,108	0	238,514
2019	169,400	115,500	0	284,900
2020	169,400	115,500	0	284,900
2021	169,400	115,500	0	284,900
2022	169,400	115,500	0	284,900
2023	203,300	138,600	0	341,900
2024	203,300	138,600	0	341,900
2025	274,500	187,500	0	462,000

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			
21	0.41		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.41

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

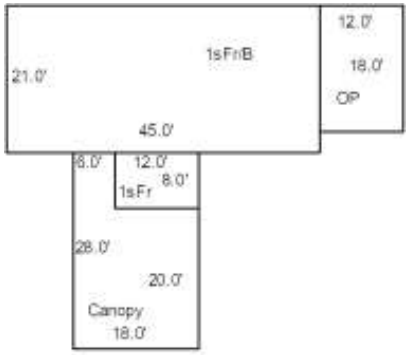
Litchfield

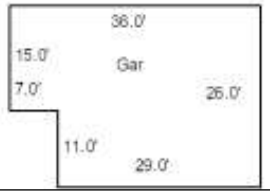
Map Lot U11-012 | Account 182 | Location 95 GRANT ROAD | Card 1 Of 1 | 01/07/2026

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	**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	**1960**	
Year Remodeled	**1995**	
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	**400**		
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	**1 Modern**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**1 Modern 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	**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	**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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	216	0 0	0	0 %	0 %	
1 One Story Frame	0	96	0 0	0	0 %	0 %	
61 Canopy/s	0	408	2 100	4	0 %	100 %	
23 Frame Garage	0	859	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 U11-013 | Account 1444 | Location 91 GRANT ROAD | Card 1 Of 1 | 1/07/2026

ROBL FOSTER FAMILY TRUST
357 ALTOONA STREET
PORT CHARLOTTE FL 33948

B4379P274 B14446P315 B14446P320

Previous Owner
RBF INVESTMENT TRUST,
91 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 05/11/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/10/22 NAH- OP TO EP.

Litchfield

Property Data

Neighborhood	**77 Grant Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**18 Sand Pond**
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	**05/11/2022**
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	109,874	88,455	0	198,329
2013	109,874	88,455	0	198,329
2014	109,874	88,425	0	198,299
2015	109,874	88,261	0	198,135
2016	109,874	88,230	0	198,104
2017	109,874	88,230	0	198,104
2018	109,874	88,200	0	198,074
2019	165,700	109,500	0	275,200
2020	165,700	109,500	0	275,200
2021	165,700	109,500	0	275,200
2022	165,700	113,700	0	279,400
2023	198,900	136,200	0	335,100
2024	198,900	136,200	0	335,100
2025	268,500	183,700	0	452,200

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			
21	0.39		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.39

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

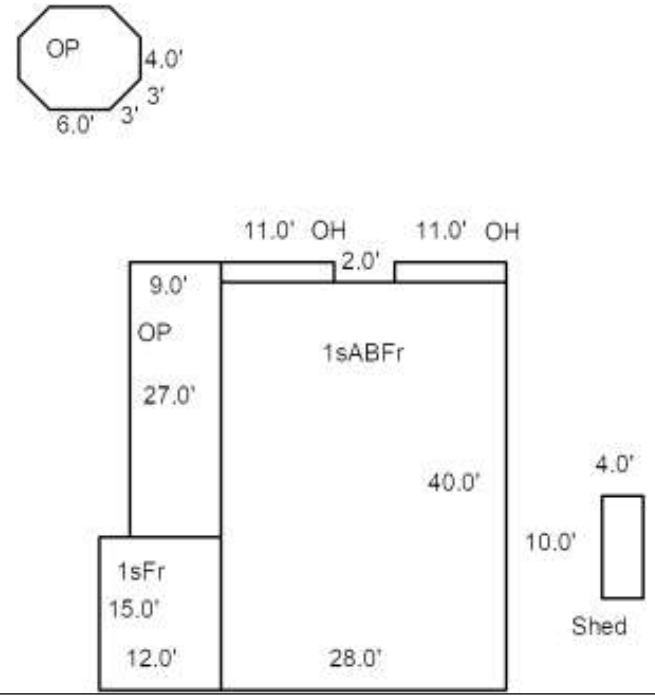
Litchfield

Map Lot U11-013 | Account 1444 | Location 91 GRANT 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 **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 **1950**		
Year Remodeled **2008**		
Foundation **6 Piers**		
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 **2**		
# 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 **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 **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) **1120**		
Condition **7 Very 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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	22	0 0	0	0 %	0 %	
26 1SFr Overhang	0	22	0 0	0	0 %	0 %	
1 One Story Frame	0	180	0 0	0	0 %	0 %	
22 Encl Frame	0	243	0 0	0	0 %	0 %	
21 Open Frame	0				%	%	1,000
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 U11-014 Account 1132 Location 87 GRANT ROAD Card 1 Of 1 1/07/2026

MAGNO LLC.
87 GRANT ROAD
LITCHFIELD ME 04350

B1849P218 B12550P139

Previous Owner
MAGNO JR, FLORIAN
87 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 02/27/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 w/ Mr. remeasured hse adjust sqft, basement,wd add 1sFr add & 11/4s Garage

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **02/27/2017**

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	108,804	94,854	0	203,658
2013	108,804	94,733	0	203,537
2014	108,804	94,733	0	203,537
2015	108,804	93,692	0	202,496
2016	108,804	93,572	0	202,376
2017	108,804	137,528	0	246,332
2018	108,804	137,046	0	245,850
2019	174,800	127,800	0	302,600
2020	174,800	127,800	0	302,600
2021	174,800	127,800	0	302,600
2022	174,800	127,800	0	302,600
2023	209,700	153,300	0	363,000
2024	209,700	153,300	0	363,000
2025	283,200	207,400	0	490,600

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
11	100	0	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.44		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.44

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

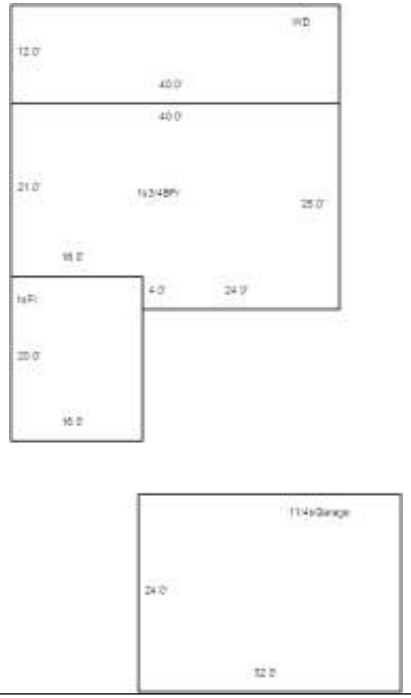
Litchfield

Map Lot U11-014 | Account 1132 | Location 87 GRANT 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	**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	**1960**		
Year Remodeled	**2009**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**3 3/4 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	**710**		
Fin Bsmt Grade	**3 100**		
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	**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	**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)	**936**		
Condition	**7 Very 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	**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 08/18/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2016	320	2 100	4	0 %	100 %	
68 Wood Deck/s	2009	480	3 100	4	0 %	100 %	
71 Garage	2016	768	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 U11-015 | Account 1121 | Location 85 GRANT ROAD | Card 1 Of 1 | 1/07/2026

THORNE, WILLIAM
THORNE, HELEN
15 HALESITE DIRVE
SOUND BEACH NY 11789

B6586P279

Property Data

Neighborhood	**77 Grant Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**18 Sand Pond**
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	112,100	22,150	0	134,250
2013	112,100	22,150	0	134,250
2014	112,100	22,150	0	134,250
2015	112,100	22,150	0	134,250
2016	112,100	22,150	0	134,250
2017	112,100	22,150	0	134,250
2018	112,100	22,150	0	134,250
2019	176,500	26,200	0	202,700
2020	176,500	26,200	0	202,700
2021	176,500	26,200	0	202,700
2022	176,500	26,200	0	202,700
2023	211,800	31,500	0	243,300
2024	211,800	31,500	0	243,300
2025	286,000	42,600	0	328,600

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	0.45		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.45

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

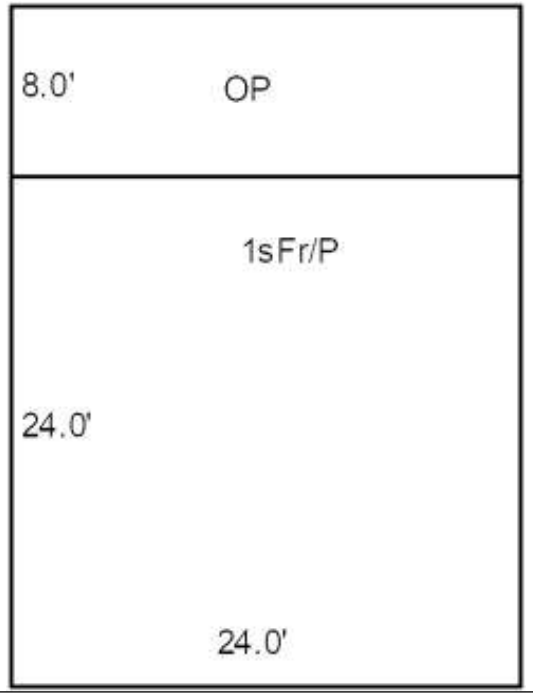
Litchfield

Map Lot U11-015 | Account 1121 | Location 85 GRANT ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
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	**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	**1950**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
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	**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	**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	**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 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)	**576**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	192	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
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 U11-016 Account 502 Location 79 GRANT ROAD Card 1 Of 1 1/07/2026

SWEENEY, GERARD F & ALBRO, FRANKLIN H- TTEES
ALBRO SWEENEY 2015 FAMILY TRUST
100 LOMA VISTA DRIVE
SONOMA CA 95476

B15132P340

Previous Owner
HOOPS(TRUSTEE), DEBORAH J
HOOPS, NORMAN E
5775 HUNTERGLEN ROAD
INDIANAPOLIS IN 46226
Sale Date: 07/30/2024

Previous Owner
SPARKS, GLENN D
SPARKS, DEBORAH A
7 ASH SWAMP ROAD
SACO ME 04072
Sale Date: 02/09/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 per info from owner only lake water and 2 bedrooms. Adjust
PERMIT # 12-042, 7/30/2012. REPLACE HIGH EXISTING STONE WALL, 3X16WX180FT.
ADD TO EXISTING. SEE PERMIT DESCRIPTION.

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

Secondary Zone

Topography **2 Rolling**

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

Utilities **8 Lake/Pond** **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 **07/30/2024**

Price **405,000**

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	61,868	52,643	0	114,511
2013	61,868	52,643	0	114,511
2014	61,868	52,643	0	114,511
2015	61,868	52,643	0	114,511
2016	61,868	52,643	0	114,511
2017	61,868	52,643	0	114,511
2018	61,868	52,643	0	114,511
2019	131,900	40,400	0	172,300
2020	131,900	40,400	0	172,300
2021	125,900	40,400	0	166,300
2022	125,900	40,400	0	166,300
2023	151,100	48,500	0	199,600
2024	151,100	48,500	0	199,600
2025	204,000	65,600	0	269,600

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	0.23		100 %	0
44	1.00		70 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.23

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

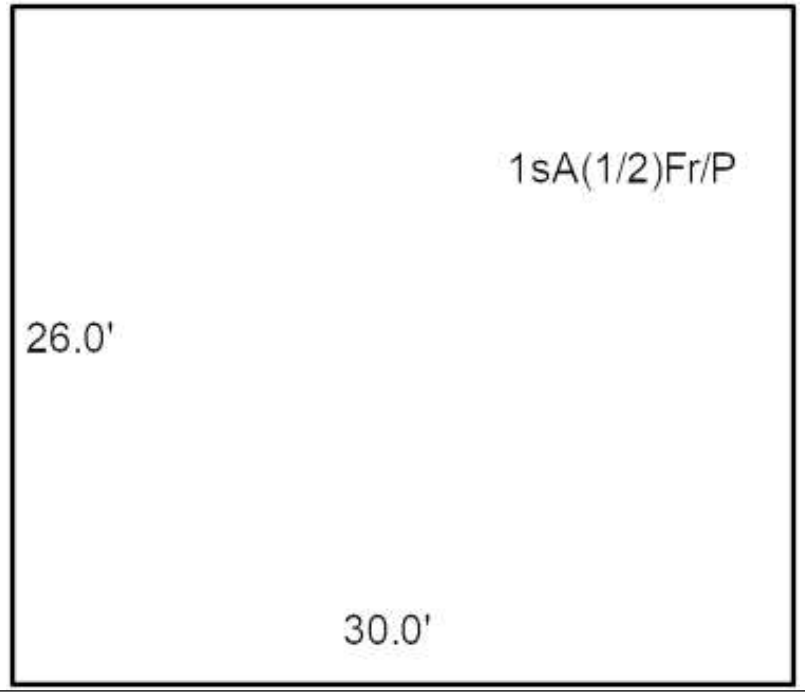
Litchfield

Map Lot U11-016 | Account 502 | Location 79 GRANT ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
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	**1950**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
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	**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	**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	**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)	**780**	
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 09/04/2018

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 U11-017 Account 510 Location 77 GRANT ROAD Card 1 Of 1 1/07/2026

DREW, DAVID W
77 GRANT RD
LITCHFIELD ME 04350

B1736P208 B10524P316

Previous Owner
DREW, DANA W
77 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 09/09/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**77 Grant Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**18 Sand Pond**
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	**09/09/2010**
Price	**179,857**
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	110,938	104,926	0	215,864
2013	110,938	104,926	10,000	205,864
2014	110,938	103,661	10,000	204,599
2015	110,938	103,661	10,000	204,599
2016	110,938	102,397	15,000	198,335
2017	110,938	102,397	20,000	193,335
2018	110,938	101,133	19,200	192,871
2019	173,000	119,900	20,000	272,900
2020	173,000	119,900	25,000	267,900
2021	173,000	119,900	25,000	267,900
2022	173,000	119,900	24,750	268,150
2023	207,600	143,800	25,000	326,400
2024	207,600	143,800	25,000	326,400
2025	280,300	194,200	25,000	449,500

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	0.43		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.43

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

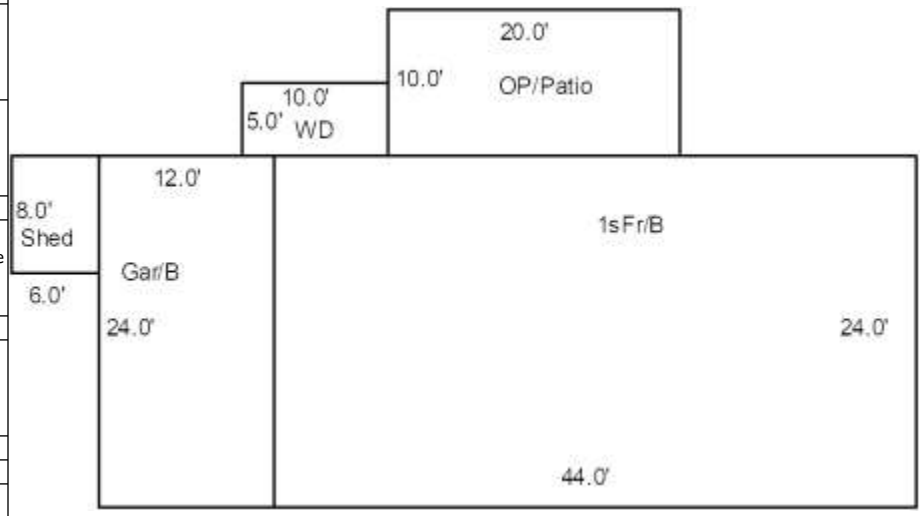
Litchfield

Map Lot U11-017 | Account 510 | Location 77 GRANT 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	**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	**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	**660**	
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	**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)	**1056**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	288	0 0	0	0 %	0 %	
27 Unfin Basement	0	288	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	800
68 Wood Deck/s	0	50	0 0	0	0 %	0 %	
21 Open Frame	0	200	0 0	0	0 %	0 %	
60 Patio	0	200	1 100	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 U11-018 | Account 1318 | Location 75 GRANT ROAD | Card 1 Of 1 | 1/07/2026

ODENCRANTZ, GEORGE D
HILDRETH WINFIELD L
386 DANVILLE CORNER RD
AUBURN ME 04210

B3102P267

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **02/04/1987**

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	61,602	112,013	0	173,615
2013	61,602	112,013	0	173,615
2014	61,602	111,997	0	173,599
2015	61,602	111,997	0	173,599
2016	61,602	111,981	0	173,583
2017	61,602	111,981	0	173,583
2018	61,602	111,965	0	173,567
2019	118,500	129,100	0	247,600
2020	118,500	129,100	0	247,600
2021	118,500	129,100	0	247,600
2022	118,500	129,100	0	247,600
2023	142,200	154,900	0	297,100
2024	142,200	154,900	0	297,100
2025	192,000	209,600	0	401,600

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	0.22		90 %	3
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.22

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

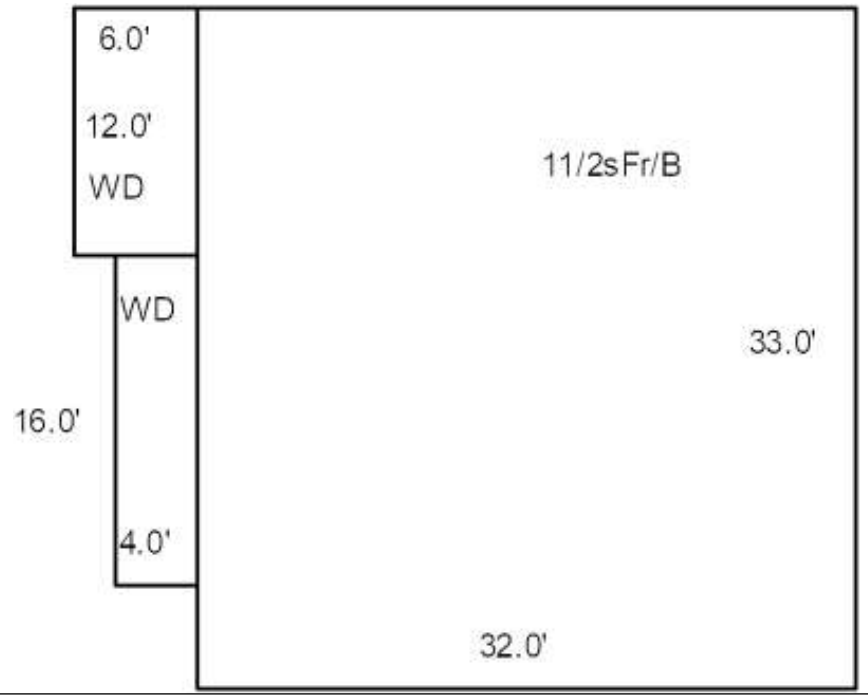
Litchfield

Map Lot U11-018 | Account 1318 | Location 75 GRANT 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	**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	**1950**	
Year Remodeled	**1990**	
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	**832**	
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	**5**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**1**	
# 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 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)	**1056**	
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 09/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	1990	72	2 100	4	0 %	100 %	
68 Wood Deck/s	1990	64	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 U11-019 Account 348 Location 71 GRANT ROAD Card 1 Of 1 1/07/2026

JOHN ROBITAILLE, MARY MCRAE, JUSTIN DIONNE, CAITLYN
THE POND HOUSE TRUST
71 GRANT ROAD
LITCHFIELD ME 04350

B14987P184

Previous Owner
MALLON, LINDSAY M
MALLON, JARROD J
151 COLUMBIA AVENUE
BRUNSWICK ME 04011
Sale Date: 02/23/2024

Previous Owner
RIENDEAU, ROBERT H
RIENDEAU, LINDA M
12 NAUMKEAG COURT
LITCHFIELD NH 03052
Sale Date: 07/09/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**77 Grant Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**18 Sand Pond**
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	**02/23/2024**
Price	**600,000**
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	107,165	88,869	0	196,034
2013	107,165	87,781	0	194,946
2014	107,165	87,746	0	194,911
2015	107,165	87,736	0	194,901
2016	107,165	86,611	0	193,776
2017	107,165	86,611	0	193,776
2018	107,165	86,575	0	193,740
2019	173,000	114,300	0	287,300
2020	173,000	114,300	0	287,300
2021	173,000	114,300	0	287,300
2022	173,000	114,300	0	287,300
2023	207,600	137,100	0	344,700
2024	207,600	137,100	0	344,700
2025	280,300	185,500	0	465,800

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	21	0.43		100 %	0
22.Baselot(Fract)	44	1.00		100 %	0
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.43

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

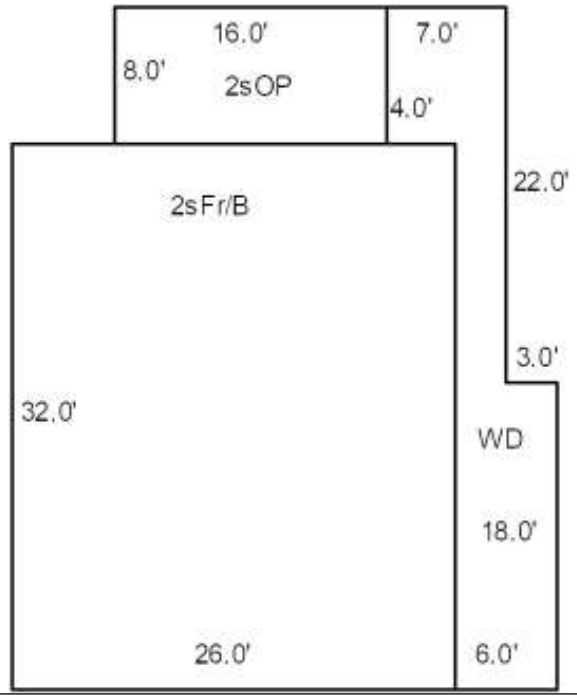
Litchfield

Map Lot U11-019 | Account 348 | Location 71 GRANT 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	**2**	
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	**1960**	
Year Remodeled	**1994**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**3 3/4 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	**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)	**832**	
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	**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 08/30/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
41 2S Open Fr Porch	2008	128	3 100	4	0 %	100 %	
68 Wood Deck/s	1994	206	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 U11-020 | Account 1178 | Location 69 GRANT ROAD | Card 1 Of 1 | 1/07/2026

CHAREST, JESSICA
288 TILLSON ROAD
MONMOUTH ME 04259-7216

B13815P302

Previous Owner
CHAREST, GLENN E
31 SHEFFIELD AVE

LEWISTON ME 04240
Sale Date: 11/16/2020

Previous Owner
CHAREST ROBERT E.
CHAREST CONSTANCE J.
104 WEBBER AVENUE
LEWISTON ME 04240
Sale Date: 07/27/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **11/16/2020**

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 **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	60,538	37,580	0	98,118
2013	60,538	37,495	0	98,033
2014	60,538	37,495	0	98,033
2015	60,538	37,410	0	97,948
2016	60,538	37,410	0	97,948
2017	60,538	37,324	0	97,862
2018	60,538	37,324	0	97,862
2019	119,000	41,000	0	160,000
2020	119,000	41,000	0	160,000
2021	119,000	41,000	0	160,000
2022	119,000	41,000	0	160,000
2023	142,800	49,200	0	192,000
2024	142,800	49,200	0	192,000
2025	192,800	66,600	0	259,400

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	0.18		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.18

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

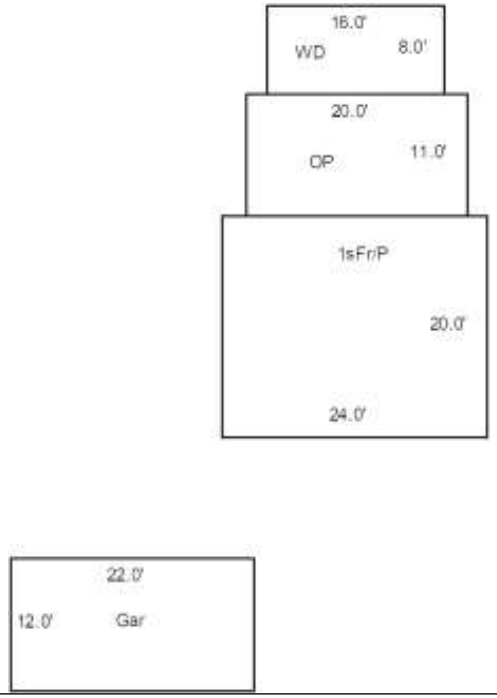
Litchfield

Map Lot U11-020 | Account 1178 | Location 69 GRANT ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
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	**1950**	
Year Remodeled	**1990**	
Foundation	**6 Piers**	
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	**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	**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)	**480**	
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 08/30/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2005	220	3 100	4	0 %	100 %	
68 Wood Deck/s	2005	128	3 100	4	0 %	100 %	
23 Frame Garage	1980	264	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 U11-021 Account 1371 Location 67 GRANT ROAD Card 1 Of 1 1/07/2026

CARBONNEAU, MARC F
CARBONNEAU, CAROL M
22 NICHOLAS DRIVE
SABATTUS ME 04280

B6322P20 B10705P304 B12844P135

Previous Owner
STEVENS, CHARLES H., SR. &
STEVENS PRISCILLA A
346 WEBBER AVENUE
LEWISTON ME 04240
Sale Date: 04/11/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**77 Grant Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**18 Sand Pond**
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	**04/11/2011**
Price	**145,000**
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	137,986	57,752	0	195,738
2013	137,986	57,752	0	195,738
2014	137,986	56,911	0	194,897
2015	137,986	56,897	0	194,883
2016	137,986	56,072	0	194,058
2017	137,986	56,058	0	194,044
2018	137,986	55,218	0	193,204
2019	175,300	44,800	0	220,100
2020	175,300	44,800	0	220,100
2021	175,300	44,800	0	220,100
2022	175,300	44,800	0	220,100
2023	210,300	53,700	0	264,000
2024	210,300	53,700	0	264,000
2025	283,900	72,500	0	356,400

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	0.46		100 %	0
44	1.00		85 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.46

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

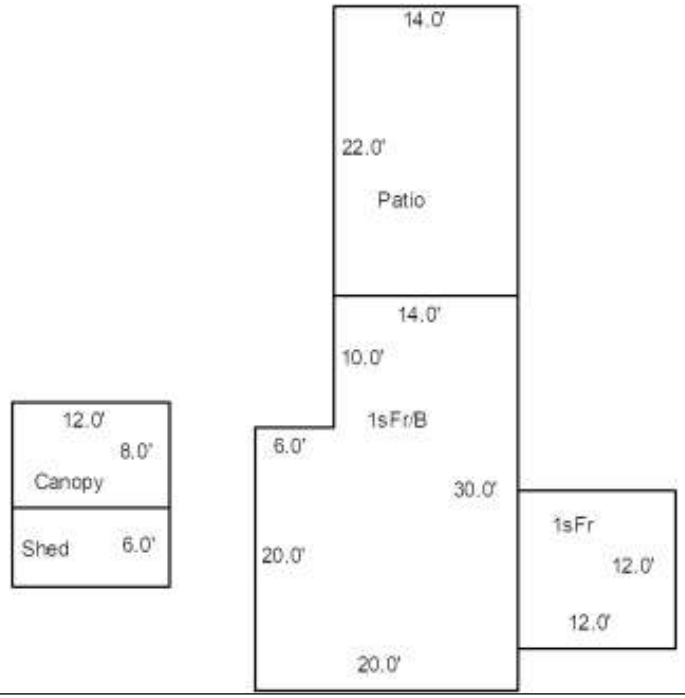
Map Lot U11-021 | Account 1371 | Location 67 GRANT ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
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	**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	**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	**1960**	
Year Remodeled	**0**	
Foundation	**2 Concrete Block**	
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	**360**	
Fin Bsmt Grade	**9 100**	
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	**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	**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)	**540**	
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 08/30/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	144	0 0	0	0 %	0 %	
60 Patio	0	308	2 100	3	0 %	100 %	
24 Frame Shed	0				%	%	300
61 Canopy/s	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 U11-022 Account 635 Location 61 GRANT ROAD Card 1 Of 1 1/07/2026

FRATESCHI, BRENDA E
MARC FRATESCHI & RHONDA MADDELINA
61 GRANT ROAD
LITCHFIELD ME 04350

B1555P556 B14704P255 B15198P104

Previous Owner
NELMO ANTHONY FRATESCHI, TRUSTEE
THE NELMO ANTHONY FRATESCHI LIVING TRUST
61 GRANT ROAD
LITCHFIELD ME 04350
Sale Date: 10/21/2024

Previous Owner
FRATESCHI, NELMO A
61 GRANT ROAD

LITCHFIELD ME 04350
Sale Date: 02/06/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/14/20 VAC CHANGE WDs TO OPs, ALL COMP.
4/10/19 NAH EST INC.
'14 w/ grandson new addition and wd.
4/29/11-PERMIT #11-023-NEW ROOF, COVER EXISTING DECK,

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **10/21/2024**

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	107,480	25,712	0	133,192
2013	107,480	25,666	0	133,146
2014	107,480	37,388	0	144,868
2015	107,480	37,218	0	144,698
2016	107,480	37,218	0	144,698
2017	107,480	37,049	0	144,529
2018	107,480	37,049	0	144,529
2019	147,800	78,700	0	226,500
2020	147,800	84,500	0	232,300
2021	147,800	84,500	0	232,300
2022	147,800	84,500	0	232,300
2023	177,400	101,400	0	278,800
2024	177,400	101,400	0	278,800
2025	239,500	137,200	0	376,700

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	21	0.30	100	%	0
22.Baselot(Fract)	44	1.00	100	%	0
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

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

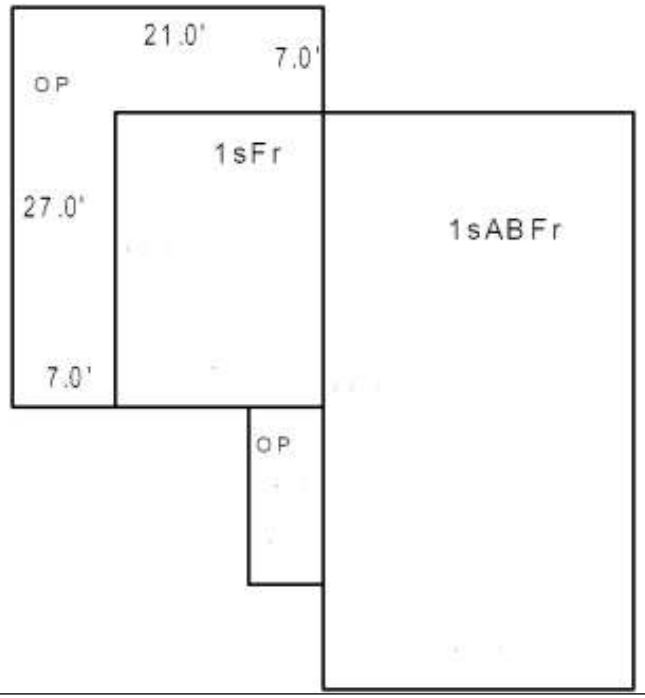
Litchfield

Map Lot U11-022 | Account 635 | Location 61 GRANT 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	**16 Lap Siding-Drop**	
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	**600**		
Fin Bsmt Grade	**9 100**		
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	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**1 1/4 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 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)	**819**	
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 08/30/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2013	280	9 100	4	0 %	100 %	
21 Open Frame	2013	287	3 100	4	0 %	100 %	
21 Open Frame	2011	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 U11-023 Account 530 Location 57 GRANT ROAD Card 1 Of 1 1/07/2026

BELL, GARY S
57 GRANT RD
LITCHFIELD ME 04350

B5579P211

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/14/20 NAH CALL COMP.
4/10/19 NAH P/O WD TO OP, P/O WD TO EP OR 1sFr.

Litchfield

Property Data

Neighborhood **77 Grant Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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 **06/15/1998**

Price **137,000**

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	108,012	140,562	10,000	238,574
2013	108,012	140,286	10,000	238,298
2014	108,012	140,286	10,000	238,298
2015	108,012	138,749	10,000	236,761
2016	108,012	138,749	15,000	231,761
2017	108,012	138,473	20,000	226,485
2018	108,012	137,126	19,200	225,938
2019	152,000	159,900	20,000	291,900
2020	152,000	165,300	25,000	292,300
2021	152,000	165,300	25,000	292,300
2022	152,000	165,300	24,750	292,550
2023	182,400	198,300	25,000	355,700
2024	182,400	198,300	25,000	355,700
2025	246,200	268,300	25,000	489,500

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	0.32		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.32

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

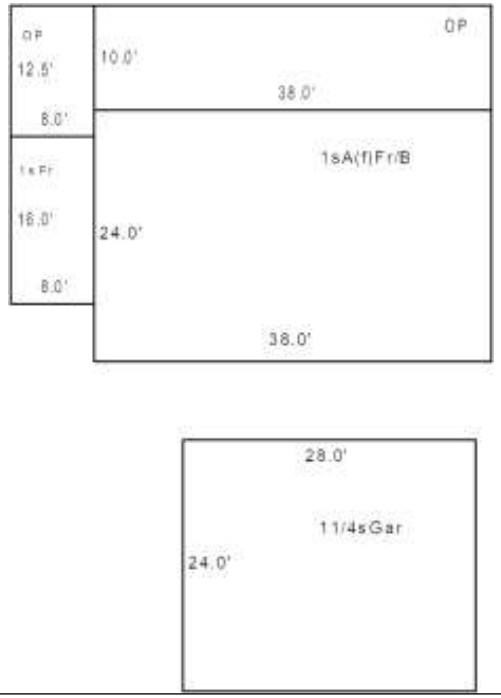
Litchfield

Map Lot U11-023 | Account 530 | Location 57 GRANT 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	**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	**848**		
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	**5**		
# Bedrooms	**2**		
# Full Baths	**3**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

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 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)	**912**		
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 08/30/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2018	100	9 100	4	0 %	100 %	
21 Open Frame	2018	380	9 100	4	0 %	100 %	
1 One Story Frame	2018	128	9 100	4	0 %	100 %	
72 1 1/4s Garage	2001	672	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 U11-025 Account 399 Location 19 KERI LANE Card 1 Of 1 1/07/2026

CURTIN VENISE (TRUSTEE)
VENISE B. CURTIN TRUST
36 JUDSON STREET
HAVERILL MA 01830

B3598P334 B12205P109

Property Data

Neighborhood **105 Keri Lane**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

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	180,030	116,329	0	296,359
2013	180,030	116,329	0	296,359
2014	180,030	116,127	0	296,157
2015	180,030	114,969	0	294,999
2016	180,030	114,710	0	294,740
2017	180,030	114,710	0	294,740
2018	180,030	113,349	0	293,379
2019	215,800	117,600	0	333,400
2020	220,100	117,600	0	337,700
2021	220,100	117,600	0	337,700
2022	220,100	117,600	0	337,700
2023	264,200	141,100	0	405,300
2024	264,200	141,100	0	405,300
2025	356,600	190,900	0	547,500

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	0.50	100	%	0
30	0.82	100	%	0
26	1.44	100	%	0
44	1.00	85	%	0
		%		
		%		
		%		

Total Acreage 2.76

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:

'20 Correct land pricing (acreage)
'19 combine lot 24 w/this lot.
U11 LOTS 24 & 25 WERE COMBINED IN EITHER 1989 OR 1995 AND WERE NUMBERED AS
LOT 25.

Litchfield

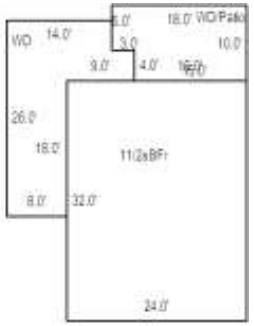
Litchfield

Map Lot U11-025 | Account 399 | Location 19 KERI LANE | 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	**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	**1974**	
Year Remodeled	**1989**	
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	**480**		
Fin Bsmt Grade	**3 100**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**7 Electric**	
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	**1 Modern**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**1 Modern 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	**2**		

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)	**768**	
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	**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 08/12/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 Patio	1990	168	2 100	4	0 %	100 %	
68 Wood Deck/s	1989	168	3 100	6	0 %	100 %	
68 Wood Deck/s	1989	268	3 100	6	0 %	100 %	
23 Frame Garage	1984	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